

Resolution Number 23-044

County of Sonoma  
Santa Rosa, California

November 2, 2023  
PLP20-0014 Azine Spalding

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE THE PROPOSED GENERAL PLAN DESIGNATED URBAN SERVICE BOUNDARY EXTENSION TO CORRECT A HISTORIC ERROR.

WHEREAS, on September 23, 2008, the Board of Supervisors adopted the Sonoma County General Plan 2020 by Resolution 08-0808; and

WHEREAS, the Permit and Resource Management Department has identified a discrepancy between the parcel boundaries of property known as 18861 Lomita Avenue (APN 127-072-014) and the boundaries of the General Plan designated Urban Service Area for Sonoma Valley; and

WHEREAS, the discrepancy resulted from a project that modified parcel boundaries in 2012 and again in 2013, and the property owner at the time was not notified of the requirement for a General Plan amendment to modify the Urban Service Area boundary to be coterminous with the adjusted parcel boundaries; and

WHEREAS, the Permit and Resource Management Department proposes to correct this procedural error by extending the boundaries of the General Plan Urban Service Area for Sonoma Valley by approximately 0.47 acres to encompass the entirety of the subject parcel; and

WHEREAS, this technical correction was intended to be reviewed by the Planning Commission on October 19, 2023, as part of the Technical Corrections Round 9 project, but was moved to November 2, 2023 due to a public noticing error; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on November 2, 2023, at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The proposed amendment is consistent and compatible with the Sonoma County General Plan because it will correct a historical error and align the General Plan Urban Service Area boundary to be coterminous with the subject parcel boundary. The General Plan Amendment will not result in a substantive change in County land use policy.

2. The Commission concurs with staff's determination that the amendment to the General Plan designated Urban Service Area boundary is exempt from the California Environmental Quality Act 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.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the Project to be exempt from CEQA and approve the proposed change to General Plan designated Urban Service Area boundary as shown in Exhibit A.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Wiig, who moved its adoption, seconded by Commissioner Koenigshofer, and adopted on roll call by the following vote:

Commissioner Olmstead	Aye
Commissioner Gilardi	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5    Noes: 0    Absent: 0    Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.