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Zoning Administrator Record of Action

Action Date: January 8, 2026 (10-day appeal period)
Appeal Status: January 19, 2026 Filing period closed; no appeal

AGENDA ITEM 1
File No.: UPE22-0073
Staff: Robert Aguero
Owner: Halo Ranch, LLC/Dave Brazil
Applicant: Dave Brazil
Prior Agenda: No Prior ZA Meeting
Proposal: Use Permit request for Riparian Corridor encroachment and a Streamside Conservation Plan with the establishment and operation of a 122-acre Mitigation Bank on a 241-acre parcel.
CEQA Review: Mitigated Negative Declaration (MND), published November 19, 2025
Recommend: Adopt the proposed Mitigated Negative Declaration and approve the project with the attached conditions and mitigation measures as proposed.
Location: 4551 Lakeville Highway, Petaluma
APN: 068-010-004
District: Two
Zoning: Diverse Agriculture (DA 30), 30-acre density; Land Extensive Agriculture (LEA 60), 60-acre density and combining zones for Valley Oak Habitat (VOH), Floodplain (F2), Biotic Habitat (BH), Scenic Resources (SR, Riparian Corridor (RC 50), fifty-foot setbacks

ZONING ADMINISTRATOR ACTION

- ☒ Adopt Mitigated Negative Declaration, published November 19, 2025
- ☐ Find exempt from the California Environmental Quality Act per §: CEQA Section
- ☒ Approve the project subject to attached findings and conditions; ☒ with modification
- ☐ Refer item to Planning Commission for review
- ☐ Continue (date uncertain); ☐ Continue to upcoming agenda: date certain

ZONING ADMINISTRATOR

Derik Michaelson, Planner III

January 8, 2026

Date



MODIFICATION

☐ N/A ☐ Conditions: ☒ Findings:

NOTES

Append Environmental finding to include confirmation of ending tribal consultation

FINDINGS

1. **General Plan Consistency.** The project is consistent with the Diverse Agriculture (DA) and Land Extensive Agriculture (LEA) General Plan land use designations for the subject parcels as establishment and operation of the 122-acre proposed habitat restoration and Mitigation Bank maintains 49 acres for pasture grazing and 53.67 acres for agricultural use.
2. **Zoning Consistency.** The project is consistent with the provisions of the Sonoma County Zoning Code because the proposed site improvements involve environmental restoration and management activities supporting the continued use of the land in a manner consistent with the applicable purpose, intent, and development standards of the base zoning and combining district designations for DA (Diverse Agriculture) and LEA (Land Extensive Agriculture), Valley Oak Habitat (VOH), Scenic Resources (SR), Floodplain (F2), Biotic Habitat (BH), and Riparian Corridor (RC).
3. **Environmental Determination.** The Zoning Administrator has considered the potential environmental effects of the project as provided in the Initial Study and Mitigated Negative Declaration (IS/MND) and finds no substantial evidence supporting that the project may adversely affect the environment. Required measures avoiding or substantially lessening potentially significant project impacts to less-than-significant levels are incorporated and imposed herein as Conditions of Approval. The IS/MND reflects the County's Independent judgement and analysis and Permit Sonoma completed its preparation of the document in accordance with the environmental review guidelines of the California Environmental Quality Act (CEQA). As of the date of this approval, January 8th, 2026, the County has closed Tribal consultation.
4. **Public Health, Safety, and 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 particular circumstances in the case are:
 - a. The project is consistent with the Sonoma County Zoning Code, Chapter 26.
 - b. The proposed mitigation bank is similar in design to the existing environment and similar in function to other uses operating in the surroundings.
 - c. Restoration and grading activities are designed to achieve a balanced distribution of excavated material and require no movement or truck hauling of material to or from the site.