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GENERAL PLAN CONSISTENCY DETERMINATION

To: Joel Surgeon, Engineering Technician III
Sonoma County Surveyor's Office

From: Isabella Wotring, Planner I

Date: 25 April 2025

Project Applicant: Adobe Associates Inc, Attn: Paul Brown

Project Name and File Number(s): RWV25-0001 / PPR25-0004

Project Location: 9101 Graton Road, Graton

APN#: 130-154-005

Project Description: Vacation of Right of Way of an Unnamed Road at 9101 Graton Road, Graton

General Plan Land Use: General Industrial (GI)

Zoning: Limited Urban Industrial (M1) with no combining districts

Consistency Determination: No Conflict

Background

The unnamed "road" under consideration for a vacation of right-of-way extends south from Graton Road, immediately west of the Graton Road and Bowen Street intersection. The subject right-of-way is a narrow segment of parcel number 130-154-005. The subject right-of-way is residual from the area between the Petaluma and Santa Rosa Railroad and "Park" designated by the 1905 Green Valley Ranch Subdivision Map (Book 18, Page 18). Since then, adjacent blocks and rights-of-way established by this subdivision have transferred ownership. Both the subject right-of-way and the surrounding parcel have been developed with commercial buildings and associated parking for decades. The applicant proposes the right of way vacation to unencumber the area for use by the property owner.

Applicable General Plan Policies

Circulation and Transit Element

CT-6g: Require that new development provide project area improvements necessary to accommodate vehicle and transit movement in the vicinity of the project, including capacity improvements, traffic calming, right-of-way acquisition, access to the applicable roadway, safety improvements, and other mitigation measures necessary to accommodate the development.

CT-3a: Use the adopted Sonoma County Bicycle and Pedestrian Plan (Bikeways Plan) as the detailed planning document for existing and proposed bikeways and pedestrian facilities.

Open Space and Resource Conservation Element

OSRC-17g: Use the following guidelines to determine consistency of projects involving lands with abandoned railroad rights of way where reasonably related to the impacts of the project:

- (1) The project does not or will not preclude the use of the right-of-way for trails.
- (2) A width of 60 feet generally is reserved for trail purposes, unless the Regional Parks Department determines that a different width would be adequate.
- (3) An irrevocable offer of dedication for the right-of-way has been made to the County of Sonoma.

Land Use Element

LU-17c: Avoid the "General Commercial" and "General Industrial" land use categories outside the Sebastopol and Graton Urban Service Areas.

LU-19c: Apply the "General Commercial" and "General Industrial" categories only to appropriate uses existing as of 1986 inside the Urban Service Boundary. Apply the "Limited Commercial" and "Limited Industrial" categories only to appropriate uses existing as of 1986. However, consider additional river dependent commercial and industrial uses along the Petaluma River, where necessary to maintain the river as a navigable waterway connecting the Bay to downtown Petaluma.

Discussion and Determination

Permit Sonoma finds that the proposed right of way vacation does not conflict with the Sonoma County General Plan goals, objectives, and policies. Vacation of the right-of-way will not decrease access to the subject parcel or neighboring parcels, and instead will allow for more cohesive stewardship of vehicular circulation areas within the vicinity and impacted parcels, consistent with General Plan Policy CT-6g. Due to the long-standing developed nature of the subject right-of-way and adjacent parcel, vacation will not preclude the use of the right-of-way for trails, consistent with General Plan Policy OSRC-17g. The portion of Graton Road connecting to the subject right-of-way is proposed as a Class II Bikeway in the 2010 Sonoma County Bicycle and Pedestrian Plan. Vacation of the right-of-way will not impact the ability to build the proposed infrastructure for the bikeway specified in the plan and is not inconsistent with General Plan Policy CT-3a. Further, given the established General Industrial land use of the parcel adjacent to the subject right-of-way and location within the Urban Service Area, vacation of the right-of-way to a General Industrial land use designation does not conflict with General Plan Policies LU-17c and LU-19c.