



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 Mosiurcak
Fire Marsha

Zoning Administrator Record of Action

Action Date: June 11, 2026
Appeal Status: Filing period closed; no appeal

AGENDA ITEM 1

File No: UPE25-0045
Planner: Katerina Orella
Owner: Lessing-Hionides Trust
Applicant: Sandra Lessing
Cont. from: no prior meeting
CEQA Review: Exempt under CEQA Section 15301
Proposal: Use Permit to legalize an existing solid redwood fence approximately 6 feet, 2 inches in height within the front yard setback on a 1.45-acre parcel located at 21662 Moscow Road, Monte Rio.
Recommend: Find the project exempt from the California Environmental Quality Act (CEQA) under Section 15301 Existing Facilities and approve the Use Permit subject to conditions of approval.
Location: 21662 Moscow Rd., Monte Rio
APN: 095-091-031
District: Five
Zoning: RR B6 1 (Rural Residential with 1-acre per dwelling unit density) with combining districts for F1 (Floodway), F2 (Floodplain), LG/116 (Hwy 116 Scenic Corridor Local Guidelines), RC200/100 (Riparian Corridor with 200 and 100-ft setbacks), and X5 (Five Percent Vacation Rental Cap).

ZONING ADMINISTRATOR ACTION

Environmental Determination

- ☒ Exempt from the California Environmental Quality Act per §15301 (Existing Facilities)

Project Decision

- ☐ Approved subject to attached Findings and Conditions
☐ with modification (see Comments)
☒ Subject to 10-day appeal period, ending June 22, 2026

ZONING ADMINISTRATOR

Derik Michaelson, Planner III
for the Director

6/23/2026

Date



MODIFICATION

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

COMMENTS

N/A

ZONING ADMINISTRATOR FINDINGS

1. General Plan Consistency. The project is consistent with the General Plan land use designation of RR (Rural Residential) and the goals, objectives, policies and programs of the General Plan because:
 - a. Permitted uses within this land use designation include accessory residential structures consistent with the assigned density, such as the proposed fence.
 - b. The subject fence is accessory to the primary rural residential land use.
2. Zoning Consistency. The existing fence is consistent with the Rural Residential base zoning district in that the fence is an accessory structure which is incidental and compatible with the primary single-family residential use of the parcel.
 - a. The existing fence is compatible with the existing neighborhood character and existing vegetation along the bottom of the fence softens the structure's appearance.
 - b. The existing fence is located outside the F1 boundary on the subject parcel; therefore, the project is not subject to the requirements of the Floodway Combining District (Sec. 26-56).
 - c. Accessory structures, including fences, are allowed within the Rural Residential zoning district and are therefore permitted within the Floodplain Combining District.
 - d. The project is exempt from the Hwy 116 Scenic Corridor Local Guidelines since the existing fence is not visible from Hwy 116.
 - e. An exception to prohibited uses within the Riparian Corridor Combining Zone may be approved if the setback makes a parcel unbuildable, provided vegetation removal is minimized.
 - f. No vacation rentals are proposed as part of the use; therefore, the project is consistent with Sec. 26-79 of the Zoning Code.
3. Environmental Determination. The project is categorically exempt from the California Environmental Quality Act under Section 15301 Existing Facilities of the CEQA Guidelines which provides for the permitting of existing private structures in which no expansion of the structure or use are proposed.
4. Public Health, Safety, and General Welfare. The establishment, maintenance or operation of the uses for which this 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 such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in the case are:
 - a. The existing fence does not impede access or evacuation routes.
 - b. The design of the fence is visually compatible with the character of the neighborhood.

ATTACHMENT

1. Conditions of Approval

SONOMA COUNTY ZONING ADMINISTRATOR

Conditions of Approval

Staff: Katerina Orella
Applicant: Sandra Lessing
Owner: Lessing-Hionides Trust
Address: 21662 Moscow Rd, Monte Rio

Date: June 11, 2026
File No.: UPE25-0045
APN: 095-091-031

Project Description: Use Permit to legalize an existing solid redwood fence approximately 6 feet, 2 inches in height within the front yard setback on a 1.45-acre parcel.

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

GENERAL:

1. The Zoning Administrator decisions shall be final on the tenth (10th) day after final Zoning Administrator action unless an appeal is taken.
2. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full.

CODE ENFORCEMENT:

3. This use commenced prior to approval of this Use Permit. All conditions identified in this Use Permit and payment of all required fees shall be completed within 60 days of approval to operate.
4. 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.

PLANNING:

5. This application is approved based on the application materials, project description, and site plan submitted to this Department on August 8, 2025, and September 7, 2025, and is subject to compliance with the following Conditions of Approval.
6. 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.
7. All grading and building permits plans involving ground disturbing activities shall include the following notes:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify Permit Sonoma– Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource

in a report to Permit Sonoma. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify Permit Sonoma and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.”

8. 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 or the Zoning Administrator, as appropriate. Such changes may require a new or modified Use Permit if warranted.
9. 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 are 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 the expiration of the permit.
10. This permit may be subject to revocation or modification by the Planning Commission if: (a) the Commission finds that there has been noncompliance with any of the conditions or (b) the Commission 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.

SONOMA PUBLIC INFRASTRUCTURE:

11. 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.
12. Fences shall be constructed and located out of the public-right-of-way, in accordance with County standard 230.
13. The applicant shall obtain an Encroachment Permit issued by Permit Sonoma (PRMD) prior to constructing any improvements within County road right-of-way.