Legislation Text

File #: 2026-0731, **Version:** 1

To: Sonoma County Board of Supervisors
Department or Agency Name(s): Permit Sonoma
Staff Name and Phone Number: Scott Orr, Steve Snow (707) 565-4443
Vote Requirement: 4/5th
Supervisorial District(s): First

Title:
Roiling Permit and Extensions to Valarie Pierce for bank stabilization along Calabazas Creek. Permit Sonoma File No. ROI26-0002.

Recommended Action:
Adopt a Resolution issuing a roiling permit and necessary permit extensions to Valarie Pierce to stabilize streambank along Calabazas Creek to protect an existing residence from erosion and flooding. (4/5th vote required) (First District)

Executive Summary:
Work or operations in a river, stream, or channel which decrease the clarity of waterways requires a permit from the Board of Supervisors pursuant to Chapter 23 of the Sonoma County Code. The recommended resolution would issue a roiling permit to Valarie Pierce for the period August 15, 2026, through October 15, 2026.

Discussion:
Sonoma County Code Chapter 23 requires that an application for a permit be filed with the Board of Supervisors prior to the performance of certain prescribed work or operations in a river, stream, or channel which may decrease the clarity of these waterways.

Valarie Pierce (Permittee) proposes to stabilize approximately 82 feet of streambank along Calabazas Creek adjacent to the residential property at 1200 Nuns Canyon Road in Glen Ellen. The bank is actively eroding and migrating towards a residence and increasing the risks of flooding and future erosion to the structural safety of the home. Work includes installing bioengineered bank stabilization measures, enhancing riparian vegetation, and constructing a small berm to provide additional flood protection.

Staff recommends that the Board issue a roiling permit to Valarie Pierce. Permit Sonoma has approved Use Permit, UPE25-0078, for the project as detailed in the application form, the project description, and the site plan as submitted. Condition of Approval 13 for the use permit requires a Roiling Permit be obtained prior to start of work within any active waterway. The applicant is required to apply for and obtain all applicable permits necessary for project implementation, including this roiling permit.

During construction activities, the Permittee will prevent impacts to waters of the State by implementing appropriate and effective best management practices. These best management practices include, but are not

limited to, installing temporary erosion control measures, minimizing disturbance to riparian vegetation and aquatic habitat to the greatest extent practicable, restricting the use of heavy machinery to areas above the top of bank, and employing a qualified biologist to supervise dewatering and fish relocation if dewatering is necessary.

The Project will result in temporary and permanent impacts; however, with implementation of the measures described herein, adverse effects to waters of the State are not anticipated. Temporary impacts will be mitigated by restoring all disturbed areas to pre-project conditions, or better. Permanent impacts will be mitigated through riparian habitat enhancements and streambank stabilization measures.

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines, Title 14 California Code of Regulations Section 15333 (Small Habitat Restoration Projects) because the project is for habitat enhancement and streambank stabilization and will not exceed five acres. No exceptions listed under Guidelines Section 153000.2 apply to this exemption and there is no possibility that the project would have a significant effect on the environment.

Extensions:
The applicant anticipates that one 30-day extension may be required, and staff recommends that the Board pre-approve this extension. The roiling permit and extensions require a 4/5th approval vote by the Board pursuant to the requirements of the 1988 ballot measure that enacted the roiling permit requirements of Chapter 23.

Strategic Plan:
Not Applicable

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?
No

Prior Board Actions:
None

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:
This is an at-cost project for which project costs are the responsibility of the applicant.

Narrative Explanation of Staffing Impacts (If Required):
Not Applicable

Attachments:
Attachment 1: Board of Supervisors Resolution
Attachment 2: Roiling Permit Application No. ROI26-0002
Attachment 3: Site Plan and Vicinity Map
Attachment 4: Notice of Applicability
Attachment 5: CEQA Notice of Exemption for UPE25-0078

Attachment 6: Zoning Administrator Record of Action for UPE25-0078

Related Items "On File" with the Clerk of the Board:
Not Applicable