

Resolution Number

County of Sonoma
Santa Rosa, California

October 19, 2023

PLP23-0018 Eric Gage

RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO THE GENERAL PLAN LAND USE AND ZONING OF IDENTIFIED HOUSING SITES, ADD THE SITES TO THE HOUSING ELEMENT SITE INVENTORY, AND ADOPT THE ORDINANCE AMENDING THE TEXT OF SONOMA COUNTY CODE CHAPTER 26 (ZONING) TO IMPLEMENT SUBPROGRAMS 4A, 4B AND 15B OF THE ADOPTED HOUSING ELEMENT.

WHEREAS, to comply with State Housing Element Law, County staff prepared the 2023-2031 Housing Element (the Housing Element) in compliance with State Housing Element Law and has identified sites that can accommodate housing units meeting the County's Regional Housing Needs Allocation (RHNA). Making these sites available for housing to accommodate the County's RHNA requires amendments to the General Plan Land Use and zoning designations of the identified sites; and

WHEREAS, at a public hearing held on July 20, 2023, the Planning Commission recommended revising the proposed zoning for the inventory site identified as GRA-2 (also identified as 3400 Ross Road, Graton; APN 130-090-009). While the original proposal was to retain the existing M1 (Limited Urban Industrial) base zone and add the Workforce Housing Combining District, which would allow up to 24 units per acre, the Commission recommended rezoning the site to R3 (High Density Residential), 20 units per acre density, and making corresponding amendments to General Plan land use for the site. Because this change was not contemplated by the proposal for which the public was provided notice, the site could not be rezoned as recommended as part of the adoption of the Housing Element;

WHEREAS, the Board of Supervisors approved the Planning Commission's recommendation regarding GRA-2, adopted the Housing Element and associated General Plan land use amendments and rezoning, and certified the Final Environmental Impact Report as adequate and complete in compliance with the California Environmental Quality Act and the State CEQA Guidelines, at a public hearing held on August 22, 2023;

WHEREAS, subprograms of adopted Housing Element implementation Programs #4 and #15 provide for a variety of actions, including contemplated General Plan land use amendments and site rezoning to allow sites to be added to the Housing

Element site inventory and amendments to the text of Sonoma County Code Chapter 26, that must be completed by the end of January 2024;

WHEREAS, the rezoning of additional housing sites and inclusion in the Housing Element site inventory are necessary to address the County's shortfall in meeting its 6th cycle RHNA obligation of 3,824 dwelling units;

WHEREAS, the Lance Drive parcels proposed for amendments to land use and zoning and addition to the Housing Element site inventory are all located within an unincorporated island surrounded by the incorporated City of Santa Rosa, and three of these parcels were identified in the adopted Housing Element with residential capacity for 641 units,

WHEREAS, the site identified as 3400 Ross Road in Graton was also identified as GRA-2 in the adopted Housing Element and EIR, and was estimated to have a developable acreage of 2.28 acres, corresponding to an existing F2 (floodplain) combining district located on a portion of the site;

WHEREAS, in its Housing Element adoption hearing on August 22, 2023, the Board of Supervisors accepted the bulk of the Planning Commission's recommendations, including that rezoning of GRA-2 to R3-20 should be brought forward for rezoning to High Density (R3), 20 units per acre, after providing required public notice;

WHEREAS, Sonoma County Code Chapter 26 (Zoning Code) contains obsolete and outdated language, and certain amendments were programmed in the Housing Element to be updated immediately for consistency with current State laws;

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

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Commission regarding the Project;

NOW, THEREFORE, the Planning Commission resolves as follows:

- A. The proposed zone changes to the Official Zoning Database, amendments to the General Plan Land Use Map (attached as Exhibits A and B and incorporated herein by reference), and inclusion of the redesignated parcels in the Housing Element site inventory, implement the programs of the adopted Housing Element.
- B. The proposed amendments to Chapter 26 (attached as Exhibit C and incorporated herein by reference) are necessary to implement the programs of the adopted Housing Element and ensure consistency with State housing laws.
- C. Overall, the project implements the goals and intent of the General Plan and adopted Housing Element. The identified inconsistencies do not hinder or

frustrate the General Plan's goals and policies and the areas of nonconformity are outweighed by strong consistency with multiple goals and objectives that encourage community-centered growth and infill development, encourage transient-oriented growth, and commit to removal of constraints to housing. Pursuant to Housing Element Subprogram 15k, text corrections to other elements that are identified as necessary to address inconsistencies resulting from Housing Element adoption and this implementation action are programmed to be drafted and brought forward for consideration by December 2024. The Planning Commission finds that this is a necessary and appropriate action.

- D. The Commission is not the decision-making body for this project under the California Environmental Quality Act. However, it finds that the project has been reviewed in compliance with CEQA and specifically as follows:
- i) The proposed action regarding GRA-2 is within the scope of the EIR certified for the Housing Element Update, and no further review is required. Impacts of the proposed land use and zoning amendments to GRA-2 were disclosed and analyzed at a program level in the Housing Element EIR, which is a program EIR. Environmental impacts to aesthetics, cultural resources, greenhouse gas emissions, hazards, transportation, utilities, and wildfire were determined to be significant and unavoidable, even with mitigation applied, and mitigation measures were identified and adopted that will reduce other impacts to a less than significant level.
 - ii) The proposed amendments to the General Plan Land Use Map and zoning for the identified parcels on Lance Drive are intended to implement the North Santa Rosa Station Area Specific Plan and are consistent with that plan, for which an EIR was certified by the Santa Rosa City Council in September 2012. The proposed land use and zoning amendments for the Lance Drive sites are consistent with Plan Bay Area 2050, the sustainable communities strategy applicable to the project area that was adopted to achieve greenhouse gas emissions reduction targets.
 - iii) Adoption of the ordinance amending Chapter 26 is exempt from CEQA pursuant to CEQA Guidelines § 15061(b)(3), because it can be seen with certainty that there is no possibility that the County's action may have a significant effect on the environment. Amendments to Sec. 26-88-060 are also statutorily exempt pursuant to PRC § 21080.17 and CEQA Guidelines § 15282(h), which exempt ordinances implementing Government Code §§ 65852.2, State accessory dwelling units law. Alternatively, due to the preemption of local discretion described above, based on CEQA Guidelines § 15002(i)(1) and 15060(c)(1) this ordinance is not a project subject to CEQA.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors approve the proposed amendments to the General Plan land use map and designations as shown in Exhibit A; Official Zoning Database as shown in Exhibit B; and Zoning Code text amendments as shown in Exhibit C.

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.

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

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Ayes: Noes: Absent: Abstain:

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

SO ORDERED.

Attachments

Exhibit A – General Plan Land Use Map Revisions

 Exhibit A.1 – GPLU Table of Revisions

 Exhibit A.2 – Sectional District Maps

Exhibit B – Draft Ordinance for Parcel Rezoning

 Exhibit B.1 – Rezoning Table of Revisions

 Exhibit B.2 – Sectional District Maps

Exhibit C – Draft Ordinance for Text Amendments to Sonoma County Code (Zoning)