

PERMIT SONOMA - NEW PLANNING APPLICATIONS - Sorted by App Type Date Range: 05/01/2025 To: 05/31/2025								
File #	Status	App Type	Started	Address	Description	Parcel	Sub Type	Date Range
ADR25-0048	Started	Administrative Design Review	05/02/2025	4940 Corrick Rd Kenwood [KEN]	See PLP25-0009	030-130-059		05/01/2025 - 05/31/2025
ADR25-0049	Paid	Administrative Design Review	05/05/2025	1691 Hwy 116 N Graton [GRA]	Administrative Design Review for an existing market building, proposal includes the demolition and rebuild of 3,267 sqft of unconditioned space, rebuild of 1,609 sqft of covered space, 364 sqft of an addition, 355 sqft of a remodel, and other interior and exterior improvements on a C1 zoned 3.97 acre parcel.	060-321-083	CM-Retail Local/Visitor	05/01/2025 - 05/31/2025
ADR25-0050	Paid	Administrative Design Review	05/06/2025	4747 Franz Valley Rd Mark West Springs [MWS]	Administrative Design Review for a new 30 ft x 60 ft metal barn (1,800 sq ft, shell only) and new 24 ft x 30 ft metal garage (720 sq ft) located within a scenic corridor setback on a 40.76-acre parcel. No plumbing or electric connections proposed.	120-180-012	RS-Single Family Related	05/01/2025 - 05/31/2025
ADR25-0051	Started	Administrative Design Review	05/07/2025	811 Irwin Ln Santa Rosa [SRO]	Food Truck/Trailer - parking Permit	060-030-047		05/01/2025 - 05/31/2025
ADR25-0052	Paid	Administrative Design Review	05/12/2025	3449 Petaluma Hill Rd Bellevue [BEL]	Administrative Design Review for new telecom equipment. Proposal includes 2 utility shelters, a generator, and associated site improvements on a 0.48-acre parcel within a Scenic Resource Area.	044-190-009	CM-Antenna/Tower/ Pole	05/01/2025 - 05/31/2025
ADR25-0053	Started	Administrative Design Review	05/12/2025	16390 Main St Guerneville [GUE]	Administrative Design Review for refacing of one 96" x 60 1/2" existing monument sign install of one 3' 9" x 2' 2" new non-illuminated monument sign, on a LC zoned 0.19 acre parcel.	070-030-059	CM-Signage	05/01/2025 - 05/31/2025
ADR25-0055	Paid	Administrative Design Review	05/20/2025	Penngrove [PEN]	Administrative Design Review for a 4,078 sq ft single-family dwelling, 1,560 sq ft garage and associated site improvements on a 16.05-acre parcel within a Scenic Resource Area.	047-101-013	RS-Single Family Related	05/01/2025 - 05/31/2025
ADR25-0056	Started	Administrative Design Review	05/28/2025	14270 Valley Ford Rd Twin Hills [TWI]	DEMOLISH AND REPLACE AN EXISTING GARAGE WITH A GARGE AND ATTACHED CARPORT	026-010-077		05/01/2025 - 05/31/2025
ADR25-0057	Started	Administrative Design Review	05/29/2025	10860 Sequoia Rd Forestville [FOR]	Rykoff project: ADR review for existing garage door opening distance less than existing BSL standard. This is an existing non-conforming condition.	081-051-043		05/01/2025 - 05/31/2025
ADR25-0058	Paid	Administrative Design Review	05/29/2025	85 Fremont Dr Sonoma [SON]	Administrative Design Review to replace existing fencing at property entrance off of Fremont Drive. Proposed fencing is 3 feet 10 inches in height.	128-461-048	IN-Contractor Equipment	05/01/2025 - 05/31/2025
CMO25-0004	Paid	Certificate of Modification	05/27/2025	126 Palo Verde Ct Glen Ellen [GLE]	Certificate of Modification to reduce the 100-foot wide setback to 33 feet along the eastern parcel boundary adjacent to Hwy 12 to allow for construction of a new ADU on a 0.71-acre parcel. The request would only apply to Parcel 12 as depicted on Tract No. 540 "Agua Caliente Knolls Subdivision No. 2" recorded in Book 304 of Maps, Page 36-37, Sonoma County Records.	056-660-012	Major	05/01/2025 - 05/31/2025
CPH25-0007	Application Accepted	Coastal Permit - With Hearing	05/05/2025	1 Countywide	Coastal Permit with Hearing for Caltrans culvert repairs and associated improvements along Hwy 1 between post miles 19.25 and 21.84.	000-000-001	IS-Road Improvement	05/01/2025 - 05/31/2025
CPN25-0003	Paid	Coastal Permt - No Hearing	05/20/2025	22063 Lee Dr Timber Cove [TIM]	Coastal Permit with no hearing for a new 852 square foot single-family residence with deck and associated site improvements on a 0.82-acre parcel	109-420-057	RS-Single Family Related	05/01/2025 - 05/31/2025
LIC25-0510	Paid	Vacation Rental License	05/01/2025	190 Adobe Canyon Rd Kenwood [KEN]	Vacation Rental License for Brian Gregory Lucas and Laura Moreno, Trustees of the Lucas Moreno Family Trust dated February 3, 2020 Certified Property Manager: Paul Appleblom, PMR25-0091, 808-635-5354	051-040-053		05/01/2025 - 05/31/2025
LIC25-0511	Paid	Vacation Rental License	05/01/2025	21514 Heron Dr Bodega Bay [BBY]	Vacation Rental License for Melanie Moreno and Timothy Valderrama, wife and husband as joint tenants Certified Property Manager: Thera Buttarro of Bodega Bay and Beyond Rentals, PMR17-0059, (707) 210-4175	100-262-002		05/01/2025 - 05/31/2025

PERMIT SONOMA - NEW PLANNING APPLICATIONS - Sorted by App Type Date Range: 05/01/2025 To: 05/31/2025								
File #	Status	App Type	Started	Address	Description	Parcel	Sub Type	Date Range
LIC25-0512	Paid	Vacation Rental License	05/01/2025	2059 Abramson Rd Santa Rosa [SRO]	Vacation Rental License for Kevin Stephen Dana and Carlos Daniel Cabarcos, who are married to each other, as joint tenants Certified Property Manager: Carlos Cabarcos, PMR17-0129, 415-519-3504	034-081-039		05/01/2025 - 05/31/2025
LIC25-0513	Paid	Vacation Rental License	05/02/2025	21390 Heron Dr Bodega Bay [BBY]	Vacation Rental License for Dragon Bay North, LLC, a California limited liability company Certified Property Manager: Matt Carpenter for Bodega Bay Escapes, PMR24-0317, 707-874-9009	100-272-009		05/01/2025 - 05/31/2025
LIC25-0514	Paid	Vacation Rental License	05/02/2025	21002 Heron Dr Bodega Bay [BBY]	Vacation Rental License for Nathaniel Innes and Galina German-Innes, husband and wife, as community property with right of survivorship Certified Property Manager: Galina German, PMR25-0133, 518-892-6688	100-242-031		05/01/2025 - 05/31/2025
LIC25-0515	Paid	Vacation Rental License	05/04/2025	4730 Hwy 1 Bodega Bay [BBY]	Vacation Rental License for Matthew D. Zimmerman, an unmarried man Certified Property Manager: Nicole Singley, PMR20-0051, (805) 680-5934	101-050-019		05/01/2025 - 05/31/2025
LIC25-0516	Paid	Vacation Rental License	05/05/2025	1895 Bay Flat Rd Bodega Bay [BBY]	Vacation Rental License for Jeffrey M. Do Jodie L. Hoang, Trustees of the Jhodosy Incorporated Living Trust dated August 21, 2023, and any amendments thereto. Certified Property Manager: Jodie Hoang, PMR24-0288, (510) 209-0518.	100-020-026		05/01/2025 - 05/31/2025
LIC25-0517	Paid	Vacation Rental License	05/05/2025	2281 Schaeffer Rd Twin Hills [TWI]	Vacation Rental License for Deyola Adekunle and Victor Coisne, wife and husband, as community property with right of survivorship Certified Property Manager: Deyola Adekunle, PMR24-0172, 650-872-9143.	025-030-069		05/01/2025 - 05/31/2025
LIC25-0519	Paid	Vacation Rental License	05/07/2025	2905 Cavedale Rd Glen Ellen [GLE]	Vacation Rental License for Hector Alexander Chavez, an unmarried man Certified Property Manager: Sarah O'Sullivan, PMR25-0046, 707-775-7847	053-060-043		05/01/2025 - 05/31/2025
LIC25-0520	Paid	Vacation Rental License	05/07/2025	110 Waters Edge Close Sea Ranch [SEA]	Vacation Rental License for Soo Jang Chang and Alan Jason Honaker, as Trustees of the Jang Honaker Family 2022 Revocable Trust Certified Property Manager: PMR NOT IDENTIFIED	156-060-012		05/01/2025 - 05/31/2025
LIC25-0521	Paid	Vacation Rental License	05/07/2025	4023 Snyder Ln Penngrove [PEN]	Vacation Rental License for John Robert Sansing, Trustee of the John Robert Sansing Revocable Trust dated July 21, 2016 Certified Property Manager: Kristen Sansing, PMR24-0226, 707-483-4675	045-141-071		05/01/2025 - 05/31/2025
LIC25-0522	Paid	Vacation Rental License	05/08/2025	3085 Lucille Ave Bodega Bay [BBY]	Vacation Rental License for Barry B. Hachmyer and Mary Jill Hachmyer, Trustees of the Barry B. and Mary J. Hachmyer 2012 Trust Certified Property Manager: Mary Jill Hachmyer, PMR25-0141, 707-823-1680	101-020-021		05/01/2025 - 05/31/2025
LIC25-0523	Paid	Vacation Rental License	05/08/2025	40334 Foremast Sea Ranch [SEA]	Vacation Rental License for Gary N. Harris and Evelyn B. Harris, trustees of the Harris Family Trust, dated January 17, 1989 Certified Property Manager: Jennifer Harris, PMR25-0073, 707-695-0327	156-530-010		05/01/2025 - 05/31/2025
LIC25-0524	Paid	Vacation Rental License	05/08/2025	18430 Old Monte Rio Rd Guerneville [GUE]	Vacation Rental License for Vanessa Nyandla Gathihi and Nicholas Iverson, a married couple as community property with right of survivorship Certified Property Manager: Megan Perkins, PMR17-0379, (707) 869-9030	072-270-039		05/01/2025 - 05/31/2025

PERMIT SONOMA - NEW PLANNING APPLICATIONS - Sorted by App Type Date Range: 05/01/2025 To: 05/31/2025								
File #	Status	App Type	Started	Address	Description	Parcel	Sub Type	Date Range
LIC25-0525	Paid	Vacation Rental License	05/08/2025	123 Frey Rd Kenwood [KEN]	Vacation Rental License for Tim Knudsen and Katrina Knudsen, husband and wife as community property with right of survivorship Certified Property Manager: Katrina Knudsen, PMR25-0143, 415-847-6076	050-050-020		05/01/2025 - 05/31/2025
LIC25-0526	Paid	Vacation Rental License	05/09/2025	1756 Warm Springs Rd Kenwood [KEN]	Vacation Rental License for Jennifer Gray Benett and David Benett, Trustees of the Otter Family Trust dated January 24, 2019 Certified Property Manager: David Benett, PMR25-0130, 650-495-0477	050-280-024		05/01/2025 - 05/31/2025
LIC25-0527	Application Accepted	Vacation Rental License	05/12/2025	15173 Canyon 7 Rd Guerneville [GUE]	Vacation Rental License for Paul Williams and Abigail Williams, co-Trustees of the Paul and Abigail Williams Revocable Trust under declaration dated 2/2/2022 Certified Property Manager: Jordan Burns for Book Our Place, PMR24-0176, (707) 820-7771	070-200-004		05/01/2025 - 05/31/2025
LIC25-0529	Paid	Vacation Rental License	05/13/2025	6145 Austin Creek Rd Guerneville [GUE]	Vacation Rental License for Jenna Cushner, Trustee of the Jenna Cushner Trust dated June 6, 2022 Certified Property Manager: LeighAnna MacFadden , PMR25-0117, 415-290-6855	106-070-005		05/01/2025 - 05/31/2025
LIC25-0530	Paid	Vacation Rental License	05/15/2025	19775 Highway 116 Monte Rio [MRO]	Vacation Rental License for Kellen M. Rowe, as Trustee of The 2024 Kellen M. Rowe Revocable Trust, U/A dated June 5, 2024 Certified Property Manager: Kellen M Rowe, PMR25-0057, 509-954-2937	094-140-018		05/01/2025 - 05/31/2025
LIC25-0531	Application Accepted	Vacation Rental License	05/19/2025	510 Freestone St Twin Hills [TWI]	Vacation Rental License for John Vitalie and Erik LaCoss, as Registered Domestic Partners, as Joint Tenants Certified Property Manager: Jordan Burns for Book Our Place, PMR24-0176, (707) 820-7771	073-130-072		05/01/2025 - 05/31/2025
LIC25-0532	Paid	Vacation Rental License	05/21/2025	7099 Cliff Ave Bodega Bay [BBY]	Vacation Rental License for The Martens Trust, dated October 25, 2021 Ryan Martens and Alyssa Martens, Trustees Certified Property Manager: Alyssa Martens, PMR24-0177, 925-765-5274	101-140-019		05/01/2025 - 05/31/2025
LIC25-0533	Paid	Vacation Rental License	05/23/2025	375 Long Meadow Rd Sea Ranch [SEA]	Vacation Rental License for William M. Caplan and Susanne P. Caplan, Trustees of the William and Susanne Caplan 2002 Trust, dated March 1, 2002, and any amendments thereto Certified Property Manager: Kara Zitani for Sea Ranch Escapes, PMR24-0360, (707) 785-2426	155-170-010		05/01/2025 - 05/31/2025
LIC25-0534	Paid	Vacation Rental License	05/28/2025	13605 Garric Ave Glen Ellen [GLE]	Vacation Rental License for Tagan Stuart Blake and Natalie Saville Hatvany Kitchen, trustees of the Saville Stuart Trust, dated February 16, 2012 Certified Property Manager: Michael Johnston, PMR22-0061, (508) 631-5700	054-290-073		05/01/2025 - 05/31/2025
LIC25-0535	Paid	Vacation Rental License	05/29/2025	15945 Arnold Dr Glen Ellen [GLE]	Vacation Rental License for Jason Christopher Conn and Autumn Cameron, a married couple as community property with right of survivorship Certified Property Manager: Ryan Dailey, PMR23-0150 (917) 324-1010	133-090-007		05/01/2025 - 05/31/2025
LIC25-0536	Paid	Vacation Rental License	05/30/2025	1537 Sea Way Bodega Bay [BBY]	Vacation Rental License for Bay One Property, LLC Certified Property Manager: Sam Fini, PMR25-0163, 650-834-1586	100-283-006		05/01/2025 - 05/31/2025

PERMIT SONOMA - NEW PLANNING APPLICATIONS - Sorted by App Type Date Range: 05/01/2025 To: 05/31/2025								
File #	Status	App Type	Started	Address	Description	Parcel	Sub Type	Date Range
LLA25-0013	Referrals Sent	Lot Line Adjustment	05/07/2025	9499 Mill Station Rd Twin Hills [TWI]	Lot Line Adjustment between two parcels of 80.75 acres and 2.56 acres in size resulting two parcels of 63.36 acres and 19.95 acres in size.	061-100-029	Minor	05/01/2025 - 05/31/2025
LLA25-0013	Referrals Sent	Lot Line Adjustment	05/07/2025	9499 Mill Station Rd Twin Hills [TWI]	Lot Line Adjustment between two parcels of 80.75 acres and 2.56 acres in size resulting two parcels of 63.36 acres and 19.95 acres in size.	061-100-075	Minor	05/01/2025 - 05/31/2025
LLA25-0014	Paid	Lot Line Adjustment	05/14/2025	5354 No Name Rd Geyserville [GEY]	Lot Line Adjustment between four parcels of 45.3 acres, 42.2 acres, 59.7 acres, and 66.8 acres in size resulting in four parcels of 87.3 acres, 28.7 41.2 acres, 56.8 acres, and acres in size all subject to Land Conservation Contracts. The purpose of the Lot Line Adjustment is to adjust the parcel lines for better use for agriculture and existing infrastructure.	132-040-011	Minor	05/01/2025 - 05/31/2025
LLA25-0014	Paid	Lot Line Adjustment	05/14/2025	5354 No Name Rd Geyserville [GEY]	Lot Line Adjustment between four parcels of 45.3 acres, 42.2 acres, 59.7 acres, and 66.8 acres in size resulting in four parcels of 87.3 acres, 28.7 41.2 acres, 56.8 acres, and acres in size all subject to Land Conservation Contracts. The purpose of the Lot Line Adjustment is to adjust the parcel lines for better use for agriculture and existing infrastructure.	132-040-018	Minor	05/01/2025 - 05/31/2025
LLA25-0014	Paid	Lot Line Adjustment	05/14/2025	5354 No Name Rd Geyserville [GEY]	Lot Line Adjustment between four parcels of 45.3 acres, 42.2 acres, 59.7 acres, and 66.8 acres in size resulting in four parcels of 87.3 acres, 28.7 41.2 acres, 56.8 acres, and acres in size all subject to Land Conservation Contracts. The purpose of the Lot Line Adjustment is to adjust the parcel lines for better use for agriculture and existing infrastructure.	132-040-019	Minor	05/01/2025 - 05/31/2025
LLA25-0014	Paid	Lot Line Adjustment	05/14/2025	5354 No Name Rd Geyserville [GEY]	Lot Line Adjustment between four parcels of 45.3 acres, 42.2 acres, 59.7 acres, and 66.8 acres in size resulting in four parcels of 87.3 acres, 28.7 41.2 acres, 56.8 acres, and acres in size all subject to Land Conservation Contracts. The purpose of the Lot Line Adjustment is to adjust the parcel lines for better use for agriculture and existing infrastructure.	132-040-020	Minor	05/01/2025 - 05/31/2025
PLP25-0009	Incomplete	Planning Project	05/02/2025	4940 Corrick Rd Kenwood [KEN]	Use Permit and Administrative Design Review for a new 50 ft tall FRP telecommunications structure at an existing telecom facility. Proposal includes removal of an existing 50 ft tall monopole and related, damaged equipment, and installation of associated equipment in support of the proposed structure.	030-130-059	CM-Antenna/Tower/Pole	05/01/2025 - 05/31/2025
PLP25-0010	Started	Planning Project	05/16/2025	1 Countywide	Zoning Code updates and associated GPAs to implement Housing Element programs 15c, 15d, 15e, 15f, 15i, 15l, 16b.	000-000-001		05/01/2025 - 05/31/2025
PLP25-0011	Paid	Planning Project	05/20/2025	31258 Hwy 128 Cloverdale [CLO]	To fulfill conditions of a previously approved Lot Line Adjustment (LLA24-0038), the property owners are requesting on proposed Lot A (portion of APN 115-140-013; 0.72 acres) a General Plan Amendment from the LIA (Land Intensive Agriculture) 60-acre density to the RRD (Resource and Rural Development) 120-acre density designation and corresponding Zone Change from the LIA (Land Intensive Agriculture) B6– 60 acre density to the RRD (Resource and Rural Development) B6- 120 acre density district; and on portion of proposed Lot B (portion of APN 115-100-007; 0.72 acres) a General Plan Amendment from the RRD (Resource and Rural Development) 120-acre density to the LIA (Land Intensive Agriculture) 60-acre density designation and corresponding Zone Change from the RRD (Resource and Rural Development) B6– 120 acre density to the LIA (Land Intensive Agriculture) B6 – 60 acre density district to eliminate split zoning as a result of the adjusted parcel boundaries. The other existing combining zoning districts remain unchanged.	115-100-007	AG-Miscellaneous/GPA/ZC	05/01/2025 - 05/31/2025

PERMIT SONOMA - NEW PLANNING APPLICATIONS - Sorted by App Type Date Range: 05/01/2025 To: 05/31/2025								
File #	Status	App Type	Started	Address	Description	Parcel	Sub Type	Date Range
PLP25-0011	Paid	Planning Project	05/20/2025	31258 Hwy 128 Cloverdale [CLO]	To fulfill conditions of a previously approved Lot Line Adjustment (LLA24-0038), the property owners are requesting on proposed Lot A (portion of APN 115-140-013; 0.72 acres) a General Plan Amendment from the LIA (Land Intensive Agriculture) 60-acre density to the RRD (Resource and Rural Development) 120-acre density designation and corresponding Zone Change from the LIA (Land Intensive Agriculture) B6– 60 acre density to the RRD (Resource and Rural Development) B6- 120 acre density district; and on portion of proposed Lot B (portion of APN 115-100-007; 0.72 acres) a General Plan Amendment from the RRD (Resource and Rural Development) 120-acre density to the LIA (Land Intensive Agriculture) 60-acre density designation and corresponding Zone Change from the RRD (Resource and Rural Development) B6– 120 acre density to the LIA (Land Intensive Agriculture) B6 – 60 acre density district to eliminate split zoning as a result of the adjusted parcel boundaries. The other existing combining zoning districts remain unchanged.	115-140-013	AG-Miscellaneous/GPA/ZC	05/01/2025 - 05/31/2025
PLP25-0012	Paid	Planning Project	05/30/2025	4175 Slusser Rd Santa Rosa [SRO]	<p>New winery including a winery production building, two tasting room buildings, outdoor gathering areas and parking. The project requires a lot line adjustment between an existing 153.55 acre parcel and an existing 10 acre parcel is proposed to allow for the project as proposed.</p> <p>The proposed Kosta-Browne Winery (project) would include development of a winery on an approximately 10-acre portion of a 163.55-acre site (which is part of a larger 405.37-acre ranch/property) owned by Sonoma-Cutrer Vineyards LLC, a subsidiary of Duckhorn Vineyards. The project would include a single winery building, two tasting buildings, outdoor gathering areas, and parking. The project would require a lot-line adjustment to modify the boundaries of existing parcels and entitlements related to Use Permit and design review.</p>	057-070-021	AG-Winery/Brewery /Related	05/01/2025 - 05/31/2025
PLP25-0012	Paid	Planning Project	05/30/2025	4175 Slusser Rd Santa Rosa [SRO]	<p>New winery including a winery production building, two tasting room buildings, outdoor gathering areas and parking. The project requires a lot line adjustment between an existing 153.55 acre parcel and an existing 10 acre parcel is proposed to allow for the project as proposed.</p> <p>The proposed Kosta-Browne Winery (project) would include development of a winery on an approximately 10-acre portion of a 163.55-acre site (which is part of a larger 405.37-acre ranch/property) owned by Sonoma-Cutrer Vineyards LLC, a subsidiary of Duckhorn Vineyards. The project would include a single winery building, two tasting buildings, outdoor gathering areas, and parking. The project would require a lot-line adjustment to modify the boundaries of existing parcels and entitlements related to Use Permit and design review.</p>	057-070-025	AG-Winery/Brewery /Related	05/01/2025 - 05/31/2025
THR25-0008	Started	Transient Rentals - Hosted	05/06/2025	18350 Arnold Dr Agua Caliente [AGU]	Zoning Permit for Hosted Rental within FILL IN NUMBER OF BEDROOMS of the primary residence on a FILL IN NUMBER OF ACRES parcel.	052-152-025		05/01/2025 - 05/31/2025
THR25-0009	Paid	Transient Rentals - Hosted	05/13/2025	7826 Apple Blossom Ln Graton [GRA]	Zoning Permit for Hosted Rental within a guest house adjacent to the primary residence on a 0.40- parcel.	060-400-035	TR-Hosted Rental	05/01/2025 - 05/31/2025
THR25-0010	Paid	Transient Rentals - Hosted	05/13/2025	10780 Forest Hills Rd Forestville [FOR]	Zoning Permit for Hosted Rental within one bedroom of the primary residence on a 0.17-acre parcel.	082-252-022	TR-Hosted Rental	05/01/2025 - 05/31/2025
TVR25-0106	Paid	Transient Rentals - Vacation	05/05/2025	10841 Hereford Dr Jenner [JEN]	Zoning Permit for 3-Bedroom Vacation Rental in a single-family dwelling with maximum overnight occupancy of 8 people on a 0.14-acre parcel.	099-131-055	CM-Vacation Rental	05/01/2025 - 05/31/2025

PERMIT SONOMA - NEW PLANNING APPLICATIONS - Sorted by App Type Date Range: 05/01/2025 To: 05/31/2025								
File #	Status	App Type	Started	Address	Description	Parcel	Sub Type	Date Range
TVR25-0107	Done	Transient Rentals - Vacation	05/07/2025	4350 La Granda Ln Bennett Valley [BEN]	Zoning Permit for 4-Bedroom Vacation Rental in a single-family dwelling with maximum overnight occupancy of 10 people on a 1.70-acre parcel.	049-400-001	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0108	Paid	Transient Rentals - Vacation	05/08/2025	21067 Heron Dr Bodega Bay [BBY]	Zoning Permit for 3-Bedroom Vacation Rental in a single-family dwelling with maximum overnight occupancy of 8 people on a 0.13-acre parcel.	100-244-001	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0109	Paid	Transient Rentals - Vacation	05/09/2025	21820 Burndale Rd Sonoma [SON]	Zoning Permit for 3-Bedroom Vacation Rental in a single-family dwelling with maximum overnight occupancy of 8 people on a 4.29-acre parcel.	126-073-016	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0110	Paid	Transient Rentals - Vacation	05/14/2025	376 Sanderling Ct Bodega Bay [BBY]	Zoning Permit for 3-Bedroom Vacation Rental in a single-family dwelling with maximum overnight occupancy of 8 people on a 0.13-acre parcel.	100-242-061	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0111	Paid	Transient Rentals - Vacation	05/14/2025	1660 Ridge Rd Sonoma [SON]	Zoning Permit for 3-Bedroom Vacation Rental in a single-family dwelling with maximum overnight occupancy of 8 people on a 0.50-acre parcel.	127-361-004	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0112	Paid	Transient Rentals - Vacation	05/14/2025	123 Nolan Ct Forestville [FOR]	Zoning Permit for 3-Bedroom Vacation Rental in a single-family dwelling with maximum overnight occupancy of 8 people on a 21.85-acre parcel.	083-130-078	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0113	Paid	Transient Rentals - Vacation	05/15/2025	20995 Broadway Sonoma [SON]	Zoning Permit for 5-Bedroom Vacation Rental in a single-family dwelling with maximum occupancy of 12 people on a 8.31-acre parcel.	128-341-025	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0114	Submitted	Transient Rentals - Vacation	05/20/2025	788 Ferguson Rd Twin Hills [TWI]	Zoning Permit for 3-Bedroom Vacation Rental in a single-family dwelling with maximum overnight occupancy of 8 people on a 2.39-acre parcel.	077-120-026	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0115	Submitted	Transient Rentals - Vacation	05/20/2025	1176 Asti Ridge Rd Cloverdale [CLO]	Zoning Permit for 3-Bedroom Vacation Rental in a single-family dwelling with maximum overnight occupancy of 8 people on a 7.49-acre parcel.	117-320-016	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0116	Started	Transient Rentals - Vacation	05/20/2025	274 Screech Owl Sea Ranch [SEA]	Zoning Permit for 3-Bedroom Vacation Rental in a single-family dwelling with maximum overnight occupancy of 8 people on a 0.38-acre parcel.	156-360-037	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0117	Paid	Transient Rentals - Vacation	05/28/2025	5266 Blank Rd Twin Hills [TWI]	Zoning Permit for 4-Bedroom Vacation Rental in a single-family dwelling with maximum overnight occupancy of 10 people on a 1.11-acre parcel.	062-120-041	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0118	Submitted	Transient Rentals - Vacation	05/28/2025	346 Moonraker Rd Sea Ranch [SEA]	Zoning Permit for 2-Bedroom Vacation Rental in a single-family dwelling with maximum occupancy of 6 people on a 0.55 are parcel.	122-440-012	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0119	Paid	Transient Rentals - Vacation	05/28/2025	10750 Green Valley Rd Graton [GRA]	Zoning Permit for 3-Bedroom Vacation Rental in a single-family dwelling with maximum occupancy of 8 people on a 3.0-acre parcel.	104-140-040	CM-Vacation Rental	05/01/2025 - 05/31/2025
TVR25-0120	Paid	Transient Rentals - Vacation	05/29/2025	744 Fitch View Ln Windsor [WIN]	Zoning Permit for 3-Bedroom Vacation Rental in a single-family dwelling with maximum occupancy of 8 people on a acre parcel.	086-140-040	CM-Vacation Rental	05/01/2025 - 05/31/2025
UPE25-0030	Started	Use Permit	05/13/2025	18850 Hassett Ln Geyserville [GEY]	Use Permit Modification of UPE02-0084 to include private, by-appointment wine tasting at winery facility. Proposal does not include altering the current facility and operating hours Thursday through Monday, 12pm to 6 pm and restricted to no more than 20 people at a time on a 20 acre parcel zoned LIA.	091-010-015	AG-Winery/Brewery /Related	05/01/2025 - 05/31/2025
UPE25-0031	Started	Use Permit	05/13/2025	3492 Brooks Ave Bellevue [BEL]	Use Permit for contractor storage yard on Rural Residential (RR) zoned 10.42 acre parcel.	044-141-051		05/01/2025 - 05/31/2025

PERMIT SONOMA - NEW PLANNING APPLICATIONS - Sorted by App Type Date Range: 05/01/2025 To: 05/31/2025

File #	Status	App Type	Started	Address	Description	Parcel	Sub Type	Date Range
UPE25-0032	Started	Use Permit	05/20/2025	9155 Graton Rd Graton [GRA]	Request for a Use Permit to allow a community meeting space (Graton Town Square), including: a 350 sqft stage, 1,500 sqft pergola, and 320 sqft ADA-compliant restroom building; one part-time site coordinator and 2-3 part time event and maintenance staff; hours of operation from 7am-8pm, with extended hours to 10pm for events; two monthly community markets from 9am-3pm with amplified music and a maximum of 150 participants and 3-5 employees; two monthly concerts/performances from 6pm-10pm, with amplified music, food trucks, and a maximum of 250 participants and 5-7 employees; four yearly fundraisers/festivals from 11am-6pm, with amplified music, food service, and a maximum of 350 participants and 7-10 employees; weekly educational workshops from 10am-2pm, with no proposed food or amplified sound and a maximum attendance of 30-50 people and 2-3 employees; one private event per month, from 9am-3pm, with amplified music and food, with a maximum of 150 participants and 3-5 employees; improvements to existing parking within the right-of-way on Graton Road; and associated site improvements including a central plaza with seating area, ADA-compliant pathways, community gardens with raised beds, picnic tables and seating areas, a natural play area for children, and native landscaping and habitat restoration zones on a 0.59-acre parcel.	130-151-004	CM-Miscellaneous/GPA/ZC	05/01/2025 - 05/31/2025
UPE25-0034	Started	Use Permit	05/28/2025	7888 Hwy 116 N Forestville [FOR]	USE PERMIT/RECLAMATION PLAN TO EXPAND THE BLUE ROCK QUARRY BY APPROXIMATELY 24 ACRES TO THE WEST THE ANNUAL PRODUCTION QUANTITIES ARE PROPOSED TO INCREASE FROM 150,000 CUBIC YARDS PER YEAR TO 400,000 CUBIC YARDS PER YEAR.	084-220-007	IN-Mining/Concrete /Asphalt	05/01/2025 - 05/31/2025
UPE25-0034	Started	Use Permit	05/28/2025	7888 Hwy 116 N Forestville [FOR]	USE PERMIT/RECLAMATION PLAN TO EXPAND THE BLUE ROCK QUARRY BY APPROXIMATELY 24 ACRES TO THE WEST THE ANNUAL PRODUCTION QUANTITIES ARE PROPOSED TO INCREASE FROM 150,000 CUBIC YARDS PER YEAR TO 400,000 CUBIC YARDS PER YEAR.	084-220-009	IN-Mining/Concrete /Asphalt	05/01/2025 - 05/31/2025
UPE25-0034	Started	Use Permit	05/28/2025	7888 Hwy 116 N Forestville [FOR]	USE PERMIT/RECLAMATION PLAN TO EXPAND THE BLUE ROCK QUARRY BY APPROXIMATELY 24 ACRES TO THE WEST THE ANNUAL PRODUCTION QUANTITIES ARE PROPOSED TO INCREASE FROM 150,000 CUBIC YARDS PER YEAR TO 400,000 CUBIC YARDS PER YEAR.	084-220-010	IN-Mining/Concrete /Asphalt	05/01/2025 - 05/31/2025
UPE25-0034	Started	Use Permit	05/28/2025	7888 Hwy 116 N Forestville [FOR]	USE PERMIT/RECLAMATION PLAN TO EXPAND THE BLUE ROCK QUARRY BY APPROXIMATELY 24 ACRES TO THE WEST THE ANNUAL PRODUCTION QUANTITIES ARE PROPOSED TO INCREASE FROM 150,000 CUBIC YARDS PER YEAR TO 400,000 CUBIC YARDS PER YEAR.	084-220-013	IN-Mining/Concrete /Asphalt	05/01/2025 - 05/31/2025
UPE25-0034	Started	Use Permit	05/28/2025	7888 Hwy 116 N Forestville [FOR]	USE PERMIT/RECLAMATION PLAN TO EXPAND THE BLUE ROCK QUARRY BY APPROXIMATELY 24 ACRES TO THE WEST THE ANNUAL PRODUCTION QUANTITIES ARE PROPOSED TO INCREASE FROM 150,000 CUBIC YARDS PER YEAR TO 400,000 CUBIC YARDS PER YEAR.	084-220-015	IN-Mining/Concrete /Asphalt	05/01/2025 - 05/31/2025
UPE25-0034	Started	Use Permit	05/28/2025	7888 Hwy 116 N Forestville [FOR]	USE PERMIT/RECLAMATION PLAN TO EXPAND THE BLUE ROCK QUARRY BY APPROXIMATELY 24 ACRES TO THE WEST THE ANNUAL PRODUCTION QUANTITIES ARE PROPOSED TO INCREASE FROM 150,000 CUBIC YARDS PER YEAR TO 400,000 CUBIC YARDS PER YEAR.	084-220-017	IN-Mining/Concrete /Asphalt	05/01/2025 - 05/31/2025
UPE25-0034	Started	Use Permit	05/28/2025	7888 Hwy 116 N Forestville [FOR]	USE PERMIT/RECLAMATION PLAN TO EXPAND THE BLUE ROCK QUARRY BY APPROXIMATELY 24 ACRES TO THE WEST THE ANNUAL PRODUCTION QUANTITIES ARE PROPOSED TO INCREASE FROM 150,000 CUBIC YARDS PER YEAR TO 400,000 CUBIC YARDS PER YEAR.	084-220-018	IN-Mining/Concrete /Asphalt	05/01/2025 - 05/31/2025

PERMIT SONOMA - NEW PLANNING APPLICATIONS - Sorted by App Type Date Range: 05/01/2025 To: 05/31/2025								
File #	Status	App Type	Started	Address	Description	Parcel	Sub Type	Date Range
UPE25-0034	Started	Use Permit	05/28/2025	7888 Hwy 116 N Forestville [FOR]	USE PERMIT/RECLAMATION PLAN TO EXPAND THE BLUE ROCK QUARRY BY APPROXIMATELY 24 ACRES TO THE WEST THE ANNUAL PRODUCTION QUANTITIES ARE PROPOSED TO INCREASE FROM 150,000 CUBIC YARDS PER YEAR TO 400,000 CUBIC YARDS PER YEAR.	084-220-019	IN-Mining/Concrete /Asphalt	05/01/2025 - 05/31/2025
UPE25-0035	Started	Use Permit	05/30/2025	4175 Slusser Rd Santa Rosa [SRO]	SEE PLP25-0012	057-070-021	PR-See Project	05/01/2025 - 05/31/2025
UPE25-0036	Started	Use Permit	05/30/2025	195 Millbrae Ave Bellevue [BEL]	We would like to have permission to do additional activities on this property since it has excellent potential such as a weekend flea market, a rodeo once a quarter, taco truck events, and use this space for other cultural events. These events will be a celebration of Latin culture for all of Latin America.	045-033-025		05/01/2025 - 05/31/2025
VMG25-0009	Paid	Voluntary Merger	05/13/2025	18909 Olive Ave Agua Caliente [AGU]	VOLUNTARY MERGER OF TWO PARCELS	052-253-010		05/01/2025 - 05/31/2025
VMG25-0009	Paid	Voluntary Merger	05/13/2025	18909 Olive Ave Agua Caliente [AGU]	VOLUNTARY MERGER OF TWO PARCELS	052-253-011		05/01/2025 - 05/31/2025
VMG25-0010	Complete For Processing	Voluntary Merger	05/20/2025	15501 Monte Rosa Ave Guerneville [GUE]	VOLUNTARY MERGER OF TWO PARCELS	072-031-068		05/01/2025 - 05/31/2025
VMG25-0010	Complete For Processing	Voluntary Merger	05/20/2025	15501 Monte Rosa Ave Guerneville [GUE]	VOLUNTARY MERGER OF TWO PARCELS	072-031-087		05/01/2025 - 05/31/2025
ZCE25-0002	Started	Zone Change Amendment	05/20/2025	31258 Hwy 128 Cloverdale [CLO]	SEE PLP25-0011	115-100-007	PR-See Project	05/01/2025 - 05/31/2025
ZCE25-0002	Started	Zone Change Amendment	05/20/2025	31258 Hwy 128 Cloverdale [CLO]	SEE PLP25-0011	115-140-013	PR-See Project	05/01/2025 - 05/31/2025
ZPE25-0088	Application Accepted	Zoning Permit	05/05/2025	195 Millbrae Ave Bellevue [BEL]	Special Events Zoning Permit to hold a rodeo from 12:00pm-10:00pm on 8/24/25, 10/18/25, 5/24/26, and 7/19/26, with a max anticipated attendance of 2,000-4,000 people, on a 20.70-acre lot. Proposal includes food, alcohol, amplified music, traffic control, security, and approximately 30 portable restrooms.	045-033-025	MS-Special Events	05/01/2025 - 05/31/2025
ZPE25-0089	Done	Zoning Permit	05/05/2025	3280 Hicks Rd Graton [GRA]	<p>Zoning Permit to resolve VPL24-0437 regarding the removal of 23 10", 10 12", 6 14", 6 16", and 1 18" DBH Coast Live Oaks and 4 10", 1 14", and 1 16" DBH Redwood trees on a 2.08-acre parcel. The removals will be mitigated via replanting of twenty-four 24" box oak trees, or other native trees as approved by Permit Sonoma, and in-lieu fee payment of \$9,690.</p> <p>An additional six oak trees between 6-12" DBH are proposed to be removed, to accommodate the construction of a new single-family dwelling on the parcel. As the property is within an urban service area and the proposed development is by-right housing, no mitigation is required for the removals per Sec. 26-88-015.A.8.</p>	130-146-003	RS-Single Family Related	05/01/2025 - 05/31/2025
ZPE25-0090	Done	Zoning Permit	05/09/2025	1281 Felder Rd Sonoma [SON]	Zoning permit approval granting a Riparian Corridor setback exception and allowing planning clearance of BLD24-7090 to permit a 600sf existing storage structure built in 1961 within ten feet of the top of bank pursuant to Zoning Section 26-65-030.A(1), as permitting this structure requires no vegetation removal and strict adherence to the 100-foot riparian corridor setback would make the property (APN 142-027-007) unbuildable with the total required streamside conservation area accounting for the entire 0.57 acres comprising the parcel.	142-027-007		05/01/2025 - 05/31/2025
ZPE25-0091	Application Accepted	Zoning Permit	05/09/2025	1930 Redwood Hill Rd Mark West Springs [MWS]	Zoning Permit to allow conversion of 0.5 acres of designated Oak Woodland habitat to vineyard on a 66-acre parcel.	079-100-031	RS-Single Family Related	05/01/2025 - 05/31/2025

PERMIT SONOMA - NEW PLANNING APPLICATIONS - Sorted by App Type Date Range: 05/01/2025 To: 05/31/2025								
File #	Status	App Type	Started	Address	Description	Parcel	Sub Type	Date Range
ZPE25-0092	Started	Zoning Permit	05/10/2025	7582 Mirabel Rd Forestville [FOR]		083-151-026	RS-Single Family Related	05/01/2025 - 05/31/2025
ZPE25-0093	Ready For Public Notice	Zoning Permit	05/12/2025	16217 1st St Santa Rosa [SRO]	Special Event Zoning Permit for a triathlon ("2025 La Crema Cal Tri Sonoma") on June 22, 2025 from 7:00-11:00am with 600 participants and 55 volunteers. Proposal includes traffic control.	057-070-051	MS-Special Events	05/01/2025 - 05/31/2025
ZPE25-0093	Ready For Public Notice	Zoning Permit	05/12/2025	16217 1st St Guerneville [GUE]	Special Event Zoning Permit for a triathlon ("2025 La Crema Cal Tri Sonoma") on June 22, 2025 from 7:00-11:00am with 600 participants and 55 volunteers. Proposal includes traffic control.	070-040-059	MS-Special Events	05/01/2025 - 05/31/2025
ZPE25-0094	Referrals Sent	Zoning Permit	05/13/2025	201 Bonnie Way Glen Ellen [GLE]	Special Event Zoning Permit for wedding on June 21, 2025 from 4:00pm to 10:00pm. Proposal includes food, alcohol, amplified music, with an expected guest count of 150 people on a 1.06 acre parcel.	053-220-032	MS-Special Events	05/01/2025 - 05/31/2025
ZPE25-0095	Done	Zoning Permit	05/14/2025	865 Austin Creek Rd Guerneville [GUE]	ZONING PERMIT TO WAIVE THE COVERED PARKING REQUIREMENT IN THE AR ZONING DISTRICT TO ALLOW FOR REPLACEMENT PRIMARY RESIDENCE ON A 0.87-ACRE PARCEL. UNCOVERED PARKING SPACE WILL BE SCREENED BY EXISTING VEGETATION AND NEW STRUCTURE, OUTSIDE OF THE FRONT YARD SETBACK, AND NOT VISIBLE TO PUBLIC ROAD. ZONING PERMIT APPROVAL INCLUDES LEGAL NONCONFORMING DETERMINATION OF CABIN CONSTRUCTED PRIOR TO 1963 THAT DOES NOT MEET REQUIRED SETBACKS TO CENTER OF ROAD. REPLACEMENT MANUFACTURED HOME WILL UTILIZE EXISTING FOUNDATION IN SAME LOCATION AND NOT BE CLOSER TO ROAD	097-070-005	RS-Single Family Related	05/01/2025 - 05/31/2025
ZPE25-0096	Paid	Zoning Permit	05/15/2025	948 Madrone Rd Glen Ellen [GLE]	Covered Parking Waiver	054-371-003	RS-Single Family Related	05/01/2025 - 05/31/2025
ZPE25-0097	Done	Zoning Permit	05/15/2025	1491 Michele Way Mark West Springs [MWS]	ZONING PERMIT TO WAIVE THE COVERED PARKING REQUIREMENT IN THE RR ZONING DISTRICT TO ALLOW FOR NEW PRIMARY RESIDENCE ON PORTION OF A 2.88-ACRE PARCEL (ACC PARCEL THAT HAS NOT BEEN MAPPED BY ASSESSOR'S OFFICE). UNCOVERED PARKING SPACE WILL BE SCREENED BY EXISTING VEGETATION AND NEW STRUCTURE, OUTSIDE OF THE FRONT YARD SETBACK, AND NOT VISIBLE TO PUBLIC ROAD	067-121-082	RS-Single Family Related	05/01/2025 - 05/31/2025
ZPE25-0098	Referrals Sent	Zoning Permit	05/15/2025	19170 Geyserville Ave Geyserville [GEY]	Special Event Zoning Permit for Wine Country to the Rescue annual charity dinner, dance, and auction for Northern Sonoma County Firefighters on July 19, 2025 from 4:00pm to 10:00pm. Proposal includes food, alcohol, fireworks, and an expected guest count of 400 people on a 40.82 acre parcel.	140-040-027	MS-Special Events	05/01/2025 - 05/31/2025
ZPE25-0100	Paid	Zoning Permit	05/16/2025	840 Shiloh Oaks Windsor [WIN]	Zoning Permit to allow the removal of 4 Valley Oaks (1 24" DBH, 1 multi-stem 24" DBH, 1 multi-stem 20" DBH each, 1 multi-stem with 18" DBH and 22" DBH), 2 Blue Oaks (8" DBH), and 1 Black Oak (28" DBH) Tree on a 38.99-acre parcel.	079-250-021	RS-Single Family Related	05/01/2025 - 05/31/2025
ZPE25-0101	Ready for Decision	Zoning Permit	05/18/2025	3955 Llano Rd Bellevue [BEL]	Zoning Permit for a trunk sewer rehabilitation project with approximately 517 sq ft of work within the 100 ft Riparian Corridor setback.	063-180-045	IS-Road Improvement	05/01/2025 - 05/31/2025
ZPE25-0102	Referrals Sent	Zoning Permit	05/19/2025	3795 Old Adobe Rd Petaluma [PET]	Special Event Zoning Permit for Pronzini Pumpkin Patch. Event to occur daily between the dates of 9/27/25 and 10/31/25. Hours of operation are 11am-6pm Monday-Thursday, 10am-7pm Friday-Saturday, and 10am-6pm on Sundays, with an expected guest count of 50 per day Monday-Friday and 300 per day on weekends.	017-120-015	MS-Special Events	05/01/2025 - 05/31/2025
ZPE25-0104	Application Accepted	Zoning Permit	05/23/2025	20566 Front St Monte Rio [MRO]	Zoning Permit to allow bank stabilization construction within the 200-foot Riparian Corridor setback on a 0.11 acre parcel.	094-100-021	MS-Biotic Resource/Ripari an Corridor	05/01/2025 - 05/31/2025

PERMIT SONOMA - NEW PLANNING APPLICATIONS - Sorted by App Type Date Range: 05/01/2025 To: 05/31/2025								
File #	Status	App Type	Started	Address	Description	Parcel	Sub Type	Date Range
ZPE25-0105	Paid	Zoning Permit	05/27/2025	4900 Cazadero Hwy Guerneville [GUE]	Zoning Permit for an Agriculture Farmstay located within the single bedroom primary dwelling on a 68.24 acre parcel to promote cut flower farming, fruit orchards, livestock farming, beekeeping, timber harvesting, and forestry.	106-200-008	AG-Farmstay	05/01/2025 - 05/31/2025
ZPE25-0106	Done	Zoning Permit	05/27/2025	695 Rancho Caballo Santa Rosa [SRO]	Zoning Permit for the removal of one 44" DBH valley oak tree on a 9.54-acre parcel. Per the submitted letter from an ISA Certified Arborist, the tree is dead and poses a danger to public safety, and therefore qualifies for the hazardous tree removal exemption under Sec. 26-88-015(B)(iii). No mitigation is required.	130-250-036	RS-Single Family Related	05/01/2025 - 05/31/2025
ZPE25-0107	Paid	Zoning Permit	05/28/2025	15340 Chalk Hill Rd Geyserville [GEY]	Zoning Permit to allow a 384 sq ft addition to an existing single-family dwelling within the 200 ft Riparian Corridor setback on a 3.31-acre parcel.	132-250-005	RS-Single Family Related	05/01/2025 - 05/31/2025
ZPE25-0108	Started	Zoning Permit	05/29/2025	4016 Jobe Ln Bellevue [BEL]	Covered Parking Waiver	035-072-054	RS-Single Family Related	05/01/2025 - 05/31/2025
ZPE25-0109	Paid	Zoning Permit	05/30/2025	5923 Old Redwood Hwy 2 Windsor [WIN]	Request for a Zoning Permit to remove the Affordable Housing Agreement on an existing Accessory Dwelling Unit (ZPE07-0134) on a 1.97 acre parcel.	059-310-019	RS-Miscellaneous/ GPA/ZC	05/01/2025 - 05/31/2025