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## GENERAL PLAN CONSISTENCY DETERMINATION

**To:** Keri Rynearson, Engineering Technician III  
Sonoma County Surveyor's Office

**From:** Wil Lyons, Planner II

**Date:** 30 April 2024

**Project Applicant:** Mitchell Fox

**Project Name and File Number(s):** RWV24-0001 / PPR24-0009

**Project Location:** 11900 Summerhome Park Road, Forestville

**APN#:** 081-281-038

**Project Description:** Vacation of Right of Way of an Unnamed Road at 11900 Summerhome Park Rd, Forestville

**General Plan Land Use:** Rural Residential with 1.5 acres per dwelling unit density (RR 1.5)

**Zoning:** Rural Residential (RR) B6 1.5 (1.5 acres per dwelling unit density), Riparian Corridor Combining District 200-foot setback (RC200/100), Vacation Rental 5% Cap Combining District (X5)

**Consistency Determination:** No Conflict

### Background

The unnamed roads under consideration for vacation of the right-of-way were created by the Summerhome Park subdivision first platted in 1910; however, the subject roads were never developed. The applicant proposes the right of way vacation to unencumber the area for use by the property owner.

### Discussion

Permit Sonoma finds that the proposed right of way vacation does not conflict with the Sonoma County General Plan goals, objectives, and policies. No neighboring parcels will lose access to the public right-of-way as all parcels will retain access along either Pine Ridge Road or Hillside Road. The applicant has stated that the vacated property may support construction of retaining walls or other uses. Any construction in the future will be subject to applicable zoning regulations, including Article 65 regarding uses in the Riparian Corridor.