



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marsha

Zoning Administrator Record of Action

Action Date:

Appeal Status: Filing period closed; no appeal

AGENDA ITEM 1

File No: UPE26-0007

Planner: Robert Aguero

Owner: Jake Zalewski

Applicant: Dinesh Perera

Cont. from: no prior meeting

CEQA Review: Exempt under CEQA Section 15303

Proposal: Use Permit for a streamside conservation plan allowing construction of a new detached garage and driveway improvements associated with for an existing single-family residence to encroach 50 feet into the 100-foot Riparian Corridor setback on a 40.1-acre parcel at 13426 Chalk Hill Road in Healdsburg; Supervisorial District 1.

Recommend: Find the project exempt from CEQA and approve the project as modified by the conditions of approval.

Location: 13426 Chalk Hill Road, Healdsburg

APN: 132-120-061

District: Fourth

Zoning: Land Intensive Agriculture (LIA) 40-acre density (B6 40), Oak Woodland (OAK), Riparian Corridor 100-foot setback (RC100/25), Valley Oak Habitat (VOH)

ZONING ADMINISTRATOR ACTION

Environmental Determination

- ☒ Exempt from the California Environmental Quality Act per §15301 (Existing Facilities) and 15303 (New Construction of Small Structures)

Project Decision

- ☒ Approved subject to attached Findings and Conditions
☒ with modification (see Comments)
☒ Subject to 10-day appeal period, ending June 08, 2026

ZONING ADMINISTRATOR

Derik Michaelson, Planner III
for the Director

6/9/2026

Date



MODIFICATION

☐ N/A ☒ Finding ☐ Conditions ☐ Revisions to return

COMMENTS

ADD to CEQA exemption: include Section 15301 (Existing Facilities) in addition to 15303 (New Construction of Small Structures), as the proposed detached garage structure represents a negligible expansion of an existing residential use and requires no removal of existing Riparian or Oak Woodland habitat.

ZONING ADMINISTRATOR FINDINGS

1. **General Plan Consistency.** The project is consistent with the General Plan as provided for Land Intensive Agricultural areas under the Land Use element and for Riparian Corridors under the Open Space and Conservation element, because the scope of work proposes a residential accessory structure associated with an existing single-family residential use, does not result in the loss of or interfere with the production of existing agricultural land, and includes a streamside conservation plan providing for the appropriate protection of the biotic and riparian resources and functions.
2. **Zoning Consistency.** The project is consistent with the Sonoma County Zoning Code because the proposed improvements conform to the LIA (Land Intensive Agriculture) zoning development standards for lot coverage, building height, parking, and setback requirements, and meet the requirements of the Oak Woodland, Valley Oak Habitat, and Riparian Corridor combining districts, as the project does not result in the type conversion of Oak Woodlands nor in the removal of Valley Oak trees and requires implementation and monitoring of a streamside conservation plan offsetting riparian related impacts.
3. **Environmental Determination.** The Zoning Administrator has reviewed the project and finds the scope of work exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction of Small Structures), as the proposed detached garage structure represents a negligible expansion of an existing residential use and requires no removal of existing Riparian or Oak Woodland habitat.
4. **Public Health, Safety, and General Welfare.** The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of the general area. The particular circumstances in the case are:
 - a. The proposed garage and driveway improvements consist of an accessory residential use that is similar in nature and in design to other uses operating in the surrounding area; and
 - b. The size and location of the project conforms to the required development standards for the LIA (Land Intensive Agriculture) district; and
 - c. The proposed site plan requires no removal of riparian vegetation; and
 - d. The project is designed to protect existing Oak Woodland areas

ATTACHMENT

1. Conditions of Approval

COUNTY OF SONOMA ZONING ADMINISTRATOR

Conditions of Approval

Staff: Robert Aguero
Applicant: Dinesh Perera
Owner: Jake Zalewski and Brandon Miller
Address: 13426 Chalk Hill Road, Healdsburg

Date: May 28, 2026
File No.: UPE26-0007
APN: 132-120-061

Description: Use Permit for a streamside conservation plan allowing construction of a 2,200-square-foot detached garage structure and associated driveway improvements for an existing single-family residence to encroach 50 feet into the 100-foot Riparian Corridor on a 40.1-acre parcel located at 13426 Chalk Hill Road in Healdsburg; Supervisorial District 1.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

1. As applicable, the applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (PRMD). The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

PLANNING:

2. This Use Permit allows the applicant to construct a new garage and driveway accessory to an existing residence on site.
3. This Use Permit (File no.UPE26-0007) shall supersede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.
4. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation or modification.
5. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Zoning Administrator, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
6. Work According to Documents and Plans. All work shall be conducted in conformance with the project description above and as described in the project application materials, submitted to Permit Sonoma on various dates from February 2026 to May 2026. If there is a conflict or contradiction between the project plans and these conditions, these conditions shall prevail.
7. Other Permits and Authorizations. The applicant or any person acting on behalf of the applicant, including contractors and subcontractors, shall obtain any other permits or authorizations that may be required under other federal, state, or local laws and regulations before beginning the project or any activity related to the project. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of this Use Permit, subject to revocation. It is the applicant's responsibility to determine whether and to what extent the project will require permits or authorizations from other agencies, including, but not limited to, the following agencies: U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, National Marine Fisheries Service, California Department of Fish and Wildlife, and State and Regional Water Quality Control Boards.
8. Streamside Conservation, Restoration, and Monitoring

The applicant has submitted a streamside conservation plan that will protect the existing riparian corridor resources and create offsite habitat in the form of planting eight native black oak (*Quercus kelloggii*) in an oak woodland adjacent to the project site on the property. The following streamside conservation measures will be put in place to protect riparian resources during project construction:

- a. Prior to the initiation of construction activities, install orange construction fencing along the sides of the garage project area that encroach within the streamside conservation areas to ensure that there will be no accidental encroachment further into the streamside conservation areas.
- b. Prior to the initiation of construction activities, install erosion control measures along the sides of the garage project area that encroach within the streamside conservation areas to provide protection measures to aquatic habitats in the event of rain during construction activities. Suitable erosion control materials would consist of silt fence or straw wattles.
- c. After construction activities, or if any rain event is forecasted during construction activities, treat any exposed soil areas through the placement of straw, jute netting, or other suitable materials to minimize the transport of exposed soil.
- d. Store building materials, hazardous materials and equipment as far from the streamside conservation areas as possible to minimize any potential for materials and pollutants from entering aquatic habitats.

The applicant has submitted the plan titled 260330_2312_Zoning Permit Drawings_Planting Plan Only. This plan calls for the offsite planting of eight native oak tree, size 15- gallon buckets. These trees shall be monitored for success for a period of five years, starting one year after the initial planting. Annual reports shall be sent to the Natural Resources Division at PermitSonoma-NaturalResources@sonomacounty.gov no later than January 31st of the following year for each year of monitoring. Success shall be 100% for this project. If at the end of 2 years, the vegetation has not successfully been re-established, the applicant will be responsible for replacement planting, additional watering, weeding, invasive exotic eradication, or any other practice, to achieve these requirements. If success is not achieved within the first five years, the project applicant will need to prepare a follow-up report in an additional year's time

9. A **pre-construction nesting bird survey** conducted by a qualified biologist shall be conducted if construction, grading, vegetation removal, or other project related activities are scheduled during the bird nesting season (February 1-August 31). The survey should be conducted within 5 days prior to the start of work. The survey should include the trees and shrubs on and immediately adjacent to the project site and a minimum 500-foot buffer. Surveys should include potential raptor nesting on and adjacent to the site. If a lapse in project-related work of 5 days or longer occurs, another survey shall be conducted before project work can be reinitiated.

If the survey indicates the potential presence of nesting birds, the qualified biologist shall establish a buffer around the nest within which no work will be allowed until the young have successfully fledged or the nest has otherwise become inactive. The size of the nest buffer will be determined by a qualified biologist in coordination with Sonoma County and CDFW to prevent nesting failure or abandonment. Monitoring by a qualified biologist shall continue until the young have fully fledged (have completely left the nest site and are no longer being fed by the parents). The biologist shall have the authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs/and/or/young) until a larger appropriate buffer is established or young have fully fledged

10. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized

by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

11. This permit shall be subject to revocation or modification by the Zoning Administrator if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

12. No later than 45 days after completing project restoration activities, the applicant shall submit an As-Built Report including the date of completion, pre-and post-project construction photographs, and as-built plans. The As-Built Report shall be submitted via email to permitsonoma-naturalresources@sonoma-county.org. All correspondence shall include the Use Permit No. UPE26-0007.