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Zoning Administrator Record of Action

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

AGENDA ITEM 3

File No: UPE24-0056
Planner: Deborah Waller
Owner: Applicant
Applicant: Lawrence Blatt
Cont. from: no prior meeting
CEQA Review: Exempt under CEQA Section 15333
Proposal: Use Permit for a Streamside Conservation and Restoration Plan allowing grading and drainage improvements within the 50-foot Riparian Corridor to stabilize and restore the creek bank along West Slough, including removal of non-native landscape plants and restoration with native riparian plants along 662 linear feet of the creek bank, for a total restoration area of 0.47 acres on a 5.23-acre parcel.

Recommend: find the project exempt from CEQA and approve the project subject to conditions of approval.

Location: 15315 Norton Road, Healdsburg
APN: 089-061-073
District: Four
Zoning: Agricultural and Residential (AR) 5-acre density (B6 5), Oak Woodlands (OAK); Riparian Corridor with 50-foot and 25-foot setbacks (RC 50/25); Scenic Resources (SC); Valley Oak Habitat (VOH) and Five Percent Vacation Rental Cap (X5)

ZONING ADMINISTRATOR ACTION

Environmental Determination

- ☒ Exempt from the California Environmental Quality Act per §15333 (Small Habitat Restoration Projects)

Project Decision

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

ZONING ADMINISTRATOR

Derik Michaelson, Planner III
for the Director

6/23/2026

Date



MODIFICATION

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

COMMENTS

ADD updated Grading & Stormwater conditions #8, #10-15

ZONING ADMINISTRATOR FINDINGS

1. **General Plan Consistency.** The project is consistent with the General Plan land use designation of AR (Agricultural and Residential) and the goals, objectives, policies and programs of the General Plan because the scope of work involves restoration improvements, restoring the natural environment of an existing creek bank within the Riparian Corridor, and no new uses, structures or dwelling units are proposed.
2. **Zoning Consistency.** The proposed improvements are consistent with the Agriculture and Residential base zoning. The proposed creek bank restoration is incidental and compatible with the agricultural and residential use of the parcel. No new uses, structures or dwelling units are proposed. The project is additionally consistent with the combining districts for Riparian Corridor, Oak Woodland, Valley Oak Habitat, Scenic Resources and a five percent Vacation Rental Cap.
 - a. The requirements of Sec. 26-65-030(B), Prohibited Uses and Exceptions, will be met with the implementation of the creek bank stabilization and Streamside Conservation/Restoration Plan.
 - b. The requirements of Sec. 26-67-040(2), Stewardship and Resource Management will be met through the implementation of the Streamside Conservation/Restoration Plan.
3. **Environmental Determination.** The project is categorically exempt from the California Environmental Quality Act under Section 15333 Small Habitat Restoration Projects of the CEQA Guidelines. Section 15333 allows for stream and riverbank stabilization and revegetation. The proposed project includes stabilization, restoration and enhancement of approximately 662 linear feet and 0.47 acres within the 50-foot Riparian Corridor setback. No exceptions listed under Section 15300.2 apply.
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 proposed creek bank restoration will stabilize the creek bank, and restore and enhance native riparian vegetation, re-establish pre-violation surface drainage patterns and will not negatively impact existing drainage patterns. Overall, the proposed project will benefit native riparian plant and wildlife species and their habitat.
 - b. The proposed Streamside Conservation/Restoration plan will restore and enhance habitat quality and diversity at the property and within the surrounding area.

ATTACHMENT

1. Conditions of Approval

SONOMA COUNTY ZONING ADMINISTRATOR

Conditions of Approval

Staff: Deborah Waller
Applicant: Lawrence Blatt
Owner: Lawrence Blatt
Address: 15315 Norton Road, Healdsburg

Date: June 11, 2026
File No: UPE24-0056
APN: 089-061-073

Project Description: Use Permit for a Streamside Conservation and Restoration Plan allowing grading and drainage improvements within the 50-foot Riparian Corridor to stabilize and restore the creek bank along West Slough, including removal of non-native landscape plants and restoration with native riparian plants along approximately 662 linear feet of the creek bank, for a total restoration area of approximately 0.47 acres on a 5.23-acre parcel.

Please be advised that your application is approved based on the application materials and project description on file with Permit Sonoma and as modified by the following Conditions of Approval. There shall be no further modification of the approved design without prior written authorization by the Director of PRMD and/or other authorized staff.

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.

PERMIT SONOMA CODE ENFORCEMENT:

"The conditions below have been satisfied" BY _____ DATE _____

3. This use has 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 are 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 officers shall be final and only subject to judicial review.

PERMIT SONOMA GRADING & STORM WATER:

"The conditions below have been satisfied" BY _____ DATE _____

5. Grading 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.
6. A drainage report for the proposed project shall be prepared by a civil engineer, currently registered in the State of California, be submitted with the grading permit application and be subject to review and approval by the Grading & Storm Water Section of Permit Sonoma. The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all relevant

existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items on the *Drainage Report Required Contents* (DRN-006) page.

7. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Management Design Manual. Drainage improvements shall be shown on the grading plans and be submitted to the Grading & Storm Water Section of Permit Sonoma for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water quantities and pollutant discharges in compliance with Permit and Resource Management Department's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Existing drainage patterns shall be maintained, to the maximum extent practicable, to not adversely impact adjacent properties or drainage systems. Proposed drainage improvements shall not adversely impact adjacent properties or drainage systems.
8. The applicant shall provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, limits of disturbed area/total work, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the *Grading Permit Required Application Contents* (GRD-004) page.
9. As part of the plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas/total work, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items on the *Grading Permit Required Application Contents* (GRD-004) page.
10. The proposed project shall not reduce the flood carrying capacity of **Norton Creek (also referred to as West Slough)**. A civil engineer, currently registered in the State of California, shall demonstrate the proposed project will not reduce the existing cross-sectional area of **Norton Creek** by establishing the most likely, theoretical location of the waterway bank prior to erosion. The grading plans shall also include cross-sections every 25 feet between **50** feet upstream and **50** feet downstream of the bank erosion.
11. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any grading permit for the proposed project.
12. The applicant is responsible to contact the North Coast Regional Water Quality Control Board and obtain any necessary permits or waivers for proposed work in or near a waterway. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work within 25 feet of a waterway.
13. The applicant is responsible to contact the California Department of Fish & Wildlife and obtain any necessary permits or waivers for proposed work in or near a waterway. The applicant shall

provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work within 25 feet of a waterway.

14. The applicant is responsible to contact the U.S. Army Corps of Engineers and obtain any necessary permits or waivers for proposed work in or near a wetland or navigable waters. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work within 25 feet of a wetland or navigable waters.
15. A roiling permit from the Permit and Resource Management Department shall be obtained prior to start of work within any active waterway.

PERMIT SONOMA NATURAL RESOURCES:

"The conditions below have been satisfied" BY _____ DATE _____

16. The permittee will implement the project based on materials submitted in the use permit application submitted on July 29, 2024, and additional materials submitted between July 29, 2024, and May 29, 2026, including the project's Biological Resources Report for 15315 Norton Road, prepared by Sol Ecology, dated January 2026.
17. The permittee shall implement the restoration plans as detailed in the project's application materials submitted on July 29, 2024, and additional materials submitted between July 29, 2024, and May 29, 2026, including the project's restoration plans detailed *Riparian Mitigation and Monitoring Plan, 15315 Norton Road Bank Stabilization Project*, prepared by Sol Ecology, dated January 2026 and the *Planting Plans and Section*, Sheet L1, prepared by MWS Consulting, dated May 2026. Plans include restoration and enhancement of a minimum of 662 linear feet and 0.47 acres within Riparian Corridor.
18. A minimum survival of 80% is required for installed container plants where more than two (2) container plants are planted and 100% where two (2) or fewer container plants are planted. Native wetland herbaceous species in wetland terraces and/or the creek channel must exceed 75 percent vegetative cover. Invasive plants on the California Invasive Plant Council (Cal-IPC) High or Moderate lists will not exceed 5% relative cover in the revegetated area. Any replacement plantings will be monitored with the same survival and monitoring requirements specified for initial plantings.
19. No native trees are proposed for removal as a result of the remedial bank stabilization, restoration and enhancement activities. Landscape plants and trees will be removed from within the Riparian Corridor.
20. Permittee shall identify all Sonoma County protected trees and associated tree protection measures on site and grading plans. Tree species and their diameter breast height shall be specified on plans. Protected trees located near project activities shall have construction fencing installed around the drip lines or Root Protection Zone (1.5 times the dripline radius as measured from the tree trunk) to protect tree roots, or as much of the area as possible. Soil compaction or cutting of roots shall be avoided; construction standards shall be followed in areas where root cutting is required. Tree protection barriers shall remain in place for the duration of all site work. Tree protection barriers shall be maintained in good condition during all site disturbing activities. If any violation to this condition occurs, construction will be halted until tree protection barriers have been reinstalled at the approved location(s). If any protected tree is damaged during construction, Permit Sonoma shall be notified and additional tree planting may be required to compensate for any damaged or removed tree.

21. The following Construction Standards shall be included on development plans:

"Development permit applications proposing a project or activity involving disturbance on or within the protected perimeter of retained protected trees shall be subject to the following construction standards, unless the Director waives one or more standards and makes findings consistent with section 26-88-010(M), subsection A, subdivision 6:

- a. Protected trees, their protected perimeter and whether they are to be retained or removed are to be clearly shown on all improvement plans. A note shall be placed on the improvement plans that "Construction is subject to requirements established by Sonoma County to protect certain trees."
- b. Before the start of any clearing, excavation, construction or other work on the site, every tree designated for protection on the approved site plan shall be clearly delineated with a substantial barrier (steel posts and barbed wire, chain link fencing, orange construction fencing, or other exclusionary barrier) at the protected perimeter or limits established during the permit process. The delineation markers shall remain in place for the duration of all work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of brush, earth and other debris as to avoid injury to any protected tree.
- c. Where proposed development or other site work must encroach upon the protected perimeter of a protected tree, special measures shall be incorporated to allow the roots to obtain oxygen, water and nutrients. Tree wells or other techniques may be used where advisable. No changes in existing ground level shall occur within the protected perimeter unless a drainage and aeration scheme approved by a certified arborist is utilized. No burning or use of equipment with an open flame shall occur near or within the protected perimeter (except for authorized controlled burns).
- d. No storage or dumping of oil, gasoline, chemicals or other substances that may be harmful to trees shall occur within the protected perimeter of any tree, or any other location on the site from which such substances might enter the protected perimeter.

If any damage to a protected tree should occur during or as a result of work on the site, the county shall be promptly notified of such damage. If a protected tree is damaged so that it cannot be preserved in a healthy state, the planning director shall require replacement in accordance with the arboreal value chart. If on-site replacement is not feasible, the applicant shall pay the in-lieu fee to the tree replacement fund. Any construction work within the 50-foot Riparian Corridor shall begin on or after June 15 and all work shall be completed by October 15. Revegetation work is not limited to this work window but must be completed within the same season as project activities. **If more time is needed to complete Project activities, the work period may be modified in writing on a week-by-week basis by a County of Sonoma representative.**

Requests for a work period extension shall be submitted to the project planner. The request for a work extension shall: 1) describe the extent of work already completed or a justification why the work needs to be conducted outside the work period; 2) detail the activities that remain to be completed or must be completed; 3) detail the time required to complete each of the activities; 4) provide photographs of both the current work completed and the proposed site for work; and 5) include an assessment of additional biological impacts as a result of the work extension.

15. Project work within the 50-foot Riparian Corridor shall be restricted to dry weather as allowed during the work period specified in Condition #13 above. Construction shall be timed with awareness of precipitation forecasts. Construction activities shall cease when the National Weather Service (NWS) 72-hour weather forecast indicates a 30 percent chance or higher of precipitation. All necessary erosion control measures shall be implemented prior to the onset of precipitation. Construction equipment and materials shall be removed if inundation is likely. Construction activities halted due to precipitation may resume when precipitation ceases and the

NWS 72-hour weather forecast indicates less than a 30 percent chance of precipitation. No work shall occur during a dry-out period of 24 hours after the above referenced wet weather. Weather forecasts shall be documented upon request by County of Sonoma representatives.

16. The applicant or any person acting on behalf of the applicant, including contractors and subcontractors, shall 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. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation. It is the applicant's responsibility to determine whether and to what extent the project will require permits or authorizations from other agencies, including, but not limited to, the following agencies: U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, National Marine Fisheries Service, California Department of Fish and Wildlife, and State and Regional Water Quality Control Boards.

The applicant or any person acting on behalf of the applicant shall be responsible for implementation of all final permits and approvals obtained, including, but not limited to:

- US Army Corps of Engineers Nationwide Permit SPN-2025-00021;
- North Coast Regional Water Quality Control Board 401 Certification-
- ECM PIN CW-905428; WDID 1B26016WNSO;
- California Department of Fish and Wildlife Lake and Streambed Alteration Agreement EPIMS-SON-64819-R3.

The applicant shall provide final permits and approvals (including USACE Nationwide Permit SPN-2025-00021) to Permit Sonoma prior to construction.

17. The applicant shall notify Permit Sonoma if there is or might be a conflict with this Use Permit and with a provision imposed on the project by another local, state or federal agency.
18. No later than 30 days after completing project construction activities, and installation of restoration plantings, the Permittee shall submit an As-Built Restoration Report showing restoration activities, including revegetation and including the date of completion, pre-and post-project construction photographs from designated photo points capturing the entirety of the restoration area, and as-built construction and planting plans. The As-Built Report shall be submitted to the project planner, Deborah Waller at Deborah.Waller@Sonoma.County.gov.
19. Maintenance and monitoring shall occur a minimum of five (5) years, or until success criteria are met. Plant protection shall be installed, and removed when no longer needed. No water from West Slough or other waterway shall be used for irrigation. Irrigation shall cease a minimum of two (2) years prior to meeting success criteria. Weeding and maintenance of plant protection shall occur as needed.
20. A yearly plant survival count shall occur annually, starting the summer after construction (such that if construction occurs in the summer of 2026, the first year of monitoring shall occur in summer of 2027). Monitoring reports shall include the plant species, photographs from established photo points that show all of the restoration and enhancement area, and an assessment of vigor, height and spread. Reports shall also include notes on the overall condition of the site, number of replacement plants (if any were planted), and maintenance/watering activities conducted and proposed. Annual monitoring reports shall be submitted to the project planner by December 31 each year of the seven-year maintenance period, or until success criteria are met.
21. Best Management Practices ("BMP's") shall be incorporated into the project, including silt and erosion control measures, including jute fabric, to prevent off-site movement of sediment and dust

during and post construction. No erosion control materials containing plastic monofilament netting shall be used due to potential entanglement by amphibians or reptiles.

22. All exposed areas and access points within the riparian zone left barren of vegetation as a result of construction activities and/or landscape or invasive plant removal shall be restored by seeding with a blend of native erosion control grass seed. Seeded areas shall be mulched. Revegetation shall be completed as soon as possible after construction. Seeding placed after October 15 must be covered with broadcast straw, jute netting, coconut fiber blanket or similar erosion control blanket.
23. Permittee shall not plant, seed, or otherwise introduce invasive exotic plant species. Prohibited exotic plant species include those identified in the California Exotic Pest Plant Councils database which is accessible at www.cal-ipc.org.

PERMIT SONOMA PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

24. This application is approved based on the application materials, project description, and site plan submitted to this Department in July 2024 through May 2026, and is subject to compliance with the following Conditions of Approval.
25. Prior to any project mobilization or construction, the grading permit (GRD24-0045) for the proposed permit must be issued.
26. 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."

27. 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.
28. 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.
29. 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 condition 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.
30. 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.