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Zoning Administrator Record of Action

Action Date: May 14, 2026C
Appeal Status: Filing period closed; no appealC

AGENDA ITEM
e No: UPE25-0078C
Planner: bert AgueroC
Owner: ApplicantC
Applicant: Valerie PierceC
Cont. from: no prior meetingC
CEQA Review: Exempt under CEQA Section 15333C
Proposal: Use Permit request for a streamside cCnservation plan allowing stabilization and C replanting activities within the riparian corridoCof Calabazas Creek, including the C placement of rocks, logs, and vegetatioG along a 55-foC portion oC the eroding C streambank, located on a 5.84-acre parcel at 1200 Nuns Canyon Road, Glen Ellen.
Recommend: Find the project exempt from CEQA and approve the use permit request to the C attached coGditions of approval.
Location: 1200 Nuns CanyoG Road, Glen EllenC
APN: 53-040-029C
District FirstC
Zoning: esources and Rural Development (RRCD) 1C-acre density (B6 100), LoCcalC Guidelines (LG/MTN) Riparian Corridor 50-foot setback (RC50/50), ScenicC esources (SR)C

ZONING ADMINISTRATOR ACTIONv

Environmental Determinationv

- ☑ Exempt from the California Environmental Quality Act per §15333 (Small Habitat C estoration Projects)C

Project Decisionv

- ☑ Approved subject to attached Findings and ConditionsC
- ☐ with modification (see CoGments)C
- ☑ Subject toC10-day appeal period, ending May 25, 2026C

ZONING ADMINISTRATOR v

Derik Michaelson, Planner IIIC
foC the DirectorC

5/26/2026C
DateC

MODIFICATION

☑ N/A ☐ Finding ☐ onditio ns ☐ Revisions to eturn

COMMENTS

None

ZONING ADMINISTRATOR FINDINGS

1. **General Plan Consistency**. The project is consistent with the General Plan land use designation of RRD (Resources and Rural Development) and the goals, objectives, policies and programs of the General Plan because:

    a. The project will protect an existing rural residence, and

    b. Protect and enhance watershed, fish, and wildlife habitat

2. **Zoning Consistency.** The project, is consistent with the Sonoma County Zoning Code because the proposed streambank stabilization is consistent with the development standards for parcels with D (Resources and Rural Development) zoning, including lot size, lot coverage, building height, parking, and landscaping requirements. The project is consistent with the combining districts/zones for Scenic Resources, Local Guidelines – Taylor/Sonoma/Mayacamas, and Riparian Corridor.

3. **Environmental Determination.** The Zoning Administrator has reviewed the project and found it exempt from CEQA per CEQA Guidelines 15333.

4. **Public Health, Safety and General 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 streambank stabilization is similar in nature to uses operated in the surrounding area and similar in design to the existing environment.

    b. The proposed streambank stabilization is consistent with the Sonoma County Zoning Code, Chapter 26.

ATTACHMENT

1. Conditions of Approval

SONOMA COUNTY ZONING ADMINISTRATOR

Conditions of Approval

Date:	5/14/2026	**File No.:**	UPE25-0078
Applicant:	Valerie Pierce	**APN:**	053-040-029
Address:	1200 Nuns Canyon Road, Glen Ellen, CA		

Description: Use Permit request for a streamside conservation plan allowing stabilization and replanting activities within the riparian corridor of Calabazas Creek, including the placement of rocks, logs, and vegetation along a 55-foot portion of the eroding streambank, located on a 5.84-acre parcel at 1200 Nuns Canyon Road, Glen Ellen.

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

FEES:

1. Permit Processing and Development Fees. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. No grading or building permits shall be issued until all permit processing costs and development fees are paid in full.

BUILDING AND GRADING:

2. The applicant shall obtain all applicable permits from the Building and Engineering Divisions. Applicant shall supply evidence of permits or correspondence from the applicable divisions that permits are not required. These may include but may not be limited to site review, building permits, grading permits, and roiling permits.

3. 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.

4. 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 and/or building 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.

5. 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/site 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.

6. 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.

7. As part of the grading 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.

8. The proposed project shall not reduce the flood carrying capacity of Calabazas Creek. A civil engineer, currently registered in the State of California, shall demonstrate the proposed project will not reduce the existing cross-sectional area of Calabazas 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.

9. 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 Permit Sonoma prior to issuance of any grading permit for the proposed project.

10. The applicant is responsible to contact the San Francisco Bay 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 Permit Sonoma prior to issuance of any permit for work within 25 feet of a waterway.

11. 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 Permit Sonoma prior to issuance of any permit work within 25 feet of a waterway.

12. 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 Permit Sonoma prior to issuance of any permit for work within 25 feet of a wetland or navigable waters.

13. A roiling permit from Permit Sonoma shall be obtained prior to start of work within any active waterway.

PLANNING & NATURAL RESOURCES:

"The conditions below have been satisfied BY _____DATE

14. The applicant shall pay all applicable development fees prior to issuance of building permits, grading permits, or other applicable County permits.

15. All grading and building permits plans involving ground disturbing activities shall include the following notes:

a. "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 the Permit and Resource Management Department (PRMD) – 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 PRMD. 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.

b. If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD 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."

16. Nesting Bird Surveys: If work is scheduled to occur during nesting bird season (Feb 1 – August 31), a qualified biologist will complete a preconstruction nesting and breeding bird survey within the area of disturbance and within a 200-foot buffer around the area of disturbance, no more than five days prior to the start of work. If the survey indicates the potential presence of nesting birds, the qualified biologist shall establish a buffer around the nest within which no work will be allowed until the young have successfully fledged or the nest has otherwise become inactive. The size of the nest buffer will be determined by a qualified biologist to prevent nesting failure or abonnement. Monitoring by a qualified biologist shall continue until the young have fully fledged (have completely left the nest site and are no longer being fed by the parents. Results of the survey shall be sent to Robert Aguero at Robert.Aguero@sonomacounty.gov.

17. Other Permits and Authorizations: The applicant has supplied permit applications for coverage from the California Department of Fish and Wildlife, SF Bay Water Board, and the US Army Corps of Engineers. Compliance with those permits shall be considered compliance with this permit approval.

18. Streamside Conservation Plan: The proposed revegetation includes the following:

Plant List			
Latin Name	Common Name	Container Size/Notes	Quantity
Floodplain Bench			
Alnus rhombifolia	White alder	Treepot, cage	3
Carex barbarae	Santa Barbara sedge	Plug	274
Juncus patens	Spreading rush	Plug	50
Lonicera hispidula	Pink honeysuckle	D40	20
Rosa californica	California wildrose	D40 or 1 gal, cage	12
Symphoricarpos albus	Common snowberry	D40 or 1 gal, cage	9
Berm			
Rosa californica	California wildrose	D40 or 1gal, cage	24

The proposed planting plan and erosion control plan on Sheet 5 of the plans titled *2025.02.02_100%STAMPED_PIERCEASSESSMENTRev1.pdf* shall serve as the streamside conservation plan for Use Permit approval and operation. Any deviations from this plan shall be require written approval from Permit Sonoma Natural Resources staff prior to implementation.

The following success criteria shall be required:

Vegetation Cover (herbaceous plants and willows)
- **Year 1: At least 10 percent total vegetation cover**
- **Year 2: At least 25 percent total vegetation cover**
- **Year 3: At least 50 percent total vegetation cover**
- **Year 4: At least 70 percent total vegetation cover**
- **Year 5: At least 85 percent total vegetation cover**

Trees and shrubs (not including willows)
- **Year 1: At least 95 percent survival**
- **Year 2: At least 95 percent survival**
- **Year 3: At least 90 percent survival**
- **Year 4: At least 90 percent survival**
- **Year 5: At least 85 percent survival**

In addition, invasive plant species shall not comprise greater than 10% of vegetation in any year. Invasive plants shall be defined as species rated “high” or included as “red alert” species by CalIPC and species rated “high priority” by the Bay Area Early Detection Network.

GENERAL:

19. This project shall be constructed and maintained in conformance with the project description and project plans located in File No. UPE25-0078, and as modified by these Conditions of Approval.

20. 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.

21. This permit shall be subject to revocation or modification by the Zoning Administrator if: (a) the Zoning Administrator finds that there has been noncompliance with any of the conditions or (b) the Zoning Administrator 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.

22. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Zoning Administrator, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.

23. 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 PRMD 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 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 PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

24. 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.