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GENERAL PLAN CONSISTENCY DETERMINATION

To: Jon Olin, County Surveyor
Survey & Land Development, Permit Sonoma

From: Claudette Diaz, Planner III

Date: 24 June 2025

Project Applicant: Hogan Land Services

Project Name and File Number(s): Vacate portion of Elm Avenue

Project Location: Elm Avenue at Arnold and Olive

APN#: 052-251-031, 052-251-035, 052-253-001, 052-253-005

Project Description: Request that a portion of the Elm Avenue County Right-of-Way, located between Olive Avenue and Arnold Drive be vacated. The area proposed to be vacated is approximately +/- 270 feet.

General Plan Land Use: Rural Residential (RR) 5-acre density (5)

Zoning: Rural Residential (RR) 5-acre density (B6 5) Riparian Corridor 50-foot setback (RC50/25) Scenic Corridor (SR) Vacation Rental Exclusion Zone (X)

Consistency Determination: Consistent

Background

In 1956 the Board of Supervisors approved and accepted 1,276 of Elm Avenue into the County maintained road system. A portion of this road, approximately 270 feet, extends easterly of Olive Avenue and serves two private residences. This portion does not connect to Arnold Drive.

The applicant is proposing that the County vacate this Right-of-Way portion of Elm Avenue right-of-way, which is approximately 270 feet long.

Applicable General Plan Policies

Objective CT-3.7: Provide a diverse range of recreational opportunities through a well-designed network of bikeways, multi-use trails, sidewalks, and related support facilities.

Objective CT-3.8: Increase the safety, convenience, and comfort of all pedestrians and bicyclists, by eliminating the potential obstacles to this mode choice that is associated with the lack of continuous and well-connected pedestrian walkways and bicycle facilities, and the lack of safe crossing facilities, especially focusing on short trips that could result in a decrease in automobile travel.

Subdivision Ordinance

Section 25-41.

- a) Long blocks shall be provided adjacent to main thorough fairs for the purpose of reducing the number of intersections; however, blocks shall not exceed twelve hundred feet in length ***unless existing conditions justify a variation from this requirement thereto upon their own volition or upon written request of the subdivider.***
- b) Pedestrian ways ten-feet in width may be required through the middle of blocks over on thousand feet in length to connect dead end streets, or to provide access to stream, lake, bay or ocean frontage, or such park or playground areas as may be indicated.

Discussion

Permit Sonoma finds the abandonment of the 270-foot portion of Elm Avenue consistent with the General Plan, policies, and goals of Sonoma County. A General Plan Consistency Determination was completed on October 27, 2015, under file numbers PPR15-18-05/SUR14-0053, which found the proposed right-of-way vacation inconsistent with the General Plan and Subdivision Ordinance (Section 25-41).

Further research showed that the County does not have an easement interest in the portion of Elm Avenue between the proposed area to be vacated and Arnold Drive. Since the road does not connect to Arnold Drive, the proposed project is found to not conflict with the General Plan polices and Subdivision Ordinance.