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Zoning Administrator Record of Action

Action Date: March 12, 2026
Appeal Status: Filing period closed; no appeal

AGENDA ITEM 2
File No.: MNS25-0008
Staff: Levan King Cranston
Applicant: Barry S Cohen Trust & Marian L Cohen Trust
Owner: Jessica Orr & Nick Magyari (Adobe Associates)
Prior Agenda: N/A, no prior hearing
CEQA Status: Exempt under CEQA Section 15301
Proposal: Request for a minor subdivision of a 7.0-acre parcel into two lots of 1.8 acres (Lot 1) and 5.2 acres (Lot 2).
Recommend: Find the project exempt from the California Environmental Quality Act and approve the minor subdivision request subject to Conditions of Approval
Location: 1586 Speering Rd., Sonoma
APN: 142-026-002
District: First
Zoning: Agricultural and Residential and combining zones for Oak Woodland and Valley Oak Habitat.

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 March 23, 2026

ZONING ADMINISTRATOR

Derik Michaelson, Planner III
for the Director

March 24, 2026
Date

MODIFICATION

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

COMMENTS

- Conditions #11 thru #15 - removed per Survey Division
- Condition #29 (#24) and #30 (#25) - modified to add “, if installed,” after “Driveway gates”
- Condition #43 (#38) and #44 (#39) - modified to add “of a new residential development” after “Prior to occupancy”

(#) = renumbered

ZONING ADMINISTRATOR FINDINGS

1. **General Plan Consistency.** The project site has a land use designation of RR 3 (Rural Residential). The Rural Residential land use category provides sites for residential activity while outside the Urban Service Area. The proposed project is consistent with the purpose of the Rural Residential land use designation because:
 - 1) The property has existing wells and land available to support septic systems,
 - 2) the new parcels are consistent with the minimum parcel size for RR land use designation, and
 - 3) single-family dwellings are an allowed use.
2. **Zoning Consistency.** The proposed minor 2-lot subdivision complies with the Sonoma County Zoning Code because the project is consistent with the development standards for parcels with AR (Agriculture and Residential) zoning, including lot size, lot coverage, building height, and parking. The project is consistent with the combining district for Oak Woodland, and Valley Oak Habitat in that no trees are proposed for removal as a result of this project.
3. **Environmental Determination.** The proposed minor subdivision to subdivide the existing 7-acre parcel into two new lots, is categorically exempt from the provision of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Code of Regulations, Section 15301 (Existing Facilities) of the CEQA Guidelines which provides for reuse of existing facilities involving negligible or no expansion of existing or former uses. The existing 7-acre parcel is currently built out with two existing single-family dwellings. The creation of proposed Lot 1 and Lot 2 will result in both newly created parcels being fully developed with single-family dwellings already situated on these lots. Access and parking are also preexisting; therefore, the creation of these two new lots will involve negligible expansion. No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.
4. **Public Welfare.** The establishment, maintenance or operation of the use for which the 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 Lot 1 and Lot 2 are already built out with existing single-family dwellings, and no additional development is proposed.
 - b. The project site has adequate access for fire and emergency services and wells and septic systems are currently available to the project site.
 - c. The proposed two-lot subdivision is consistent with the California Subdivision Map Act and the Sonoma County Subdivision Ordinance, Sonoma County Code, Chapter 25.

ATTACHMENTS

1. Final Conditions of Approval

SONOMA COUNTY ZONING ADMINISTRATOR

Conditions of Approval

Staff:	Levan King Cranston	Date:	March 12, 2026
Applicant:	Jessica Orr & Nick Magyari (Adobe Associates)	File No:	MNS25-0008
Owner:	Barry S Cohen Trust & Marian L Cohen Trust	APN:	142-026-002
Address:	1586 Sperring Rd Sonoma CA 95476		

Project Description: The proposed project is a two-lot subdivision. The existing 7-acre parcel would be subdivided into two lots. Lot 1 would result in a 1.8-acre parcel which is already developed with an existing single-family dwelling, ADU, and existing garage. Lot 2 would result in a 5.2-acre parcel and is developed with an existing single-family dwelling and garage located at 1586 Sperring Rd Sonoma CA, APN 142-026-002.

GENERAL:

"Compliance with the conditions below have been verified" BY _____
DATE _____ Contact Permit Sonoma Planning Division at (707) 565-1900.

1. The Zoning Administrator's decision shall be final on the eleventh (11th) day after the Zoning Administrator's action unless an appeal is filed.
2. 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.
3. The applicant shall include these Conditions of Approval on a separate sheet of plan sets to be submitted for building and grading permit applications.
4. These conditions must be met and the application validated within 24 months unless a request for an extension of time is received before the expiration date.
5. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs and development fees are paid in full.
6. Prior to submitting the subdivision check print maps to the County Surveyor, the applicant shall submit, to Permit Sonoma - Project Review Division, a Condition Compliance Review Fee deposit (amount to be determined consistent with the ordinance in effect at that time). This "At Cost" fee is a minimum deposit and condition compliance is charged on an actual cost basis. Should the actual costs exceed the amount of the fee, the applicant will be billed for additional costs. In addition, the applicant shall also pay any application processing fees that have exceeded the initial deposit fee to process the subdivision application.
7. 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 Tentative Map. 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.

PERMIT SONOMA BUILDING:

"Compliance with the conditions below have been verified" BY _____
DATE _____ Contact Permit Sonoma Building Division at 707-565-2095.

8. A grading permit shall be obtained from Permit Sonoma prior to the start of any earthwork, unless exempted under the most recent California Building Code (CBC). The grading plan, prepared by a civil engineer who is registered by the State, shall be submitted for review and approval by Permit Sonoma prior to grading permit issuance. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.
9. If any structures require alteration to achieve code provisions set forth in item #8, these alterations shall be submitted and reviewed under an associated Building Permit application.

PERMIT SONOMA SURVEYOR:

"Compliance with the conditions below have been verified" BY _____
DATE _____ Contact Permit Sonoma Survey Division at (707) 565-1103.

10. A Parcel Map, as defined in the State Subdivision Map Act is to be prepared by a licensed Land Surveyor or a Civil Engineer licensed to perform land surveying showing all easements and parcels. The map shall be submitted to the Sonoma County Surveyor for review. Upon recording of the map, the Subdivision is valid.
11. Monuments shall be set at all lot corners and angle points as well as road centerline intersections and curve points which shall have monument well boxes on the new road(s), subject to approval by the Sonoma County Surveyor's Office.
12. The subdivider shall either complete all required private and public construction (if any) or enter into an improvement agreement and post security with the County of Sonoma, prior to the filing of the subdivision map, agreeing to complete the required construction (if any) within 24 months after the preparation of the agreement. If the required construction is completed prior to the filing of the subdivision map, the subdivider shall enter into an improvement maintenance agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one year.
13. Prior to recording the map, the applicant shall pay all necessary fees required by the Sonoma County Treasurer-Tax Collector's Office.
14. Only the conditions entitled "NOTE ON MAP" are required to be included on the map.

GRADING AND STORM WATER:

"Compliance with the conditions below have been verified" BY _____
DATE _____ Contact Permit Sonoma Engineering Division at (707) 565-1900.

15. **NOTE ON MAP:** "Prior to issuance of a grading or building permit, the property owner shall submit any and all required grading/site plans and drainage reports for proposed work to Permit

Sonoma for review. Grading/site plans shall clearly indicate the nature and extent of the proposed work including earthwork, drainage improvements, erosion prevention/sediment control measures, details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Grading, drainage improvements, and erosion prevention/sediment control measures shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations."

16. **NOTE ON MAP:** "Each lot must consider and incorporate the off-site drainage from adjacent lands. Concentrated flow shall be converted to sheet flow to the maximum extent practicable."
17. Private storm drain easements are required when conveying storm drainage through any neighboring private properties. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed subdivision. Storm drain easements shall be shown and noted on the subdivision map. Any proposed drainage easements shall be private easements unless otherwise approved by Sonoma Public Infrastructure.
18. Grading and/or building permits require review and approval by the Grading & Storm Water Section of Permit Sonoma prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.

SONOMA PUBLIC INFRASTRUCTURE:

"Compliance with the conditions below have been verified" BY _____
DATE _____ Contact Sonoma Public Infrastructure at 707-565-2550.

19. **Note on Map:** "To allow for the smooth and safe movement of passenger vehicles entering and exiting the public roads that provide access to the property, entry to Sperring Road shall conform to County standards. More specifically, the Applicant shall construct 2 driveways with a minimum paved throat width of 12, feet or as required per the current Board of Forestry Fire Safety Regulations §1270 et seq., whichever is greater, and entrance curves having a minimum pavement radius of 25 feet. The driveway shall enter the public road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with County requirements for the speed traveled on Sperring Road. The Applicant shall surface the entry with asphaltic concrete or Portland cement a minimum distance of 25 feet from the edge of pavement. Refer to Sonoma County Public Infrastructure Construction Standard Drawing 815, latest revision, for private road and driveway intersection details. The improvements shall be in place prior to filing of the final map."
20. The Applicant shall construct a driveway entrance such that it conforms to Board of Forestry Fire Safety Regulations §1270 et seq. and County standards and meets the following criteria to allow for concurrent emergency ingress and egress as well as the smooth and safe movement of passenger vehicles entering and exiting the public road (Sperring Road) that provides access to the property. This condition shall be void if the existing entrance meets these requirements. A signed and stamped statement from a Registered Civil Engineer, licensed in the State of California, will be required to prove the driveway (project's entry to Sperring Road) meets these requirements.
 - a. A minimum paved throat width of twelve (12) feet.
 - b. Entrance curves having a minimum pavement radius of 25 feet; the entrance curves shall begin on a line that is a minimum of 12 feet distant from, and parallel with, the physical centerline of Sperring Road. A 1:10 pavement taper shall be constructed on both sides of the entrance if required Sonoma County Public Infrastructure Construction Standard

Drawing 815. Entrance curve radii may be reduced with the approval of the Fire Prevention of Permit Sonoma.

- c. The minimum sight distance for vehicles entering and exiting each driveway shall be in accordance with current County requirements for the speed traveled on the public road servicing the project site. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve minimum sight distance at each driveway. Refer to County of Sonoma County Public Infrastructure Construction Standard Drawing 812, latest revision, for rural County road driveway and private road intersections.
 - d. The entry shall be surfaced with asphalt concrete or Portland cement a minimum distance of 25 feet from the existing edge of pavement.
 - e. The entry shall intersect the public road as close to perpendicular as possible, but in no case shall the entry intersect the public road at more than 20 degrees from perpendicular.
 - f. Refer to Sonoma County Public Infrastructure Construction Standard Drawing 815, latest revision, for private road and driveway intersection details.
 - g. Improvements shall be constructed prior to filing the parcel map.
21. 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.
22. Driveway cross-drains (if existing or a new driveway) within the County right-of-way shall be upgraded to a minimum 18-inch culvert under the driveway.
23. **Note on Map:** "Prior to constructing any new private driveway intersection with the public road, or improving an existing intersection, the applicant shall obtain an encroachment permit from Permit Sonoma. The intersection improvements shall be constructed in accordance with Sonoma County Public Infrastructure standards and the adopted conditions of approval."

Traffic Safety Gate Setback:

24. **Note on Map:** "Driveway gates, if installed, shall be located a minimum distance of 30 feet from the edge of the pavement, in accordance with Standard Detail 242."
25. Driveway gates, if installed, shall be located a minimum distance of 30 feet from the edge of the pavement, in accordance with Standard Detail 242."

Fees:

26. **Note on Map:** "New construction on the parcels associated with this approval is subject to payment of a development fee (Traffic Mitigation Fee) to the County of Sonoma before issuance of any building permits, as required by Chapter 26, Article 98 of the Sonoma County Code."
27. The Applicant shall obtain an Encroachment Permit issued by Permit Sonoma (PRMD) prior to constructing any improvements within County Road right-of-way.
28. Prior to the recording of the Parcel Map, the Applicant shall either:
- a. Complete construction of the required improvements.
 - b. Alternatively, if allowed by the Surveyor conditions, enter into an Improvement Agreement and post acceptable security with the County of Sonoma, agreeing to complete the required construction within the 24-month period following filing of the Parcel Map.

PERMIT SONOMA PLANNING:

"Compliance with the conditions below have been verified" BY _____
DATE _____ Contact Permit Sonoma Planning Division at (707) 565-1900.

29. Dedication of parkland or payment of fees, in lieu of dedication, shall be paid prior to recordation of the Parcel Map. Alternatively, at the request of the subdivider, fees may be paid prior to issuance of building permits for new residential construction on each lot. If fees are intended to be paid prior to issuance of building permits, the following NOTE shall be placed on the Parcel Map:

NOTE ON MAP: "New residential construction on these parcels is subject to payment of parkland fees in accordance with Section 25-58 et. seq. of the Sonoma County Subdivision Ordinance. Evidence that fees are paid shall be provided to the Regional Parks Department prior to the issuance of building permits."

30. If it is determined by survey prior to recordation of the Parcel Map that adequate land is not available to meet General Plan and Zoning densities, then the number of lots must be reduced in order to comply with required densities.
31. For any new development, utilities shall be underground with service lines located in the entrance drives.

32. All building and/or grading permits shall have the following note printed on plan sheets:

NOTE ON MAP: "In the event that the archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work should be halted in the vicinity of the find and County Permit Sonoma - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to Permit Sonoma. Permit Sonoma staff may consult and/or notify the appropriate tribal representative from the tribes known to Permit Sonoma to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age including trash pits older than fifty (50) years of age. When contacted, a member of Permit Sonoma Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. Permit Sonoma may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by Permit Sonoma - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and Permit Sonoma staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Building/grading permits shall not be approved for issuance by Permit Sonoma Project Review

staff until the above notes are printed on the building, grading, and improvement plans.

33. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the dropline, and replacement of damaged or removed trees. The projects grading and landscape plans shall detail all tree protection implementation measures.

Permit Sonoma shall not sign off the grading or building permit for issuance until the project grading and landscape construction documents clearly show all tree protection measures (as required in the County Tree Protection Ordinance). Permit Sonoma Project Review staff shall not sign off the grading or building permit for occupancy until a site inspection has been conducted, and the applicant has provided written verification from the project's landscape architect or contractor, that the tree protection measures were complied with.

34. **NOTE ON MAP:** "Affordable housing requirements apply to each residential lot pursuant to Section 26-89-040 F of the Sonoma County Code. Each nonexempt residential unit shall pay an in-lieu affordable housing fee at the time of issuance of the building permit, unless a building permit for a qualifying affordable unit is approved prior to or concurrent with the building permit for the nonexempt residential unit."

NATURAL RESOURCES:

"Compliance with the conditions below have been verified" BY _____
DATE _____ Contact Permit Sonoma Natural Resources Division at (707) 565-1900.

WATER:

35. **NOTE ON MAP:** "Prior to issuance of any building permit for a new dwelling on each lot, WELO compliant landscape plans specifying very low water use (example: xeriscape design) shall be submitted and approved by PRMD Natural Resources. Once plants are established, total annual irrigation demand shall not exceed 10,000 gallons per year".
36. **NOTE ON MAP:** "Prior to issuance of any grading or building permit on each lot, a rainwater capture system plan shall be submitted and approved by PRMD Well and Septic. The rainwater capture system shall route a minimum of 50% of roof area to storage tanks. Storage tanks for rainwater capture shall have a minimum volume of 10,000 gallons".
37. **NOTE ON MAP:** "No pool or spa with an area greater than 600 square feet shall be approved or installed".
38. **NOTE ON MAP:** "Prior to occupancy of new residential development, all landscaping and irrigation shall be installed according to approved plans. Verification of installation from the landscape architect or qualified irrigation specialist is required".
39. **NOTE ON MAP:** "Prior to occupancy of new residential development, the rainwater capture system shall be installed according to approved plans. Verification of installation by PRMD staff or representative is required".