



Sonoma County Planning Commission STAFF REPORT

FILE: PLP20-0014
DATE: November 2, 2023
TIME: At or after 1:05 P.M.
STAFF: Azine Spalding, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

SUMMARY

Property Owner: Arthur and Katherine Ringness
Applicant: County of Sonoma
Address: 18661 Lomita Avenue
APN: 127-072-014
Description: Technical corrections to General Plan
CEQA Review: CEQA Guidelines §15061(b)(3), the common sense exemption.
General Plan Land Use: RR 3
Specific/Area Plan Land Use: N/A
Zoning: RR B6 3, F2 RC50/25 SR

RECOMMENDATION

The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors adopt the proposed amendment to a General Plan designated Urban Service Area boundary.

EXECUTIVE SUMMARY

Permit Sonoma staff periodically identifies zoning and/or land use discrepancies and errors, and then brings forward minor zoning and land use amendments as technical corrections to improve the accuracy of the Official Zoning Database (OZD). Minor zone changes and general plan amendments required as conditions of approval for lot line adjustments and subdivision approvals are also included as technical corrections to align the land use designations with the new parcel boundaries. On June 8, 2010 the Board of Supervisors (Board) adopted the first set of technical corrections to the OZD, some of which required concurrent general plan amendments (known as Technical Corrections – Round 1). Since that date, the Board has adopted eight sets of technical corrections to the OZD, some of which required concurrent general plan amendments, listed in Table 1 below.



On October 19, 2023, staff presented the ninth round of Technical Corrections to the Planning Commission for consideration at a public hearing. Due to a noticing error, one of the parcels (APN 127-072-014) originally identified and proposed for technical correction on that date was removed from consideration. This item presents the technical correction for that parcel, which includes a General Plan Amendment to adjust the Sonoma Valley Urban Service Area boundary to be coterminous with the subject parcel boundaries. The property owner of the subject parcel fully supports the proposed technical correction.

Table 1: Technical Corrections to date

Title	Ordinance/Resolution #	Adoption Dates
Technical Correction Round 1	ORD# 5850	Sept. 1, 2009
Technical Correction Round 2	RES# 10-0472	June 8, 2010
	RES# 11-0250	May 10, 2011
Technical Correction Round 3	RES# 12-0512	Oct. 23, 2012
Technical Correction Round 4	RES# 13-0448	Nov. 5, 2013
Technical Correction Round 5	RES# 16-0017	Jan. 5, 2016
Technical Correction Round 6	RES# 18-0479	Dec. 4, 2018
Technical Correction Round 7	RES# 19-0545	Dec. 10, 2019
Technical Correction Round 8	ORD# 6403	March 7, 2023

PROJECT DESCRIPTION

The proposed technical correction would resolve a discrepancy on a single parcel in which the County’s General Plan designated Urban Service Area (USA) boundary is not coterminous with the subject parcel boundary. This correction requires an amendment to the General Plan designated Urban Service Area boundary. The property at 18661 Lomita Avenue in Sonoma (APN 127-072-014) was the subject of a Conditional Certificate of Compliance in 2012 to legally recognize the parcel and a subsequent Voluntary Merger in 2013. At the time, Permit Sonoma inadvertently failed to notify the property owner that a General Plan Amendment would be necessary to modify the Urban Service Area boundary to align with the adjusted parcel boundaries. The proposed change, as described below, will not result in any substantive change to County land use policy.

DISCUSSION

The technical correction would resolve a discrepancy between the parcel boundaries of the property located at 18661 Lomita Avenue in Sonoma and the boundaries of the Sonoma Valley Urban Service Area (USA) designated in the Sonoma County General Plan. Between 2012 and 2013, the subject parcel was part of a project that involved a Conditional Certificate of Compliance to legally recognize the historic parcel (2.16 acres) and a Voluntary Merger to merge the historic parcel and vacated portion of Lomita Avenue (0.47 acres). The merger created the current parcel of approximately 2.63 acres, but the USA boundary was not extended at that time to be coterminous with the new property boundary.

The current property owners have since applied for a General Plan amendment to extend the USA boundary to encompass ±0.47 acres in order to align the USA boundaries with the parcel boundaries. Because the adjustment of the USA boundaries was not included as an advisory condition for the earlier project to recognize the historic parcel and voluntary merger, Permit Sonoma staff determined that the amendment may be considered a technical correction of a historical error and have included the amendment in the Technical



Corrections – Round 9 project. The Sonoma Local Area Formation Commission (LAFCO) and the Sonoma Valley County Sanitation District both confirmed in writing that the USA should be extended to include the entire parcel.

If the Planning Commission recommends Board of Supervisors approval, this correction will be combined with the technical corrections considered and recommended by the Commission on October 19, 2023 and presented to the Board as a single item, as originally intended by staff.

STAFF RECOMMENDATION

The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors approve the technical correction amending the General Plan Sonoma Valley Urban Service Area boundary to be coterminous with the subject parcel boundary.

FINDINGS FOR RECOMMENDED ACTION

General Plan Consistency

The proposed amendment is necessary to ensure the accuracy and reliability of the planning information on which the public relies. The proposed amendment is consistent and compatible with the Sonoma County General Plan in that the change corrects a historical error and ensures consistency between the General Plan designated Urban Service Area boundary and the subject parcel boundaries. Extending the Urban Service Area boundary to encompass the entire parcel would allow the property owner to locate potential future development that would be served by public sewer further from the designated riparian corridor onsite in order to protect riparian resources and allow orderly development of the site, consistent with policies in the Open Space and Resource Element.

California Environmental Quality Act

The amendment to the General Plan designated Urban Service Area boundary to correct an error is exempt from the California Environmental Quality Act (CEQA) 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 amendment to the General Plan designated urban service boundary will only correct historical errors. No change in the physical environment would result because no development is proposed as part of the adjustment to the General Plan Urban Service Area boundary. No additional development capacity would be added by this approval because the parcel is already partially within the boundaries of the service area and could receive public sewer service within the existing boundaries.

ATTACHMENTS

ATTACHMENT 1: Draft Planning Commission Resolution

EXHIBIT A: Existing and Proposed General Plan Urban Service Area Boundary Map

ATTACHMENT 3: LAFCO and Sonoma Valley County Sanitation District Correspondence

