



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 Marshal

Zoning Administrator Record of Action

Action Date: April 9, 2026
Appeal Status: Filing period closed; no appeal

AGENDA ITEM 1
File No.: UPE20-0034
Staff: Mark Shurvinton
Applicant: Bill Chappell
Owner: Bill Chappell
Prior Agenda: February 26, 2026
CEQA Status: Exempt under CEQA Section 15303
Proposal: Use Permit allowing construction of a 7-foot, 2-inch-tall solid redwood fence with entry gate and frontage landscaping, including a 6-foot-tall lower fence section with a one-foot open wire upper section identified on the March 10, 2026, final site plan as the 'Hogwire alternative', and with a 6-inch deep in-ground trough installed below the fence supporting required landscaping, located along the site frontage at approximately 18 feet from the edge of roadway and within the front yard setback on a 0.48 acre parcel.
Recommend: Find the project exempt from CEQA and approve the Use Permit subject to the conditions.
Location: 30378 River Rd, Cloverdale
APN: 116-210-017
District: Four
Zoning: Rural Residential, 3-acre density with combining districts for Valley Oak Habitat

ZONING ADMINISTRATOR ACTION

Environmental Determination

- ☒ Exempt from the California Environmental Quality Act per § 15303 (New Construction or Conversion of Small Structures)

Project Decision

- ☒ Approved: subject to attached Findings and Conditions
☒ with modification (see Comments)
☒ Subject to 10-day appeal period, ending April 20, 2026

ZONING ADMINISTRATOR

Derik Michaelson, Planner III
for the Director

April 21, 2026
Date

MODIFICATION

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

COMMENTS

Modify the project description referencing a six-foot solid fence height with a one-foot section of open wire fencing across the top and a six-inch deep trough supporting proposed landscaping along the bottom.

ZONING ADMINISTRATOR FINDINGS

1. **General Plan Consistency.** The project is consistent with the General Plan land use designation of Rural Residential with 3-acre per dwelling unit density (RR3) and the goals, objectives, policies and programs of the General Plan because:
 - a. The primary use of the parcel is a detached single-family home;
 - b. The fence is incidental to and compatible with the primary rural residential land use on-site;
 - c. The project meets the Design Guidelines for discretionary projects within rural residential areas described under General Plan Policy OSRC-6a:
 - i. The proposed fence will blend into the surrounding landscape, as it will be set back approximately 18 feet 4 inches from the roadway and will be screened by landscaping.
 - ii. The proposed landscaping for the project will blend in with the character of the area. Comparable fences in the surrounding area are screened with sparse and/or low-lying vegetation.
 - iii. No new paved areas are proposed as a part of this application.
 - iv. The design of the proposed landscape beds will provide adequate space for landscaping vegetation.
 - v. No exterior lighting or signage is proposed as a part of this application.
2. **Zoning Consistency.** The project is consistent with the Sonoma County Zoning Code, which allows for the construction of fences exceeding three feet in height within the required front-yard setback on RR zoned parcels with a Use Permit. The project is additionally consistent with the combining district for Valley Oak Habitat in that no trees are proposed for removal as a result of this project.
3. **Environmental Determination.** The project is categorically exempt from the California Environmental Quality Act pursuant to Section 15303 of the CEQA Guidelines, which provides for construction of accessory structures, including fences. No exceptions listed under Section 15300.2 apply.
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 determination to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of the general area. The height and wood design of the fence is visually compatible with other wood fences in the surrounding vicinity.

ATTACHMENTS

1. Final Conditions of Approval

Sonoma County Zoning Administrator

Final Conditions of Approval

Staff: Mark Shurvinton
Applicant: Bill Chappell
Owner: Bill Chappell
Address: 30378 River Road, Cloverdale

Date: April 9, 2026
File No.: UPE20-0034
APN: 116-210-017

Project Description: Use Permit allowing construction of a 7-foot, 2-inch-tall solid redwood fence with entry gate and frontage landscaping, including a 6-foot-tall lower fence section with a one-foot open wire upper section identified on the March 10, 2026, final site plan as the 'Hogwire alternative', and with a 6-inch deep in-ground trough installed below the fence supporting required landscaping, located along the site frontage at approximately 18 feet from the edge of roadway and within the front yard setback on a 0.48 acre residentially zoned parcel.

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. The applicant shall apply for and obtain building related permits from Permit Sonoma.

CODE ENFORCEMENT:

2. This use has commenced prior to approval of this use permit. All pre-operational conditions identified in this use permit and payment of all required fees shall be completed within 60 days of approval to operate. Additional time to comply with pre-operational conditions may be granted at the discretion of the Deputy Director. If any pre-operational condition is not met within the specified time frame, this permit shall not vest and shall be void and of no further effect.
3. This Use Permit shall not become vested until all violations are cleared and penalty fees paid. The determination of the amount of penalties will be determined by staff using the methodology approved by the Board of Supervisors and may be appealed to a hearing officer in accordance with Section 1-7.1 (d) of the Sonoma County Code. The penalty appeal hearing shall not be conducted until payment of penalties is made in full. The determination of the hearing officer shall be final and only subject to judicial review.

FIRE PREVENTION:

4. Prior to any construction, or changes in use of existing building or facilities, applicable Fire Code construction permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code shall be obtained from the Sonoma County Fire Prevention Division.
 - a. The applicant or owner shall demonstrate all existing use permit conditions are in compliance and recommend changes to address previously approved conditions set by the Fire Code Official.
5. Owners and Operators shall provide evidence to Sonoma County Fire that the fire service features for buildings, structures and premises will comply with the California Fire Code as adopted and amended by Sonoma County Code. Including but not limited to: fire apparatus access roads; access to building openings and roofs; premises identification and road naming; gate access & key boxes; fire protection water supplies; and building features.
 - a. ***Premises Identification and Road Naming:*** Approved road names & signs, address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road shall be provided.

- b. **Gates:** *Where gates or similar barriers are installed across fire apparatus access roads, an approved lock shall be installed as required by the fire code official. CFC Sec. 503.6, D103.5 and Fire Safe Standards Sec. 13-38. A review of the Assessor Parcel map indicates property depth of approximately 217 ft. Drawing A1 (Site Plan) indicates existing buildings near the 20 ft rear building setback line (BSL). As fire apparatus access roads shall be provided to within 150 ft of any portions of exterior walls per CFC Sec. 503.1.1, the proposed vehicle gates will be across fire apparatus access roads.*
- 6. Due to the scope of this project a Fire Services Pre-Construction meeting or occupancy fire inspection is required at the applicant's cost with the local fire authority included.
 - a. This can be waived by written approval by the fire code official.

SONOMA PUBLIC INFRASTRUCTURE:

Intersections of Roads and Driveways:

- 7. The Applicant shall ensure the proposed fence is constructed outside the public right-of-way per County Standard 230. An exhibit demonstrating that the fence is located in compliance with County Standard 230 shall be prepared by a Registered Land Surveyor, licensed in the State of California and be signed and stamped. This exhibit shall be submitted to Sonoma Public Infrastructure and be approved prior to clearance of this condition.
- 8. The minimum sight distance for vehicles entering and exiting the project's driveway shall be in accordance with current AASHTO requirements for the speed traveled on the public road servicing the project site. The proposed fence shall also not impede the required sight distance for any adjoiner's driveway.
- 9. The Applicant shall maintain all existing and proposed vegetation fronting the site as well as within the public right-of-way to preserve the sight distance triangles necessary to achieve the minimum County required sight distance at any project driveway where it intersects a public roadway.

Processing:

- 10. The Applicant shall obtain an Encroachment Permit issued by Permit Sonoma prior to working within County road right-of-way.

PLANNING:

- 11. This Use Permit allows the applicant to construct a new 7-foot, 2-inch solid redwood fence and gates within the front property line setback and front street centerline setback on private property. The fence and gate design includes approximately 6 feet of solid redwood fencing with one foot of hog wire paneling along the top. Proposed landscaping consists of drought tolerant species including lavender, society garlic, Gaura Dark Pink Belleza, and Lomandra Breeze, planted in a below-ground planter bed with a 6-inch raised steel wall located at the front property line. The fence and gates shall be constructed in accordance with the proposal statement and site plan dated March 10, 2026, located in file UPE20-0034 as modified by these conditions.
- 12. 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.

13. Verification of project construction in compliance with site plan dated March 10, 2026, shall be required, either by photographic documentation or site inspection by the Project Planner, at the discretion of Permit Sonoma staff.
 14. Proposed landscaping is subject to compliance with the Sonoma County Water Efficiency Landscape Ordinance (WELO) a required under Chapter 7D3 of the Sonoma County Building Code. A final landscape and irrigation plan with verification of Ordinance compliance from a qualified irrigation specialist shall be included with the Building Permit submittal for applicable projects. Applicability criteria for specific project types is listed under Code Section 7D3-3. The applicant shall verify with Project Review staff completion of the work prior to final occupancy or operation of the use. The landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.
 15. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of Permit Sonoma Project Review staff or the Zoning Administrator, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
 16. The Director of Permit Sonoma 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 Permit Sonoma 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. Permit Sonoma 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 Permit Sonoma 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 Permit Sonoma, 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.
17. This permit shall be subject to revocation or modification by the Zoning Administrator if: (a) the Zoning Administrator finds that there has been noncompliance with any of the conditions or (b) the Zoning Administrator 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.