

## Peter Kaljian

---

**From:** Steve Mosiurchak  
**Sent:** Friday, September 29, 2023 5:05 PM  
**To:** Peter Kaljian  
**Cc:** Blake Hillegas; Cecily Condon  
**Subject:** RE: ZCE21-0012

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

At this time I do not see any significant fire hazard associated with the property since it is located in the Local Response Area.

ZCE21-0012

**Parcel Detail**

District

Parcel # \*

089-190-034

Primary

Y

**Quick Reference**

Land Size - Acres

3.41

Land Size - SqFt

0

Tax Rate Area (TRA)

097008

Land Value

Assessor Use Code

0051 [Rural Res/single Res]

PRMD Area ID

Healdsburg [HEA]

**Assessor Notes**

From 089-190-34 2 04/10/93

Elementary School District

Healdsburg Union (Sb1537 Blo)

High School District

Healdsburg (Sb1537)

Fire District

Sotoyome VFC

Fire Protection Response Area

LRA = Local

Land Use

LIA 20

Zoning

LIA B6 20 Z, F1 RC50/25 RC100/50 SR

**Inspection**

Building Inspector

Mark Walker

Code Enforcement Inspector

Jackie Crawford

Well and Septic District Inspector

North District

Operational Permit Inspector

Steve

**From:** Peter Kaljian <Peter.Kaljia@sonoma-county.org>**Sent:** Wednesday, September 20, 2023 11:08 AM

**To:** Steve Mosiurchak <Steve.Mosiurchak@sonoma-county.org>  
**Cc:** Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>  
**Subject:** RE: ZCE21-0012

Steve,  
I'm following up on this email I sent a while ago, I would really like to get this wrapped up. All I need is a confirmation that this parcel does not have any unique characteristic that would, because of topography, access or vegetation, present a significant fire hazard.

Thank you,

**Peter Kaljian**

Planner I

[Peter.Kaljjan@Sonoma-County.org](mailto:Peter.Kaljjan@Sonoma-County.org)

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

Planning Division | Project Review

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1735 | Office: 707-565-1900

Fax: 707-565-1103



---

**From:** Peter Kaljian  
**Sent:** Wednesday, August 9, 2023 4:09 PM  
**To:** Steve Mosiurchak <[Steve.Mosiurchak@sonoma-county.org](mailto:Steve.Mosiurchak@sonoma-county.org)>  
**Cc:** Blake Hillegas <[Blake.Hillegas@sonoma-county.org](mailto:Blake.Hillegas@sonoma-county.org)>; Cecily Condon <[Cecily.Condon@sonoma-county.org](mailto:Cecily.Condon@sonoma-county.org)>  
**Subject:** RE: ZCE21-0012

Hey Steve,  
Thanks for your time the other day looking over the maps with me. This parcel has been classified in and out and back in again as being high fire hazard and I think it would really put the question to bed for this parcel, now and going forward, if my findings could be backed by a statement from you that this parcel does not represent a high fire hazard.

Thanks,

**Peter Kaljian**

Planner I

[Peter.Kaljjan@Sonoma-County.org](mailto:Peter.Kaljjan@Sonoma-County.org)

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

Planning Division | Project Review

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1735 | Office: 707-565-1900

Fax: 707-565-1103





---

**From:** Peter Kaljian  
**Sent:** Wednesday, August 2, 2023 9:01 AM  
**To:** Steve Mosiurchak <[Steve.Mosiurchak@sonoma-county.org](mailto:Steve.Mosiurchak@sonoma-county.org)>  
**Cc:** Blake Hillegas <[Blake.Hillegas@sonoma-county.org](mailto:Blake.Hillegas@sonoma-county.org)>; Cecily Condon <[Cecily.Condon@sonoma-county.org](mailto:Cecily.Condon@sonoma-county.org)>  
**Subject:** RE: ZCE21-0012

Hi there Steve,  
Before I take this to the BOS I just want to double-check that I'm understanding you correctly. In your assessment of ZCE21-0012 (removal of the ADU exclusion Z combining zone, on APN: 089-190-034 (2150 W Dry Creek Rd Healdsburg), despite the fact that the site is within a state designated high fire hazard area, the site is within a local responsibility area and there are no unique features associated with the project site that would cause an undue fire hazard associated with removal of the Z District and future construction of an ADU. Is that correct?

**Peter Kaljian**  
Planner I  
[Peter.Kaljjan@Sonoma-County.org](mailto:Peter.Kaljjan@Sonoma-County.org)  
[www.PermitSonoma.org](http://www.PermitSonoma.org)  
County of Sonoma  
Planning Division | Project Review  
2550 Ventura Avenue, Santa Rosa, CA 95403  
Direct: 707-565-1735 | Office: 707-565-1900  
Fax: 707-565-1103



---

**From:** Steve Mosiurchak <[Steve.Mosiurchak@sonoma-county.org](mailto:Steve.Mosiurchak@sonoma-county.org)>  
**Sent:** Friday, July 21, 2023 10:32 AM  
**To:** Peter Kaljian <[Peter.Kaljjan@sonoma-county.org](mailto:Peter.Kaljjan@sonoma-county.org)>  
**Cc:** Blake Hillegas <[Blake.Hillegas@sonoma-county.org](mailto:Blake.Hillegas@sonoma-county.org)>; Cecily Condon <[Cecily.Condon@sonoma-county.org](mailto:Cecily.Condon@sonoma-county.org)>  
**Subject:** RE: ZCE21-0012

This is in the LRA

So there is no designated High Areas approved at the local level yet.

Steve

---

**From:** Peter Kaljian <[Peter.Kaljjan@sonoma-county.org](mailto:Peter.Kaljjan@sonoma-county.org)>  
**Sent:** Friday, June 30, 2023 2:09 PM

**To:** Steve Mosiurchak <[Steve.Mosiurchak@sonoma-county.org](mailto:Steve.Mosiurchak@sonoma-county.org)>  
**Cc:** Blake Hillegas <[Blake.Hillegas@sonoma-county.org](mailto:Blake.Hillegas@sonoma-county.org)>; Cecily Condon <[Cecily.Condon@sonoma-county.org](mailto:Cecily.Condon@sonoma-county.org)>  
**Subject:** RE: ZCE21-0012

Correction: zCe21-0012

This has already been to the PC and the BOS hearing docs are in review now so I do appreciate your attention on this.

Thanks,

**Peter Kaljian**

Planner I

[Peter.Kaljia@Sonoma-County.org](mailto:Peter.Kaljia@Sonoma-County.org)

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

Planning Division | Project Review

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1735 | Office: 707-565-1900

Fax: 707-565-1103



---

**From:** Peter Kaljian

**Sent:** Friday, June 30, 2023 1:58 PM

**To:** Steve Mosiurchak <[Steve.Mosiurchak@sonoma-county.org](mailto:Steve.Mosiurchak@sonoma-county.org)>

**Cc:** Blake Hillegas <[Blake.Hillegas@sonoma-county.org](mailto:Blake.Hillegas@sonoma-county.org)>; Cecily Condon <[Cecily.Condon@sonoma-county.org](mailto:Cecily.Condon@sonoma-county.org)>

**Subject:** ZPE21-0012

Hi Steve,

Hope you had a good week and are on your way to a great weekend. I had something pop up on a zone change file that I'm hoping you can help me out with. APN 089-190-034 was designated as being within a high-fire area in 2019 but not later maps. However, with the update last week, the parcel is back in a high-fire hazard area. I am hoping you can take a look at it and assess whether this is an area where, because of topography, access, or vegetation, there is a significant fire hazard or not.

Thanks,

**Peter Kaljian**

Planner I

[Peter.Kaljia@Sonoma-County.org](mailto:Peter.Kaljia@Sonoma-County.org)

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

Planning Division | Project Review

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1735 | Office: 707-565-1900

Fax: 707-565-1103

