2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

November 2, 2026

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number:	**MNS25-0014**
Applicant Name:	**James Svanda**
Owner Name:	**Sean Burns**
Site Address:	**455 Horn Ave., Santa Rosa**
APN:	**045-283-008**
Zoning:	**RR B6 3, VOH**

Project Description: Minor Subdivision of 6.25 acres resulting in two parcels of approximately 3 acres and 3.26 acres.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

(1) Statement of any environmental concerns or uncertainties your agency may have with the project.
(2) Comments you wish to make regarding the merits of the project.
(3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
(4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

[ ] Conditions will be provided and no further information is necessary.
[ ] Conditions will be provided and additional information is necessary.
[ ] Comments and/or concerns.
[ ] No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by November 16, 2026, and should be sent to the attention of:

MNS25-0014, Mark Shurvinton (Mark.Shurvinton@sonomacounty.gov). The Project Planner can also be reached at (707) 565-6186. **If no response is received by November 16, 2026, it will be assumed that no comments or conditions will be provided.**

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

[X] Building Inspection
[X] Fire Prevention
[X] Health Specialist
[X] Grading and Storm Water
[X] Management Group
[X] Natural Resources
[X] Road Naming
[X] Survey and Land Development
[X] Well & Septic
[X] Dist. 3 Director and Commissioners
[X] SPI (DTPW), Land Development
[X] SPI (DTPW), Drainage
[X] Treasurer/Special Assessment

[X] NW Information Center, S.S.U.
[X] Local Fire District – Sonoma County FD
[X] State Dept of Fish and Wildlife
[X] Regional Water QCB: North Coast
[X] Milo Baker Chapter Conservation Committee
[X] Tribal Notification

Planning Application

PJR-001

Application Type(s):

File # _____

☐ Admin Cert. Compliance	☐ Design Review Admin.	☒ Minor Subdivision	☐ Use Permit
☐ Ag. or Timber Preserve/Contract	☐ Design Review Full	☐ Voluntary Merger	☐ Variance
☐ Conditional Cert. of Compliance	☐ General Plan Amendment	☐ Ordinance Interpretation	☐ Zone Change
☐ Cert. of Modification	☐ Lot Line Adjustment	☐ Second Unit Permit	☐ Other:_____
☐ Coastal Permit	☐ Major Subdivision	☐ Specific/Area Plan Amendment	_____

☐ Zoning Permit for: _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY

APPLICANT			**OWNER (IF OTHER THAN APPLICANT)**		
Name Robertson Engineering, inc. - James Svanda			Name Sean Burns		
Mailing Address 2455 Bennett Valley Rd, Ste B300			Mailing Address 455 Horn Avenue		
City Santa Rosa	State CA	Zip 95404	City Santa Rosa	State CA	Zip 95407
Day Ph (707) 787-1925	Email jamie@robertsonengineering.net		Day Ph (415) 745-6246	Email sean@bdexcavate.com	
Signature	Date 11-15-24		Signature		Date

Billing Responsible Party (At-Cost Only) ☐ **Applicant** ☐ **Owner** ☐ **Other:** _____

OTHER PERSONS TO RECEIVE CORRESPONDENCE

Name/Title			Name/Title		
Mailing Address			Mailing Address		
City	State	Zip	City	State	Zip
Day Ph ( )	Email		Day Ph ( )	Email	

PROJECT INFORMATION

Address(es) 451 & 455 Horn Avenue	City Santa Rosa
Assessor's Parcel Number(s) 045-283-008	
Project Description Split parcel into two (2) lots	
Acreage 6.25 Acres	Number of new lots proposed 2
Site Served by Public Water? ☐ Yes ☒ No	Site Served by Public Sewer? ☐ Yes ☒ No

TO BE COMPLETED BY PRMD STAFF

Planning Area	Supervisorial District	☐ Critical Habitat	☐ Urban Service	Groundwater	☐ 1 / 2
Current Zoning		☐ NPDES	☐ Williamson Act	Availability	☐ 3 / 4
		Specific/Area Plan		Subject to CEQA	☐ EX
General Plan Land Use		Parcel Specific Policy			☐ YES
Application resolve planning violation? ☐ Yes ☐ No		Violation? ☐ Yes ☐ No		File No.	
Previous Files		Penalty application? ☐ Yes ☐ No			
Application accepted by		Date			
Approved by		Date			

Minor Subdivision - Supplemental Application

PJR-041

	Lot Size	Existing Use	Proposed use
1.	3.26 Ac	Residential	Residential
2.	3.00 Ac	Residential	Residential
3.			
4.			

Are any of the lots to be combined with existing parcels? Yes ___ No X Which?(APN) _____

Does the owner **Now Own**, or has the owner **Formerly Owned** or **Held Interest In**, adjacent land? No Where? (APN) _____

Note: Any approval by the County shall be automatically **Voided** if the question on existing or former ownerships of adjacent properties is falsely or inaccurately answered.

Water Source: Well Sewage Disposal: Septic

Existing Site Characteristics:

Existing use of property: Residential Acreage: 6.26 Acres

Proximity to creeks, waterways and impoundment areas: _____

Vegetation on site: Grasses, some trees

General topography: Flat (less than 2%)

Surrounding uses to North: Residential South: Residential

East: Residential West: Residential

Grading Required: Cut Max: None Fill Max: None

Fill Area: None Approx. total yds: None

Will more than one (1) acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance or other activities? If yes, indicate area of disturbance in acres: _____

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.)

_____

Will proposal required annexation to a district in order to obtain public services?

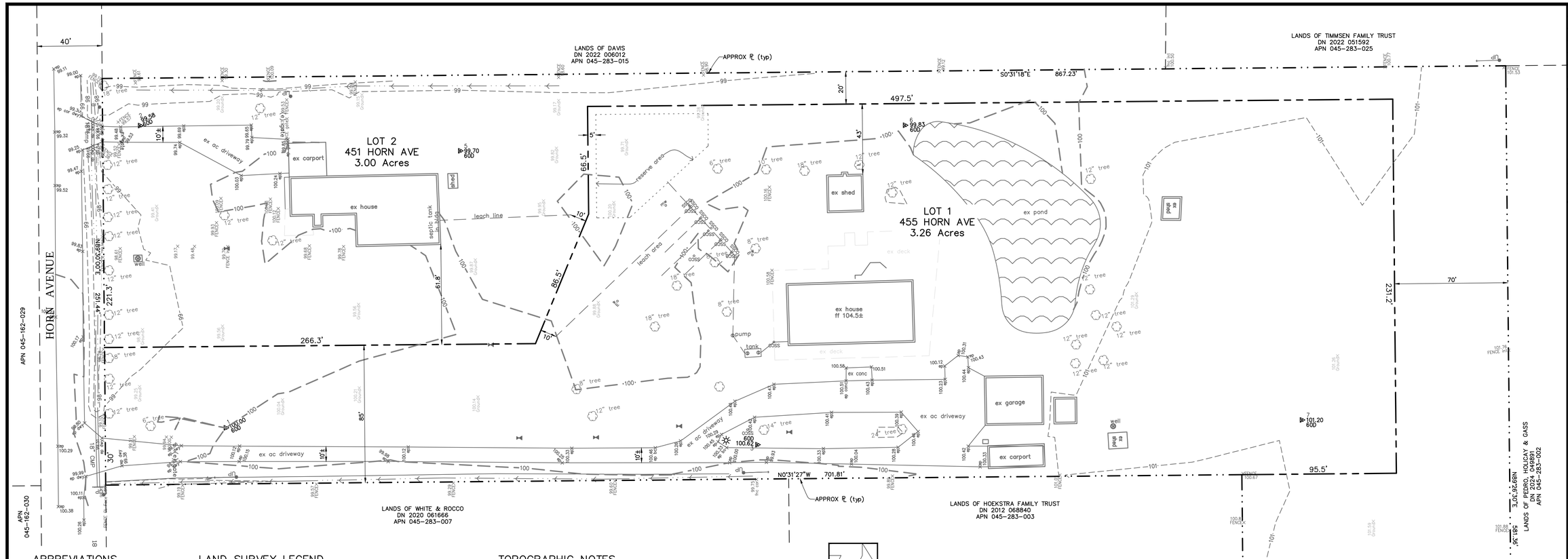
Yes _____ No X

Are there currently any hazardous materials(chemicals, oils, gasoline) etc. stored, used, or processed on this site? Yes _____ No X

Were there any hazardous materials used, stored, or processed on this site anytime in the past?

Yes _____ No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes _____ No X



ABBREVIATIONS

SCREENED and/or lower case DENOTES EXISITNG IMPROVMENTS

AC	ASPHALT
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATELY
CONC	CONCRETE
EX	EXISTING
FL	FLOW LINE
GM	GAS METER
Meas.	MEASURED
PL	PROPERTY LINE
SF	SQUARE FEET
SSCO	SANITARY SEWER CLEANOUT
(typ)	TYPICAL

LAND SURVEY LEGEND

Symbols shown are indicative only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.

SYM	DESCRIPTION
E	ELECTRICAL BOX
	GAS METER
	HOSEBIB
S	SEWER MANHOLE
	STREET LIGHTS
SSCO	SSCO
	TREE
	WELL

- EXISTING PROJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING FENCE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS

TOPOGRAPHIC NOTES

1. TOPOGRAPHIC SURVEY PROVIDED BY NORTH BAY LAND SURVEYORS.
2. THIS TOPOGRAPHIC SURVEY DOES NOT CONTAIN A SURVEY OF THE BOUNDARY. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM RECORD DATA AND SHOULD NOT BE CONSIDERED AS FINAL OR ALL INCLUSIVE. ENCROACHMENTS, AMBIGUITIES AND INCONSISTENCIES (IF ANY) BETWEEN THE RECORD DATA AND ACTUAL FIELD CONDITIONS WERE NEITHER CONSIDERED NOR RESOLVED.
3. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES. UNDERGROUND FEATURES SHOWN ARE BASED UPON VISUAL INSPECTION AND FOUND & SURVEYED ABOVE GROUND FEATURES.
4. BENCHMARK: SET 60D NAIL LOCATED 88'± NORTHERLY OF HORN AVENUE AND 11'± WESTERLY OF THE DRIVEWAY TO 455 HORN AVENUE (CP#1)
   4.1. ELEVATION: 100.00 (ASSUMED)

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

OWNER INFORMATION

Sean Burns
455 Horn Avenue
Santa Rosa, CA 95407
(415) 745-6246
sean@bdexcavate.com

SITE INFORMATION	
APN	045-283-008
ZONING	RR B6 3, VOH
LAND USE	RR 3
LAND AREA	6.26
HSG	D
BIORETENTION SOIL POROSITY	0.45
EX IMPERVIOUS	21,546 SF
PROPOSED IMPERVIOUS	NONE (NO NEW IMPROVEMENTS PROPOSED)

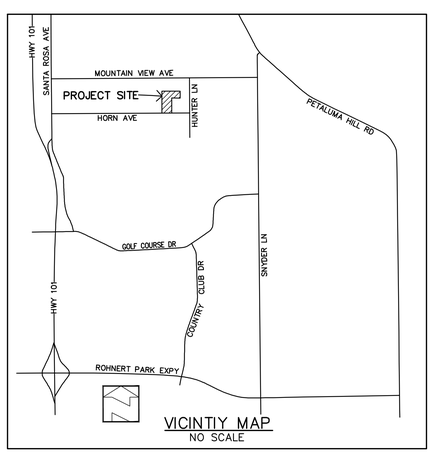
STORMWATER MANAGEMENT

IN GENERAL, THE SITE DRAINS SOUTHWESTERLY INTO THE ROAD SIDE DITCH LOCATED ALONG HORN AVENUE AND THROUGH A SERIES OF DITCHES, PIPING AND CHANNELS THE DRAINAGE FLOWS INTO LAGUNA de SANTA ROSA.

AT THIS TIME, THERE ARE NO PROPOSED IMPROVEMENTS. THERE WOULD BE NO CHANGE IN THE DRAINAGE PATTERNS, NO INCREASE IN RUNOFF FROM THE SITE AND STORMWATER TREATMENT IS NOT REQUIRED.

THE EXISTING IMPERVIOUS AREA IS APPROXIMATELY 21,546 SF, AND THERE IS NO NEW IMPERVIOUS SURFACING PROPOSED.

THE SITE IS WITHIN A FEMA Zone X (0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one (1) foot or with drainage areas of less than one (1) square mile)



VICINTIY MAP
NO SCALE

DATE:	10-10-25
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	JS
CHECKED:	MBR
PROJ.ENGR.:	JS
PROJ.MGR.:	MBR

No.	DATE	REVISION

ROBERTSON ENGINEERING Inc
2455 BENNETT VALLEY ROAD, SUITE B300, SANTA ROSA, CA 95404
Telephone 707.953.5443
E-mail mike@robertsonengineering.net

TENTATIVE PARCEL MAP

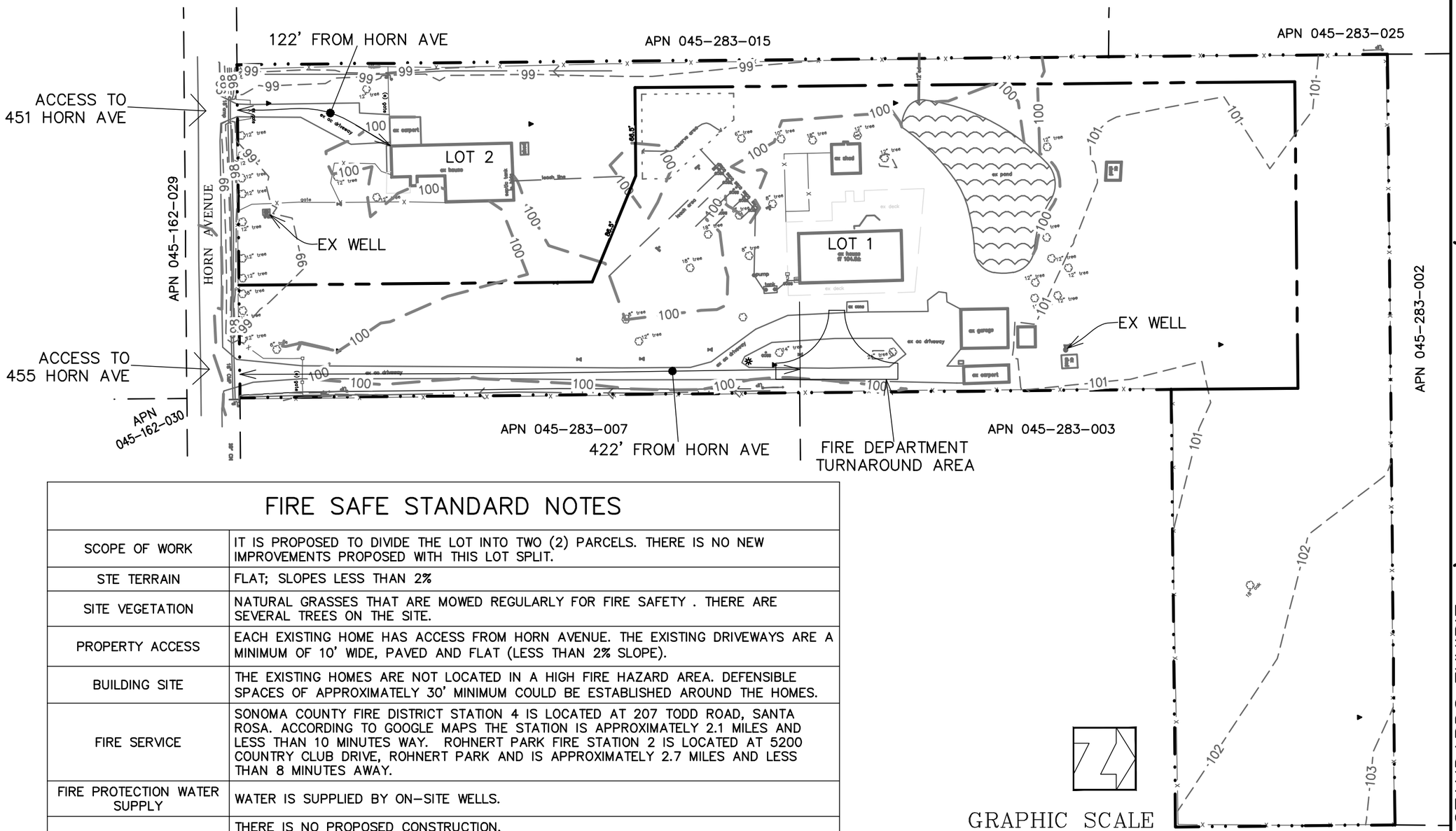
LANDS OF BURNS
455 HORN AVENUE (APN 045-283-008)
SONOMA COUNTY
CALIFORNIA
SANTA ROSA

SHEET 1 OF 1 SHEETS

JOB No. 24088

Y:\24088\dwg\24088Site.dwg

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF ROBERTSON ENGINEERING, INC.



FIRE SAFE STANDARD NOTES

SCOPE OF WORK	IT IS PROPOSED TO DIVIDE THE LOT INTO TWO (2) PARCELS. THERE IS NO NEW IMPROVEMENTS PROPOSED WITH THIS LOT SPLIT.
STE TERRAIN	FLAT; SLOPES LESS THAN 2%
SITE VEGETATION	NATURAL GRASSES THAT ARE MOWED REGULARLY FOR FIRE SAFETY . THERE ARE SEVERAL TREES ON THE SITE.
PROPERTY ACCESS	EACH EXISTING HOME HAS ACCESS FROM HORN AVENUE. THE EXISTING DRIVEWAYS ARE A MINIMUM OF 10' WIDE, PAVED AND FLAT (LESS THAN 2% SLOPE).
BUILDING SITE	THE EXISTING HOMES ARE NOT LOCATED IN A HIGH FIRE HAZARD AREA. DEFENSIBLE SPACES OF APPROXIMATELY 30' MINIMUM COULD BE ESTABLISHED AROUND THE HOMES.
FIRE SERVICE	SONOMA COUNTY FIRE DISTRICT STATION 4 IS LOCATED AT 207 TODD ROAD, SANTA ROSA. ACCORDING TO GOOGLE MAPS THE STATION IS APPROXIMATELY 2.1 MILES AND LESS THAN 10 MINUTES WAY. ROHNERT PARK FIRE STATION 2 IS LOCATED AT 5200 COUNTRY CLUB DRIVE, ROHNERT PARK AND IS APPROXIMATELY 2.7 MILES AND LESS THAN 8 MINUTES AWAY.
FIRE PROTECTION WATER SUPPLY	WATER IS SUPPLIED BY ON-SITE WELLS.
BUILDING CONSTRUCTION	THERE IS NO PROPOSED CONSTRUCTION. THE EXISTING BUILDINGS WERE NOT CONSTRUCTED WITH "FIRE HARDENING" TECHNIQUES. THE EXISTING BUILDINGS WERE TYPICAL WOOD CONSTRUCTION (PLYWOOD EXTERIOR).

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ROBERTSON ENGINEERING Inc

2455 BENNETT VALLEY ROAD, STE B300
SANTA ROSA, CA 95404
Telephone 707.953.5443
E-mail mike@robertsonengineering.net

FIRE SAFE STANDARDS EXHIBIT

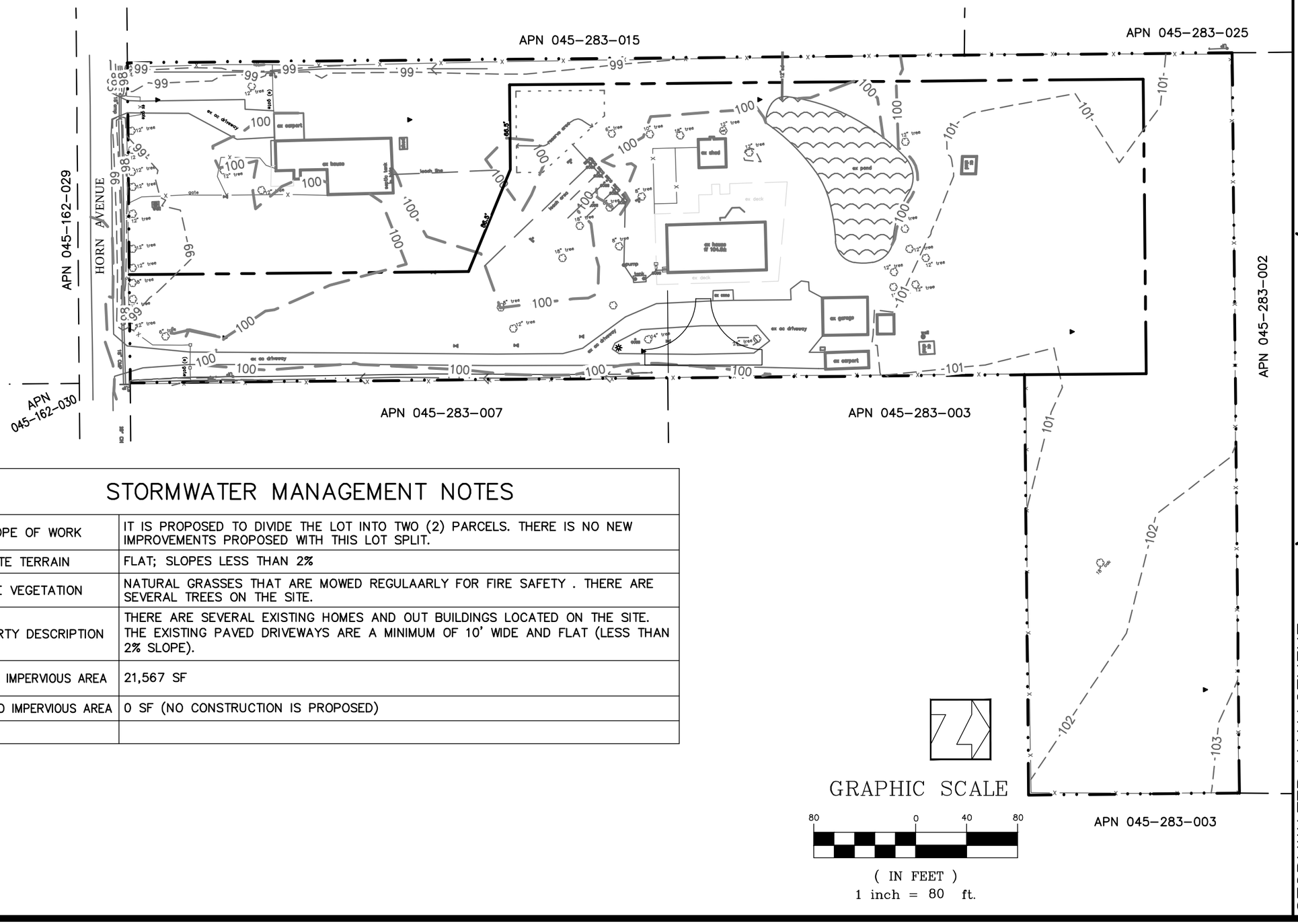
455 HORN AVENUE
SANTA ROSA, CA 95407
APN 045-283-008

SHEET 1 OF 1

SCALE: AS SHOWN

DATE: October 2025

JOB #24088



STORMWATER MANAGEMENT NOTES

SCOPE OF WORK	IT IS PROPOSED TO DIVIDE THE LOT INTO TWO (2) PARCELS. THERE IS NO NEW IMPROVEMENTS PROPOSED WITH THIS LOT SPLIT.
STE TERRAIN	FLAT; SLOPES LESS THAN 2%
SITE VEGETATION	NATURAL GRASSES THAT ARE MOWED REGULAARLY FOR FIRE SAFETY . THERE ARE SEVERAL TREES ON THE SITE.
PROPERTY DESCRIPTION	THERE ARE SEVERAL EXISTING HOMES AND OUT BUILDINGS LOCATED ON THE SITE. THE EXISTING PAVED DRIVEWAYS ARE A MINIMUM OF 10' WIDE AND FLAT (LESS THAN 2% SLOPE).
EXISTING IMPERVIOUS AREA	21,567 SF
PROPOSED IMPERVIOUS AREA	0 SF (NO CONSTRUCTION IS PROPOSED)

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ROBERTSON ENGINEERING Inc

2455 BENNETT VALLEY ROAD, STE B300
SANTA ROSA, CA 95404
Telephone 707.953.5443
E-mail mike@robertsonengineering.net

STORMWATER MANAGEMENT

455 HORN AVENUE
SANTA ROSA, CA 95407
APN 045-283-008

SHEET 1 OF 1

SCALE: AS SHOWN

DATE: October 2025

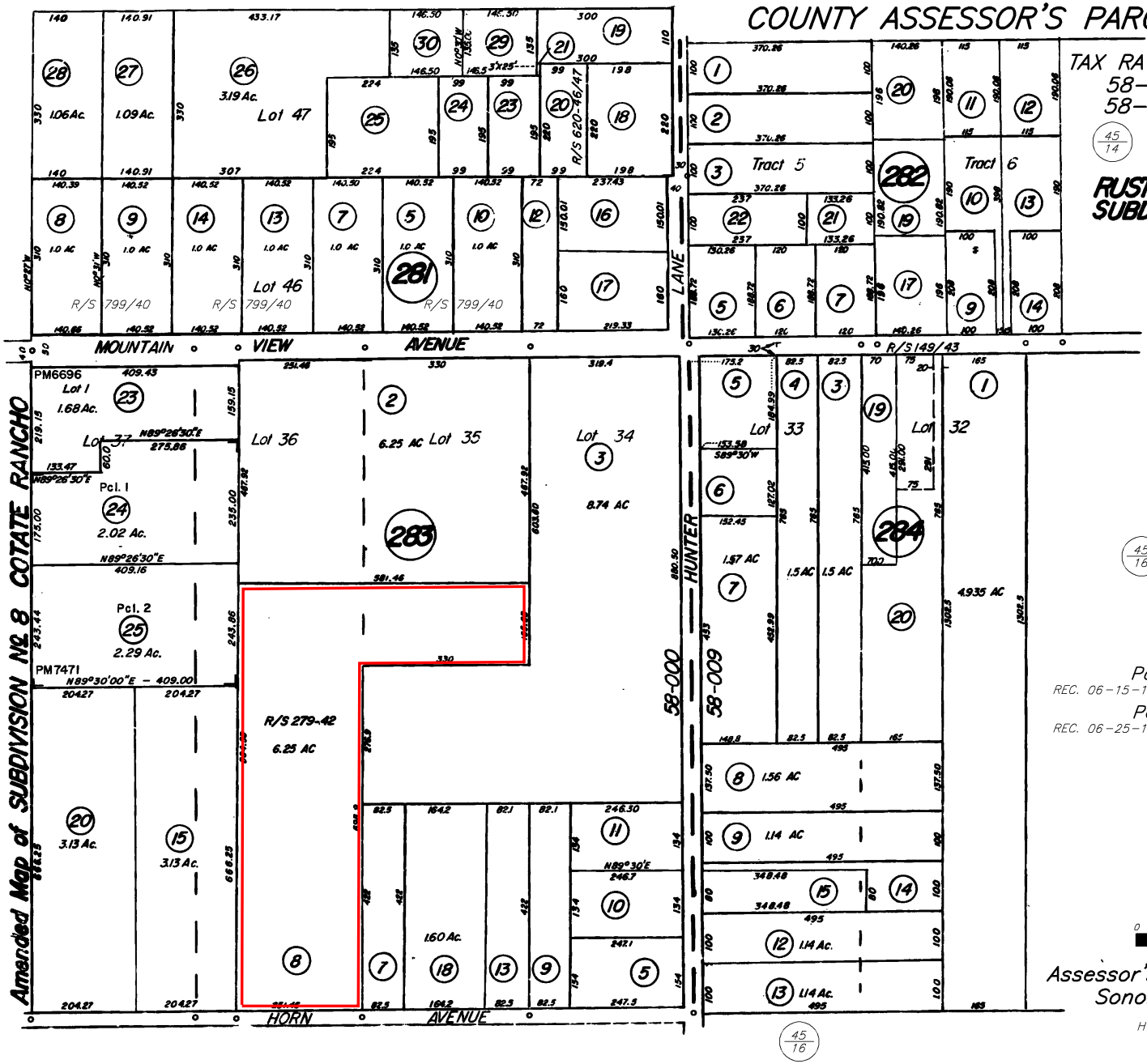
JOB #24088

COUNTY ASSESSOR'S PARCEL MAP

045-28

TAX RATE AREA
58-000
58-009

RUSTINGS SUBDIVISION



SCALE: 1"=200'

REVISED
07-24-79=
05-09-80=
12-07-82=25
01-18-84=20
04-16-02=R/S KB
05-28-19=R/S DL

Parcel Map 6696
REC. 06-15-1979 IN BK. 289 , MAPS, PGS. 24

Parcel Map 7471
REC. 06-25-1982 IN BK. 336 , MAPS, PGS. 13

0 100 200 400

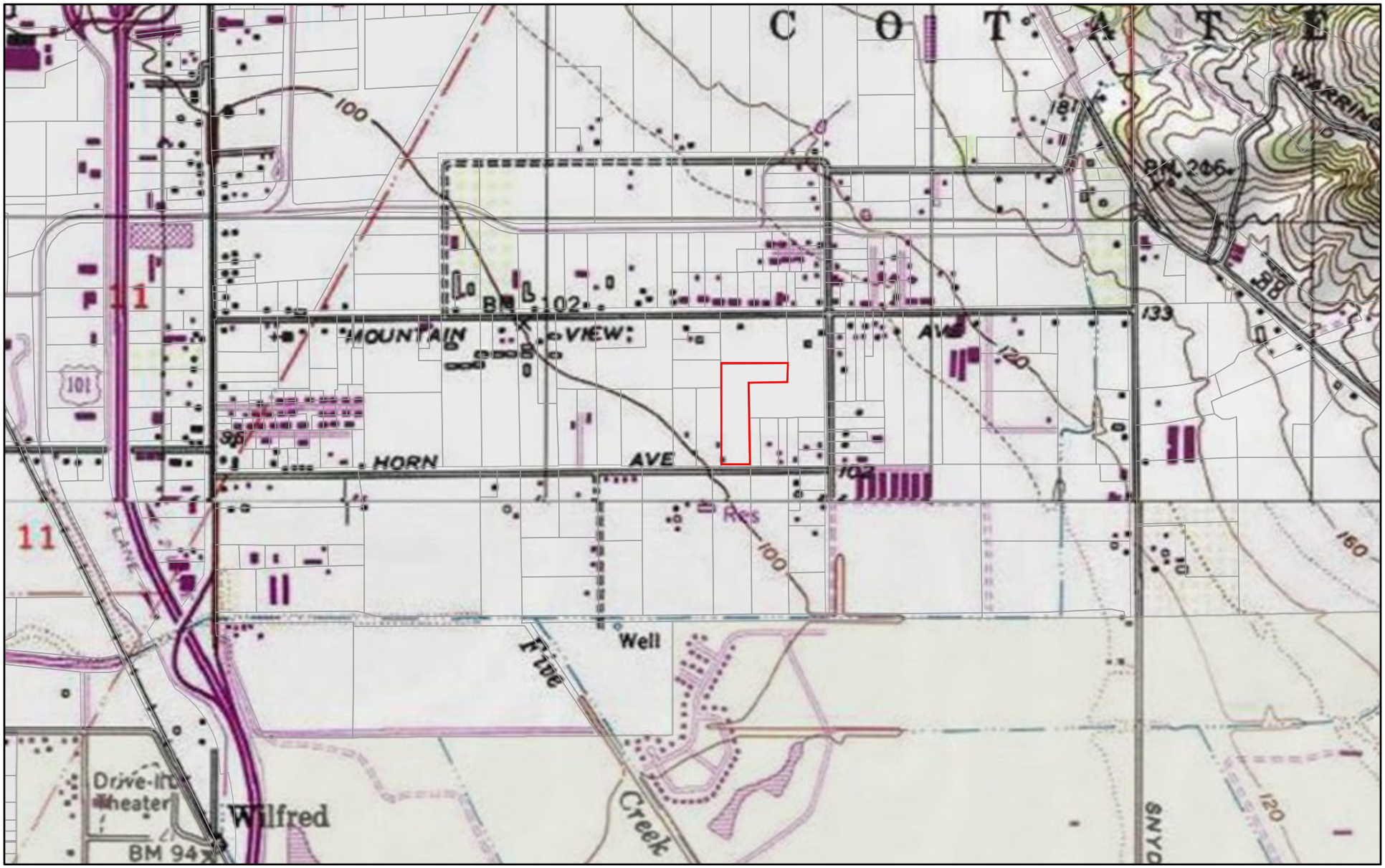
Assessor's Map Bk. 045, Pg. 28
Sonoma County, Calif. (ACAD)

HYBRID 5/28/19 DL

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps recorded deeds, prior assessment maps, etc.)

Permit Sonoma: Zoning & Land Use



11/6/2024, 4:23:14 PM

Parcel

City Limit

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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Permit Sonoma

Numerous federal agencies have provided data that help us to identify FRA lands (BLM, U.S. Forest Service, National Park Service, U.S. Fish and Wildlife Service, Bureau of Indian Affairs). | County of Sonoma GIS Central, CalFire | The official Assessor Parcels reside