

Sonoma County Certificate of Compliance

REVIEW

FOR REVIEW BY THE BOARD OF SUPERVISORS

MEETING OF December 16, 2025

Item #1

File: ENP25-0008

Applicant: Steve Klein, Munselle Civil Engineering & Land Surveying, 513 Center Street, Healdsburg, CA 95448

Owner: Porch Swing, LLC, 2150 W. Dry Creek Road, Healdsburg, CA 95488

Staff: Jon Olin

Location: 2149 & 2150 W. Dry Creek Road, Healdsburg, CA 95488

Sup. Dist.: 4th

APN: 089-190-033 & 034

Zoning: LIA B6 20, RC50/25 SR (089-190-033, Pcl 1)
(089-190-034, Pcl 2)

Requested: 2

Size: Parcel 1: 1.66 acres +/-
Parcel 2: 3.41 acres +/-

Improvements: Parcel 1: Barn, shed
Parcel 2: Residence, garage, shed, coop, septic tank, well

Services: None

Approved: 1

Neither parcel is found to be real property which complies with the provisions of the Subdivision Map Act and of local ordinances enacted pursuant thereto. However:

With respect to APN 089-190-034:

1. This parcel is considered legally separate as the permit history constitutes “real property which has been approved for development” for the purposes of subdivision



(c) of Section 66499.35 as outlined in Section 66499.34 of the Subdivision Map Act

With respect to APN 089-190-033:

1. This parcel does not possess adequate permit history to qualify as “real property which has been approved for development” for the purposes of subdivision (c) of Section 66499.35 as outlined in Section 66499.34 of the Subdivision Map Act

Therefore, it is this Department’s determination that the one Administrative Certificate of Compliance can be issued for APN 089-190-034. A Conditional Certificate of Compliance may be issued for APN 089-190-033. This will require an application for a Conditional Certificate of Compliance be submitted to Permit Sonoma Planning.

Appeal Deadline: December 19, 2025

