

Table 15: Rezoned Sites (Approved by Sonoma County Board of Supervisors on August 22, 2023)

Map ID	Address	APN	Old Land Use	Old Zoning	New Land Use	New Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level	ILV	Year Built
2 - Cloverdale/N.E. County																	
GEY-1	21837 Geyserville Ave	140-180-035	LC	LC, AH	UR 20	R3 20	5.11	4.5	Vacant	20	90*	63	9	18	High	0	N/A
GEY-3	21413 Geyserville Ave	140-150-004	UR 4.8	R1 4.8	UR 20	R3 20	1.07	1.07	Residential	20	20	14	2	4	High	1.58	N/A
GEY-4	21421 Geyserville Ave	140-150-001	UR 4.8	R1 4.8	UR 20	R3 20	5.86	1.31	Residential	20	25	18	3	4	High	0.94	1910
4 - Russian River																	
FOR-1	6555 Covey Rd	083-073-017	LI	MP, AH	UR 20	R3 20	2.86	2.86	Light industrial	20	57	40	6	11	High	5.9	N/A
GUE-4	16050 Laughlin Road	069-230-007	UR 2	RR 2	UR 20	R3 20	4.23	4.23	Residential	20	83*	50	17	16	Moderate	0.06	1943
FOR-3	6194 Forestville Street	084-020-004	UR 2	R1 2	UR 20	R3 20	1.66	1.66	Vacant	20	33	23	3	7	High	0	1936
FOR-6	6250 Forestville Street	084-020-011	LI	M1	UR 20	R3 20	4.94	2.8	Vacant	20	56	39	6	11	High	0	N/A
5 - Santa Rosa																	
LAR-1	5146 Old Redwood Highway	039-320-051	LC, UR 11	LC	UR 20	R3 20	3	3	Religious Building	20	60*	36	12	12	Low	3.3	1983
LAR-3	1 Airport Boulevard	039-025-060	LC	CO, AH	UR 20	R3 20	0.45	0.45	Vacant	20	9	0	4	5	Low	0	N/A
LAR-4	245 Airport Blvd	039-025-026	UR 9	R2 9	UR 20	R3 20	0.29	0.29	Vacant	20	5	0	2	3	Low	0	1924
LAR-7	5495 Old Redwood Highway	039-380-018	UR 5	R1 5	UR 20	R3 20	1.51	1.51	Residential	20	29	17	6	6	Low	0.29	1914
LAR-8	5224 Old Redwood Hwy	039-390-022	LC	CO	LC	CO WH	0.46	0.46	Vacant	16	7	0	4	3	Low	0	N/A
SAN-4	3345 Santa Rosa Avenue	043-153-021	GC	PC	LC	LC WH	6.26	6.26	Motel & commercial	16	100	0	50	50	Low	0.5	1967

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SAN-6	3824 Dutton Avenue	134-072-040	GI	M1	GI	M1 WH	3.01	3.01	Auto storage	16	48	0	24	24	Low	0	N/A
SAN-7	3280 Dutton Avenue	134-072-038	GI	M1	GI	M1 WH	3.01	3.01	Vacant	16	48	0	24	24	Low	0	N/A
SAN-8	3427 Moorland Avenue	134-111-020	UR 5	RR	UR 20	R3 20	1.02	1.02	Residential	20	18	11	4	3	Low	2	1967
SAN-9	150 Todd Road	134-171-059	LI	M3	GI	M3 WH	6.57	6.57	Light manufacturing	16	105	0	53	52	Low	0.79	1965
6 - Sebastopol																	
GRA-1	9001 Donald St	130-165-001	UR 5	R1 5	UR 20	R3 20	1.12	1.12	Vacant	20	22	15	2	5	Highest	0	N/A
GRA-3	3155 Frei Rd	130-180-079	RR 2	RR 2	UR 20	R3 20	1.18	1.18	Residential	20	22	15	2	5	Highest	1.38	1985
GRA-5	8525 Graton Road	130-176-013	UR 2	RR 2	UR 20	R3 20	1.92	1.92	Residential	40	40	16	24	0	Highest	0	N/A
7 - Rohnert Park/Cotati																	
PEN-1	10078 Main Street	047-174-009	GC	C2	LC	C2 WH	0.05	0.05	Single Story Store	16	0	0	0	0	Low	0	N/A
PEN-2	635 Goodwin Ave	047-152-020	UR 2	RR 1	UR 20	R3 20	1.01	1.01	Vacant	20	20	12	4	4	Low	0	N/A
PEN-3	10070, 10078, 11790 Main Street	047-174-008	GC	C2	LC	C2 WH	0.16	0.16	Single Story Store	16	2	0	1	1	Moderate	0.84	1900
PEN-4	635 Goodwin Ave	047-152-019	UR 2	RR 2	UR 20	R3 20	1.72	1.72	Vacant	20	34	20	7	7	Low	0	N/A
PEN-6	355 Adobe Road	047-091-013	UR 1	RR 1	UR 20	R3 20	1.95	1.95	Residential	20	37	22	7	8	Low	1.04	1965
PEN-7	220 Hatchery Road	047-153-004	UR 2	RR 2	UR 20	R3 20	5	5	Residential	20	99	59	20	20	Low	1.12	1920
PEN-8	202 Main Street	047-166-023	GC	C3	GC	C2 WH	0.65	0.65	Warehouse	16	10*	0	5	5	Moderate	0.32	1918
PEN-9	11830 Main Street	047-166-025	GC	C3	GC	C2 WH	0.31	0.31	Warehouse	16	4*	0	2	2	Moderate	0.68	1918
9 - Sonoma Valley																	
AGU-2	211 Old Maple Ave	056-531-006	UR 1	R1 1	UR 20	R3 20	6.74	2.81	Residential	20	56*	34	11	11	Low	0.64	1910

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AGU-3	18621 Railroad Avenue	052-272-011	UR 5	R1 5	UR 20	R3 20	3.15	3.15	Religious Building	20	63	38	13	12	Low	2.19	N/A
SON-1	20549 Broadway	128-311-015	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	18	11	4	3	Low	0.21	1948
SON-2	20559 Broadway	128-311-016	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	18	11	4	3	Low	0.34	1960
SON-3	20535 Broadway	128-311-014	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	18	11	4	3	Low	3.36	1945
SON-4	20563 Broadway	128-311-017	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	19	11	4	4	Low	1.6	1934
Total							80.27	69.04			1,275	586	340	342			

**Site Capacity has been reduced to account for site specific constraints.*

Table 16: Sites to be Rezoned Through Program 4: Actions to Meet RHNA

Map ID	Address	APN	Current Land Use	Current Zoning	New Land Use	New Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level	ILV	Year Built
5 - Santa Rosa																	
SAN-18	Lance Dr	036-111-009	Medium High Density Residential	R-3-30	UR 20	R3 20	6	6	Vacant	25.5	153	61	46	46	Low	0	N/A
SAN-18	Lance Dr	036-111-009	Medium Density Residential	R-3-18	UR 11	R2 11	8	8	Vacant	15.3	122	0	61	61	Low	0	N/A
SAN-19	Lance Dr	036-111-010	Medium Density Residential	R-3-18	UR 11	R2 11	4.82	4.82	Vacant	15.3	73	0	36	37	Low	0	N/A
SAN-20	Lance Dr	036-111-016	Medium High Density Residential	R-3-30	UR 20	R3 20	10	10	Vacant	25.5	255	102	76	77	Low	0	N/A
SAN-20	Lance Dr	036-111-016	Retail and Business Services	CN	LC	C2 WH	1.5	1.5	Vacant	25.5	38	0	19	19	Low	0	N/A
6 - Sebastopol																	
GRA-2	3400 Ross Road	130-090-009	GI	M1	GI	R3 20	2.9	2.28	Industrial	20	44	31	4	9	Highest	0	N/A
Total							33.22	32.6			685	164	242	244			

* Site Capacity has been reduced to account for site specific constraints.