

Resolution Number 23-42

County of Sonoma
Santa Rosa, California

October 19, 2023
PLP20-0014 Azine Spalding

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE THE PROPOSED GENERAL PLAN LAND USE MAP AMENDMENTS AND AMENDMENTS TO THE OFFICIAL ZONING DATABASE TO CORRECT TECHNICAL ERRORS, RESOLVE INCONSISTENCIES, AND SATISFY CONDITIONS OF PRIOR PROJECT APPROVALS.

WHEREAS, on July 12, 2007 the Board of Supervisors adopted the Official Zoning Database, an electronic database containing zoning information for the unincorporated county, which superseded old paper Zoning Maps; and

WHEREAS, the transition from the old paper Zoning Maps to the Official Zoning Database has resulted in a number of unintended changes to zoning; and

WHEREAS, the Permit and Resource Management Department has identified historical inconsistencies between zoning and General Plan land use designation on certain parcels; and

WHEREAS, some zone changes and General Plan amendments that were required as Conditions of Approval for previously approved projects have yet to be implemented; and

WHEREAS, the Zoning Code regulations of the County of Sonoma (Chapter 26 of the Sonoma County Code) contain some language that is out of date or otherwise inaccurate; and

WHEREAS, the Permit and Resource Management Department proposes to correct technical errors and reconcile discrepancies in zoning and General Plan land use designations, and implement amendments required as conditions of prior project approvals; and

WHEREAS, this project is the ninth set of technical corrections to the Official Zoning Database, which require concurrent General Plan Amendments (Technical Corrections Round 9); and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on October 19, 2023, at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The proposed amendments are necessary to correct inaccuracies, eliminate outdated references, resolve inconsistencies, and make other minor corrections to the Official Zoning Database and General Plan to ensure the accuracy and reliability of the planning information on which the public relies.

2. The proposed amendments are consistent and compatible with the Sonoma County General Plan in that the changes include technical corrections and minor, inconsequential changes being undertaken to ensure consistency with the General Plan and to implement conditions of approval of previously approved projects.
3. The Commission concurs with staff's determination that the amendments to General Plan land use designations and the Official Zoning Database, as set forth in Exhibits A and B, are exempt from the California Environmental Quality Act as follows. The amendments to General Plan land use designations and zoning to correct historical errors are exempt under CEQA Guidelines Section 15061(b)(3). It can be seen with certainty that there is no possibility that the project may have a significant effect on the environment because the proposed amendments will only correct historical mapping errors. No change in the physical environment would result because no development is proposed as part of the adjustments to designations and because the amendments only implement the existing regulations. These updates are needed to ensure the accuracy and reliability of the Official Zoning Database and the General Plan Land Use Map.

The amendments to the Official Zoning Database and General Plan land use designations that are to implement previously approved project conditions of approval are necessary and in compliance with the Sonoma County Subdivisions Code (Sonoma County Code, Chapter 25). These amendments were analyzed in compliance with CEQA as part of their originating project and at the time of project approval. The Commission concurs with staff's determination that this action is exempt from CEQA pursuant to CEQA Guidelines Section 15305 (Class 5), minor alterations in land use limitations, because the amendments merely realign the zoning lines to be coterminous with adjusted property lines.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the Project to be exempt from CEQA and the proposed changes to the General Plan land use amendments as shown in Exhibit A; and zoning changes to the Official Zoning Database as shown in Exhibit B.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

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THE FOREGOING RESOLUTION was introduced by Commissioner Koenigshofer, who moved its adoption, seconded by Commissioner Wigg, and adopted on roll call by the following vote:

Commissioner District 1	Absent
Commissioner Reed	Absent
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 3 Noes: 0 Absent: 2 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.