



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 12/5/2023

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Azine Spalding, (707) 565-2541

Vote Requirement: 4/5th

Supervisorial District(s): First, Second, Fourth, and Fifth

Title:

1:35 PM - PLP20-0014 General Plan Amendment and Zone Change Technical Corrections - Round 9

Recommended Action:

To conduct a public hearing, adopt a resolution and adopt an ordinance finding the project exempt from the California Environmental Quality Act and approving the proposed amendments to the Sonoma County General Plan and the Official Zoning Database.

Executive Summary:

Permit Sonoma staff periodically identifies zoning and/or land use discrepancies and errors, and then brings forward minor zoning and General Plan amendments as technical corrections to improve the accuracy of zoning and land use information. 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 land use and zoning designations with newly adjusted parcel boundaries. On June 8, 2010, the Board of Supervisors adopted the first set of technical corrections to the Official Zoning Database, some of which required concurrent general plan amendments. Since that date, the Board has adopted eight sets of technical corrections. This round of technical corrections includes eight corrections due to historical errors and 27 corrections required as conditions of project approval.

Discussion:

Project Description

Technical corrections are intended to resolve inadvertent errors and/or historical inconsistencies by restoring the subject parcels to the correct zoning and/or land use. Minor or routine zone changes, such as those required by project conditions of approval, are also included in the project. The proposed changes will not result in any substantive change to County land use policy. Affected parcels and their proposed changes are outlined in Table 1.

Table 1. Proposed General Plan and Zoning Technical Corrections

Address	APN(s)	Existing General Plan Land Use	Proposed General Plan Land Use	Existing Zoning	Proposed Zoning	Total Acreage Amended
4860 Upper Ridge Road, Santa Rosa	028-360-015	RR 10	RR 20	RR B6 20, SR X	No Change	±4.3 acres
No Address	127-071-005	UR 8	UR 20	R2 B6 8 DU, F2 RC50/25	R3 B6 20 DU, F2 RC50/25	±1.0 acres
175 Verano Avenue, Sonoma	127-071-012	RVSC	UR 20	K, F2 RC50/25	R3 B6 20 DU, F2 RC50/25	±2.3 acres
155 Verano Avenue, Sonoma	127-071-013	UR 20	RVSC	R3 B6 20, F2 RC50/25	K, NONE	±2.5 acres
31638 McCray Road, Cloverdale	115-150-076	RR 5, PQP	RR 5	AR B8, PF F2 VOH	AR B8, F2 VOH	±0.14 acres
31640 McCray Road, Cloverdale	115-150-075	RR 5, PQP	RR 5	AR B8, PF, F1 F2 VOH	AR B8, F1 F2 VOH	±0.7 acres
No Address	115-150-074	RR 5, PQP	RR 5	AR B7, PF, F1 F2	AR B7, F1 F2	±1.0 acres
*18661 Lomita Avenue, Sonoma	127-072-014	RR 3	No Change	RR B6 3, F2 RC50/25 SR	No Change	±0.57 acres
411 Chestnut Avenue, Sonoma	056-221-026	UR 1, RR 2	UR 1	RR B6 2, R1 B6 1 DU Z, X	R1 B6 1 DU Z, X	±0.12 acres
175 Chestnut Avenue, Sonoma	056-221-027	UR 1, RR 2	UR 1	RR B6 2, R1 B6 1 DU Z, X	R1 B6 1 DU Z, X	±0.04 acres
2800 Hilltop Road, Healdsburg	087-110-017	RR 20, RRD 60	RR 20	RR B8, RRD B8, X5	RR B8, X5	±0.17 acres
2811 Hilltop Road, Healdsburg	087-110-018	RR 20, RRD 60	RR 20	RR B8, RRD B8, X5	RR B8, X5	±0.86 acres
68 Monterey Avenue, Sonoma	056-331-011	UR 5, LC TS	UR 5	LC TS, R1 B6 5 DU, LG/SPR SR X	R1 B6 5 DU, SR X	±490 s.f.

Agenda Date: 12/5/2023

1000 Sonoma Mountain Road, Petaluma	136-220-008 136-220-022	LEA 60, RRD 40, DA 40	DA 40	LEA B6 60, DA B6 80, RRD B6 40 Z, G LG/MTN RC50/25, RC 50/50 SR	DA B6 60 Z, G LG/MTN RC 50/25, RC50/50 SR	±86.0 acres
545 Sonoma Mountain Road, Petaluma	136-160-019	DA 40, LEA 60	DA 40	DA B6 40, DA B6 80, LEA B6 80 Z, G LG/MTN RC50/50 SR	DA B6 40 Z, G LG/MTN RC50/50 SR	±23.6 acres
560 Sparks Road, Sebastopol	063-310-029	DA 20, RR 10	RR 10	DA B6 20, AR B6 10, NONE	AR B6 10, NONE	±0.20 acres
207 Theresa Drive, Cloverdale	117-010-032	RR 2, RRD 40	RR 2	AR B6 2, RRD B6 40, NONE	AR B6 2, NONE	±1.65 acres
17246 Woodland Avenue, Agua Caliente	056-281-054	UR 5, RR 5	UR 5	R1 B6 5 DU, RR B6 5 Z, X	R1 B6 5 DU Z, X	±0.05 acres
19330 Carriger Road, Sonoma	142-180-064	RR 5, RR 3	RR 3	AR B6 5, AR B6 3, NONE	AR B6 3, NONE	±2.35 acres
5739 Old Redwood Hwy, Penngrove	047-153-024	GC, UR 2	UR 2	C3, RR B6 2 DU, SR	RR B6 2 DU, SR	±0.47 acres
5745 Old Redwood Hwy, Penngrove	047-153-025	GC, UR 2	GC	C3, RR B6 2 DU, SR	C3, SR	±0.06 acres
28675 Seaview Road, Cazadero	109-360-056	RR 2, RRD 160/640	RRD 160/640	RR CC B6 2, RRD CC B6 160/640 (Ac/DU)/Ac MIN, SR	RRD CC B6 160/640 (Ac/DU)/Ac MIN, SR	±0.64 acres
9488 Ben Way, Cazadero	109-450-017	RR 2, RRD 160/640	RR 2	RR CC B6 2, RRD CC B6 160/640 (Ac/DU)/Ac MIN, SR	RR CC B6 2, SR	±0.64 acres
361 Woodward Avenue, Penngrove	047-173-029	LC	UR 4	LC, HD LG/PNG SR	R1 B6 4 DU, HD LG/PNG SR	±0.13 acres

Agenda Date: 12/5/2023

4524 Bennett Valley Road, Santa Rosa	049-170-048	RRD 40	No Change	RRD B7, RRD B6 40/10 (Ac/DU)/Ac min, G SR	RRD B7, G SR	±8.0 acres
4530 Bennett Valley Road, Santa Rosa	049-170-049	RRD 40	No Change	RRD B7, RRD B6 40/10 (Ac/DU)/Ac min, G SR	RRD B6 40/10 (Ac/DU)/Ac min, G SR	±2.9 acres
5620 Vine Hill Road, Forestville	083-050-030 078-050-036	RR 10, DA 40	DA 40	AR B6 10, DA B6 40, LG/116 RC50/50 SR	DA B6 40, LG/116 RC50/50 SR	±6.1 acres
451 Duer Road, Sebastopol	060-020-090	DA 10	No Change	DA B6 10, SR VOH	DA B7, SR VOH	±23 acres
5259 Sebastopol Road, Sebastopol	060-020-091	DA 10	No Change	DA B6 10, SR VOH	DA B7, SR VOH	±6.5 acres
4100 Wake Robin Drive, Glen Ellen	054-200-002 054-200-057	RR 5	No Change	RR B6 5, HD LG/MTN RC 50/25 SR	RR B6 5, LG/MTN RC50/25 SR	±0.11 acres
2050 Crane Canyon Road, Santa Rosa	045-212-005	RR 15, RRD 40	RR 15	RR B6 15/5 (Ac/DU)/Ac MIN, RC50/50 SR VOH; RRD B6 40/10 (Ac/DU)/Ac MIN, G RC50/50 SR VOH	RR B6 15/5 (Ac/DU)/Ac MIN, RC50/50 SR VOH	±2.25 acres
11500 Chalk Hill Road, Healdsburg	132-120-063	LIA 40	No Change	LIA B7, LIA B6 40, RC100/50	LIA B6 40, RC100/25	±1.79 acres
11720 Chalk Hill Road, Healdsburg	132-120-062	LIA 40	No Change	LIA B7, LIA B6 40, RC100/50	LIA B7, RC100/50	±1.79 acres
3003 Castle Road, Sonoma	127-790-004	RRD 40	No Change	RRD B6 40, RRD B7, LG/MTN RC100/50 SR	RRD B6 40, LG/MTN RC100/50 SR	±44.96 acres
3200 Castle Road, Sonoma	127-790-005	RRD 40	No Change	RRD B6 40, RRD B7, LG/MTN RC100/50 SR	RRD B7, LG/MTN RC100/50 SR	±20.03 acres

*The Land Use and Zoning for 18661 Lomita Avenue, Sonoma (APN 127-072-014) will not be changing. Currently the parcel is partially within the Urban Service Area boundary and the proposed technical change will extend the Urban Service Area boundary to fully incorporate the parcel.

Explanations of County zoning codes can be found online at <https://permitsonoma.org/zoningcodes>.

Planning Commission

On October 19, 2023, the Planning Commission recommended approval for the ninth round of technical corrections 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 the Commission’s consideration. On November 2, 2023, staff presented the single excluded technical correction to the Planning Commission, and the Planning Commission recommended approval to include in the ninth round of technical corrections for the Board’s consideration.

California Environmental Quality Act

The amendments to the General Plan land use designations and zoning designations to correct errors are exempt from the California Environmental Quality Act (CEQA) as follows. The amendments to General Plan land use designations and zoning to correct historical errors are exempt under CEQA Guidelines Section 15061 (b)(3) as it can be seen with certainty that there is no possibility that these changes may have a significant effect on the environment because the proposed amendments to the General Plan and zoning will only correct historical errors. No change in the physical environment would result because no development is proposed as part of the adjustments to land use and zoning designations, and because the amendments only implement the existing regulations. These updates are needed to ensure the accuracy and reliability of the General Plan Land Use Map and Official Zoning Database. Amendments to the General Plan land use designations and zoning designations to implement previously approved project conditions of approval were analyzed in compliance with CEQA as part of their originating project and at the time of project approval. These amendments are exempt from CEQA pursuant to CEQA Guidelines Section 15305 (Class 5), minor alterations in land use limitations, because the amendments merely realign the General Plan land use boundaries and zoning boundaries to be coterminous with adjusted property lines.

General Plan Consistency

The proposed amendments are consistent and compatible with the Sonoma County General Plan in that the changes include technical corrections and minor, inconsequential zone changes being undertaken to ensure consistency between the General Plan and Official Zoning Database and to implement conditions of approval of previously approved projects.

Strategic Plan:

Not Applicable

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

The Board of Supervisors has approved eight sets of technical corrections since 2009.

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

FISCAL SUMMARY

Not Applicable

Narrative Explanation of Fiscal Impacts:

Not Applicable

Narrative Explanation of Staffing Impacts (If Required):

Not Applicable

Attachments:

- Att 1 PLP20-0014 Rezoning Ordinance with Exhibit A. Table of Proposed Zone Changes
- Att 2 PLP20-0014 Resolution with Exhibit A. Table of Proposed General Plan Amendments
- Att 3 PLP20-0014 Planning Commission Staff Report, October 19, 2023
- Att 4 PLP20-0014 Planning Commission Resolution, October 19, 2023
- Att 5 PLP20-0014 Planning Commission Staff Report, November 2, 2023
- Att 6 PLP20-0014 Planning Commission Resolution, November 2, 2023
- Att 7 PLP20-0014 BOS Staff Presentation

Related Items "On File" with the Clerk of the Board:

Not Applicable