



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 5/13/2025

To: Sonoma County Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Tennis Wick (707) 565-1925, Steve Snow (707) 565-4443

Vote Requirement: 4/5th

Supervisorial District(s): Fifth

Title:

Roiling Permit and Extensions to Iron Horse Ranch & Vineyards LLC for habitat enhancement to support rearing of juvenile salmon on Lower Green Valley Creek; Permit Sonoma File No. ROI25-0001.

Recommended Action:

Adopt a Resolution issuing a roiling permit and necessary permit extensions to Gold Ridge Resource Conservation District on behalf of Iron Horse Ranch & Vineyards LLC for a roiling permit for off-channel habitat enhancement on Lower Green Valley Creek. (4/5th vote required) (Fifth District)

Executive Summary:

Sonoma County Code requires that the Board of Supervisors issue a roiling permit pursuant to Chapter 23 prior to work or operations in a river, stream, or channel which may decrease the clarity of these waterways. The recommended resolution will issue a roiling permit to Iron Horse Ranch & Vineyards LLC for the period June 15, 2025, through October 15, 2025.

Discussion:

Sonoma County Code Chapter 23 requires that an application for a permit be filed with the Board of Supervisors prior to the performance of certain prescribed work or operations in a river, stream, or channel which may decrease the clarity of these waterways.

The project proposes to create complex high flow refugia and winter foraging areas for out-migrating juvenile coho salmon and steelhead, while temporarily dewatering a wet or flowing waterway to relocate freshwater shrimp, coho salmon, and steelhead.

Staff recommends that the Board issue a roiling permit to Iron Horse Ranch & Vineyards LLC. Permit Sonoma has approved a Use Permit, UPE23-0036, for the project as detailed in the application form, the project description outlined in the Mitigated Negative Declaration, and the site plan as submitted. There will be no significant residual impacts affecting water clarity of the rivers or streams of the County. The use permit requires the applicant or any person acting on behalf of the applicant, including contractors and subcontractors to 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. This project includes work to protect riparian property adjacent to a river or stream and a roiling permit is needed.

This project involves the creation of 3.2 acres of low-velocity in-channel and off-channel floodplain rearing habitat for salmonids in Green Valley Creek. It includes the installation of approximately 13 large wood structures to enhance floodplain and in-channel habitat complexity, as well as the treatment and replacement of roads and culverts along the Iron Horse Vineyard access road to ensure fish passage and reduce water quality impacts. Additionally, 5.76 acres will be planted and revegetated to restore riparian and floodplain habitat. This project aims to enhance and maintain high-quality spawning and rearing habitat for salmonids, including coho salmon, steelhead, and shrimp. The work is proposed to commence no earlier than June 15, 2025 and be completed by October 15, 2025.

An Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) by the California Department of Fish and Wildlife (CDFW), and the project's potential environmental impacts have been analyzed. A Mitigated Negative Declaration (MND) has been adopted by the California Department of Fish and Wildlife as the CEQA lead agency (CEQA State Clearinghouse Number: 2022090444). The MND was circulated from for 45 days from September 23, 2022, through November 7, 2022. The MND finds that potential environmental impacts have been fully mitigated to less-than-significant levels. Gold Ridge Resource Conservation District will take full responsibility to implement the restoration project under County Code Chapter 11-06-010(c)(7). Impacts to water quality and wildlife are analyzed in the MND and are regulated under approved permits from the US Army Corps of Engineers, North Coast Regional Water Quality Control Board, California Department of Fish and Wildlife, and Permit Sonoma. The County, as a CEQA responsible agency, considers the Mitigated Negative Declaration as prepared by the lead agency, and will file a Notice of Determination in accordance with CEQA Guidelines Section 15096(i).

The applicant anticipates that three 30-day extensions may be required, and staff recommends that the Board pre-approve these extensions. The roiling permit and extensions require a 4/5th approval vote by the Board pursuant to the requirements of the 1988 ballot measure that enacted the roiling ordinance (County Code, Chapter 23, Article II).

Strategic Plan:

N/A

Racial Equity

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

Agenda Date: 5/13/2025

N/A

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

There are no anticipated fiscal impacts resulting from this item. Permit costs are paid by the applicant.

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Attachment 1: Board of Supervisors Resolution

Attachment 2: Roiling Permit Application No. ROI25-0001

Attachment 3: Location Map

Attachment 4: Mitigated Negative Declaration

Related Items “On File” with the Clerk of the Board:

Not Applicable