



Sonoma County Planning Commission STAFF REPORT

FILE: PLP24-0013
DATE: October 17, 2024
TIME: At or after 1:05 PM
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:	Various
Applicant:	County of Sonoma
Address:	Various
APN:	Various
Description:	Technical corrections to the Official Zoning Database and General Plan Land Use Map
CEQA Review:	Categorically exempt under CEQA Guidelines § 15061(b)(3) and 15305 (Minor Alterations in Land Use Limitations)
General Plan Land Use:	Various
Specific/Area Plan Land Use:	Various
Zoning:	Various

RECOMMENDATION

Permit Sonoma recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors adopt a resolution amending the County General Plan Land Use Map and an ordinance amending the Official Zoning Database for technical corrections to address historical mapping errors, implement project conditions of approval, and update combining district mapping.

EXECUTIVE SUMMARY

Permit Sonoma staff periodically identify zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database (OZD). Minor zoning changes and General Plan land use amendments are then brought forward as technical corrections to improve the database. 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 adopted the first set of technical corrections to the OZD, some of which required concurrent General Plan amendments. Since that date, the Board has adopted nine additional sets of technical corrections to the OZD, some of which required concurrent General Plan amendments, listed in Table 1 below.

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
Technical Correction Round 9	ORD# 6455 RES# 23-0578	Dec. 5, 2023

This report presents the next round of technical corrections, referred to as Technical Corrections Round 10. Round 10 includes proposed general plan land use and/or zoning amendments to address historical mapping errors, implement project conditions of approval, and update combining district mapping that affect 2,909 parcels across the County. The October 17, 2024 Planning Commission public hearing notice was published in the newspaper and sent to all property owners of affected parcels and all neighbors within 300 feet of affected parcels.

PROJECT DESCRIPTION

The primary purpose of the proposed changes is to correct technical errors in zoning resulting from inaccurate manual transcription of data and incorrect zoning code language. The project is also intended to correct inconsistencies between zoning and General Plan land use designations. Minor or routine zone changes, such as those required by project conditions of approval, have also been included in the project, as well as corrections to combining district boundaries to reflect combining district location on each parcel. The proposed changes, as described below, will not result in any substantive change to County land use policy.

- A. Inadvertent Errors and Historical Corrections.** This category involves corrections to zoning and General Plan land use designations to resolve inadvertent errors and/or historical inconsistencies and restore the subject parcels to the correct zoning and/or land use.
- B. Required as Conditions of Project Approvals.** This category implements minor zone changes or amendments to General Plan land use designations required as conditions of approval for lot line adjustment and subdivision approvals. The County Subdivision Ordinance in Sonoma County Code Section 25-70.3(h) allows a lot line adjustment or subdivision approval between parcels of different general plan land use designations and/or zoning districts provided that a zone change and/or general plan amendment application is submitted to ensure that district boundaries coincide with the resultant property lines. Since



the proposed amendments are routine, unopposed, and required as a condition of a prior project approval, they have been included as a part of these technical corrections for efficiency of processing.

C. Combining District Mapping Updates. This category of corrections involves updates to combining district boundaries to accurately reflect the location of the combining district on each parcel. A combining district is a zoning overlay on the base zoning district and includes the following districts: BH (Biotic Habitat), F1 (Floodway), F2 (Floodplain), HD (Historic District), LG (Local Guidelines), MR (Mineral Resources), OAK (Oak Woodland), RC (Riparian Corridor), SR (Scenic Resources), G (Geologic Hazard), and VOH (Valley Oak Habitat).

Table 2. Number of Affected Parcels by Category of Correction

Reason for Correction	Total Parcels to be Amended
Corrections to Historical Errors	8
Required as Conditions of Project Approvals	27
Combining District Mapping Updates	2,884
Total:	2,909

The following section describes the technical corrections and provides applicable parcel-level detail, including relevant Permit Sonoma file numbers. Parcel-level detail is not provided for the Combining District Mapping Updates category of corrections due to the volume of changes. A complete list of the parcel numbers and proposed changes to each affected property are in Attachment 1, Exhibits A and B.

A. Inadvertent Errors and Historical Corrections

1. 1777 Adobe Canyon Road, Kenwood, File Number PLP24-0011

APN 051-010-067, 1777 Adobe Canyon Road

Current Zoning: PF, RC50 SR (8.11-acres)

Proposed Zoning: RRD B6 200, RC50 SR (8.11-acres)

Existing Land Use Designation: PQP (8.11-acres)

Proposed Land Use Designation: RRD 200 (8.11-acres)

This correction pertains to a discrepancy on a single parcel in which the General Plan land use and zoning designations are not consistent with the historical use of the parcel. The base zoning is Public Facilities (PF), and the land use is Public/Quasi-Public (PQP), both of which do not allow residential development. The property owner has applied for a Zone Change and General Plan Amendment to apply the RRD B6 200 zoning designation and RRD 200 Land Use designation to the parcel. Staff has determined that the parcel had been inadvertently redesignated with the PF base zoning and PQP General Plan Land Use due to a mapping error.

2. 8200 and 8012 St. Helena Road, Santa Rosa, No File Number



- a. **Lot 1: APN 028-250-003, 8200 St. Helena Road**
Current Zoning: RR B6 15, RRD B6 100 (0.29-acres), OAK RC200/50 SR (33.71-acres)
Proposed Zoning: RR B6 15, OAK RC200/50 SR (30.5-acres)
Existing Land Use Designation: RR 15 (33.71-acres), RRD 100 (0.29-acres)
Proposed Land Use Designation: RR 15 (30.5-acres)
- b. **Lot 2: APN 028-250-008, 8102 St. Helena Road**
Current Zoning: RR B6 15, RC200/50 SR (18-acres)
Proposed Zoning: RR B6 15 (23.45-acres), RRD B6 100 (0.29-acres), RC200/50 SR
Existing Land Use Designation: RR 15 (18-acres)
Proposed Land Use Designation: RR 15 (23.45-acres), RRD 100 (.29-acres)

This correction pertains to a discrepancy on two parcels in which the General Plan land use and zoning code designations are not consistent with parcel boundaries, which were modified by the Assessor after a Record of Survey was recorded in 2004 but were not assigned new Assessor Parcel Numbers. The boundary change resolved split zoning and land use on Lot 1 and resulted in split zoning and land use on Lot 2. Lot 1 is a 30.8-acre parcel zoned RR B6 15, OAK RC200/50 SR and the land use designation RR 15. Lot 2 is a 19-acre parcel zoned RR B6 15, RRD B6 100, RC200/50 SR with land use designations RR 15 and RRD 100. Staff identified this discrepancy in the normal course of business and a Zone Change and General Plan Amendment is being brought forward to update County records and provide notice to the affected property owners. The corrections will apply the RRD B6 100 zoning designation and RRD 100 Land Use designation on Lot 2 and remove them from Lot 1.

3. 10070 Main Street, Penngrove, File Number PLP20-0018

- c. **Lot 1: APN 047-174-008, 10070 Main Street**
Current Zoning: C2, HD LG/PNG SR VOH WH (0.16-acres)
Proposed Zoning: No Change (0.16-acres)
Existing Land Use Designation: LC (0.16-acres)
Proposed Land Use Designation: GC (0.16-acres)
- d. **Lot 2: APN 047-166-054, No Address**
Current Zoning: C2, HD F2 LG/PNG RC50 SR VOH WH (0.5-acres)
Proposed Zoning: No Change (0.06-acres)
Existing Land Use Designation: GC (0.44-acres), LC (0.06-acres)
Proposed Land Use Designation: GC (0.5-acres)

This correction pertains to a discrepancy on two parcels in which the General Plan land use and zoning designations are not consistent. The Sonoma County 6th Cycle Housing Element Update (PLP20-0018) rezoned Lot 1 and 2 from C3 (General Commercial) to C2 (Retail Business and Service) and inadvertently changed the General Plan land use designations from GC (General Commercial) to LC (Limited Commercial). Sonoma County Code Section 26-01-010 specifies that GC is the corresponding General Plan land use designation for parcels zoned C2. The land use designations of both parcels need to be corrected from LC to GC to correspond to C2 zoning.

4. 5500 Old Redwood Highway, Petaluma, No File Number

APN 047-213-005, 5500 Old Redwood Highway
Current Zoning: LC, RC50 SR VOH (0.70-acres)



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Proposed Zoning: M3, RC50 SR VOH (0.70-acres)
Existing Land Use Designation: LC (0.70-acres)
Proposed Land Use Designation: LI (0.70-acres)

APN 047-213-004, 79 Ely Road

Current Zoning: LC, SR VOH (0.66-acres)
Proposed Zoning: M3, SR VOH (0.66-acres)
Existing Land Use Designation: LC (0.66-acres)
Proposed Land Use Designation: LI (0.66-acres)

APN 047-213-009, No Address

Current Zoning: LC, F2 RC50 SR VOH (1-acre)
Proposed Zoning: M3, F2 RC50 SR VOH (1-acre)
Existing Land Use Designation: LC (1-acre)
Proposed Land Use Designation: LI (1-acre)

APN 047-213-010, No Address

Current Zoning: LC, F2 RC50 SR VOH (3.85-acres)
Proposed Zoning: M3, F2 RC50 SR VOH (3.85-acres)
Existing Land Use Designation: LC (3.85-acres)
Proposed Land Use Designation: LI (3.85-acres)

The General Plan Land Use and Zoning Code designations of the subject parcels are inconsistent with Petaluma Area Policy in the General Plan Land Use Element and the City of Petaluma General Plan. The Land Use for the subject parcels will change from LC (Limited Commercial) to LI (Limited Industrial) and the base zoning will change from LC (Limited Commercial) to M3 (Limited Rural Industrial). These changes align the Land Use and Zoning of the subject parcels to be more consistent with General Plan Objective LU-19.2 which calls for restricting commercial uses to locations within the City’s Urban Service Area (USA) and Policy LU-19c which calls for the application of LC and LI Land Use outside of the USA. Only a small portion of APN 047-213-010 is located within the USA and the remainder of the subject parcels are located outside of the USA. Policies 1-P-29 and 1-P-29(C) from the City’s General Plan discourage housing development within the Urban Growth Boundary. LC zoning allows for mixed use which may include housing development, while mixed use development is not allowed within the M3 zone. The correction of the Land Use and Zoning designation for the subject parcels better align with General Plan Policy by removing commercial zoning from parcels located mostly outside of the USA, thus restricting the potential for housing development beyond the City’s UGB for those parcels that lie within the Petaluma Planning Referral Area, consistent with Petaluma Policy and accommodate the existing uses onsite.

Petaluma General Plan

Policy 1-P-24: Support the designation of land uses in the unincorporated area beyond the Urban Growth Boundary as rural, agricultural and/or open space.

1-P-29 C: Encourage the County to continue to promote agricultural land use and to strictly limit further residential infilling on lands beyond the Urban Growth Boundary (UGB) within the Petaluma Planning Referral Area.



5. No Address, Occidental, File Number ZCE22-0005

APN 074-140-040, No Address

Current Zoning: PF, HD (0.30-acres)

Proposed Zoning: RR B6 10, HD

Existing Land Use Designation: RR 10 (0.30-acres)

Proposed Land Use Designation: No Change

This correction pertains to a discrepancy on a single parcel in which the General Plan land use and zoning code designations are not consistent with the historical use of the parcel. The base zoning is Public Facilities (PF), and the land use is Rural Residential (RR). On further analysis, it was determined that the parcel had been inadvertently redesignated with the PF base zoning due to its proximity to a preexisting school. A Zone Change proposes to apply the RR B6 10 zoning designation to the parcel for consistency with its historical use, which will align with the zoning of the surrounding area and resolve the General Plan land use and zoning discrepancy.

6. 6693 Moro Street, Petaluma, File Number ZCE24-0012

APN 027-180-035, 6693 Moro Street

Current Zoning: RR B6 5 Z (6.68-acres)

Proposed Zoning: RR B6 5

Existing Land Use Designation: RR 5 (6.68-acres)

Proposed Land Use Designation: No Change

This correction pertains to a single parcel in which the Accessory Dwelling Unit (ADU) Exclusion Combining District (Z) was inadvertently applied to a parcel zoned Rural Residential (RR) following rezoning required as part of a subdivision proposal MNS89-159. Following the subdivision the Z was applied to agriculturally zoned parcels within the vicinity of the subject parcel and due to the scale of the rezoning effort to apply the Z it was inadvertently applied to the subject parcel. A Zone Change proposes to remove the Z Combining District from the subject parcel which is zoned RR (Rural Residential) for consistency with the historic application of the Z which was applied to agriculturally zoned parcels.

B. Required as Conditions of Project Approvals

7. 4300 Rolling Oaks Road and 2175 Calistoga Road, Santa Rosa, File Number LLA22-0034

**a. Lot 1: 029-240-020, 4300 Rolling Oaks Road
(formerly 029-240-011)**

Current Zoning: RR B6 10 (10.09-acres) RRD B6 100, OAK SR (0.49-acres)

Proposed Zoning: RR B6 10, OAK SR (10.58-acres)

Existing Land Use Designation: RR 10 (10.09-acres) RRD 100 (0.49-acres)

Proposed Land Use Designation: RR 10 (10.58-acres)

**b. Lot 2: 029-100-022, 2175 Calistoga Road
(formerly 029-100-020)**



Current Zoning: RRD B6 100, OAK RC50/50 SR (119.93-acres)
Proposed Zoning: No Change (119.93-acres)
Existing Land Use Designation: RRD 100 (119.93-acres)
Proposed Land Use Designation: No Change (119.93-acres)

Lot Line Adjustment LLA22-0034 involved two parcels with different General Plan and zoning designations and as a result, one lot now has split General Plan and Zoning designations. Lot 1 is a 10.58-acre parcel with 10.09-acres zoned RR B6 10, OAK SR with a land use designation of RR 10, and 0.49-acres zoned RRD B6 100 with a land use designation RRD 100. Lot 2 is a 119.93-acre parcel with 119.93 acres zoned RRD B6 100, OAK RC50/50 SR with a land use designation of RRD 100.

The requirement for a General Plan Amendment and Zone Change to resolve the split land use and zoning on Lot 1 was included as a Condition of Approval for the Lot Line Adjustment. Application PLP23-0034 was submitted by the property owner as required. Since the proposed amendments are routine, unopposed, and required as a condition of a prior project approval, they have been included as a part of these Technical Corrections for efficiency of processing.

8. 20721 Monte Rio Ave, Monte Rio and 20601 Bohemian Avenue, Guerneville, File Number LLA21-0020

a. Lot 1: 095-181-020, 20721 Monte Rio Ave (formerly 095-181-001)

Current Zoning: RR B6 1 Z (0.34-acres), RRD B6 160, LG/116 SR VOH X5 (0.088-acres)
Proposed Zoning: RR B6 1 Z, LG/116 SR VOH X5 (0.42-acres)
Existing Land Use Designation: RR 20 (0.34-Acres) RRD 160 (3,837.70 square feet)
Proposed Land Use Designation: RR 20 (0.34-acres)

b. Lot 2: 097-110-005, 20601 Bohemian Avenue (formerly 097-110-003)

Current Zoning: RRD B6 160, BH F1 F2 LG/116 RC50/50 RC200/100 SR VOH (1,087.76-acres)
Proposed Zoning: No Change
Existing Land Use Designation: RRD 160 (1,087.76-acres)
Proposed Land Use Designation: No Change

Lot Line Adjustment LLA21-0020 involved two parcels with different General Plan and Zoning designations, and as a result, one lot now has split General Plan and Zoning designations. Lot 1 is a 0.42-acre parcel with approximately 0.34 acres zoned RR B6 1 Z, LG/116 VOH X5 with land use designation RR 20, and approximately 3,837.70-square feet zoned RRD B6 160, LG/116 SR VOH with land use designation RRD 160. Lot 2 is a 1,087-acre parcel zoned RRD B6 160, BH F1 F2 LG/116 RC50/50 RC200/100 SR VOH with land use designation RRD 160.

The requirement for a General Plan Amendment and Zone Change to resolve the split land use and zoning on Lot 1 was included as a Condition of Approval for the Lot Line Adjustment. Application PLP22-0029 was submitted by the property owner as required. Since the proposed amendments are routine, unopposed, and required as a condition of a prior project approval, they have been included as a part of these Technical Corrections for efficiency of processing.



9. 590 and 594 Pleasant Avenue, Santa Rosa, File Number MNS14-0007

- a. **Lot 1: 163-180-015, 590 Pleasant Avenue (formerly 163-180-013)**
Current Zoning: LIA B6 20, G SR VOH
Proposed Zoning: LIA B7, G SR VOH
Existing Land Use Designation: LIA 20
Proposed Land Use Designation: No Change
- b. **Lot 2: 163-180-016, 594 Pleasant Avenue (formerly portion of 163-180-013)**
Current Zoning: DA B6 20, G SR VOH
Proposed Zoning: No Change
Existing Land Use Designation: DA 20
Proposed Land Use Designation: No Change

Minor Subdivision MNS14-0007 involved a subdivision resulting in two parcels of approximately 40 acres (Lot 1) and 7 acres (Lot 2). Lot 1 is a 40-acre parcel zoned LIA B6 20, G SR VOH with land use designation LIA 20. Lot 2 is a 7-acre parcel zoned DA B6 20, G SR VOH with land use designation DA 20. The requirement for a Zone Change to add the B7 Combining District to resultant Lot 1 to preclude further subdivision was included as a Condition of Approval for the Minor Subdivision. Application ZCE21-0009 was submitted by the property owner as required. Since the proposed amendments are routine, unopposed, and required as a condition of a prior project approval, they have been included as a part of these Technical Corrections for efficiency of processing.

10. 2580 Roberts Road, Penngrove, File Number PLP14-0046 and ZCE14-0008

- a. **Lots 1-20: 047-680-002 to 047-680-021, 2580 Roberts Road (formerly portions of 047-111-021)**
Current Zoning: DA B6 20/3 (Ac/DU)/Ac MIN and Applicable Combining Districts
Proposed Zoning: DA B7 and Applicable Combining Districts
Existing Land Use Designation: DA 20
Proposed Land Use Designation: DA 20

File No. PLP14-0046 involved a Major Subdivision of 411-acres resulting in 20 new parcels. The 20 new parcels vary in size and are currently zoned DA B6 20/3 (Ac/DU)/Ac MIN with applicable Combining Districts, and the DA 20 land use designation. The requirement for a Zone Change to add the B7 Combining District to all parcels to preclude further subdivision was included as a Condition of Approval for the Major Subdivision. Application ZCE14-0008 was submitted by the property owner as required by the conditions of approval. A complete list of affected parcels and their existing and proposed zoning are in Attachment 1, Exhibit B (Draft Ordinance).

Since the proposed amendments are routine, unopposed, and required as a condition of a prior project approval, they have been included as a part of these Technical Corrections for efficiency of processing.

11. No Addresses, Highway 1, Sea Ranch, File Number LLA17-0028

Parcel A



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a. **Lot 1: 122-260-007, No Address**

Current Zoning: CS CC, TP CC B6 160/640 (Ac/DU)/Ac MIN, HD RC100 SR
Proposed Zoning: No Change
Existing Land Use Designation: LC, RRD 160/640
Proposed Land Use Designation: No Change

Parcel B

b. **Lot 2: 122-240-003, No Address**

Current Zoning: CS CC, TP B6 160, TP CC B6 160/640 (Ac/DU)/Ac MIN, G HD RC100 SR
Proposed Zoning: TP B6 160, TP CC B6 160/640 (Ac/DU)/Ac MIN, G RC100 SR
Existing Land Use Designation: LC, RRD 160, RRD 160/640
Proposed Land Use Designation: RRD 160, RRD 160/640

Parcel C

c. **Lot 3: 122-260-005, No Address**

Current Zoning: CS CC, TP CC B6 160/640 (Ac/DU)/Ac MIN, HD RC100 SR
Proposed Zoning: CS CC, HD RC100 SR
Existing Land Use Designation: LC, RRD 160/640
Proposed Land Use Designation: LC

d. **Lot 4: 122-260-006, No Address**

Current Zoning: CS CC, TP CC B6 160/640 (Ac/DU)/Ac MIN Z, HD RC100 SR
Proposed Zoning: CS CC, HD RC100 SR
Existing Land Use Designation: LC, RRD 160/640
Proposed Land Use Designation: LC

e. **Lot 5: 122-270-002, No Address**

Current Zoning: CS CC, TP B6 240, TP CC B6 160/640 (Ac/DU)/Ac MIN Z, G HD RC100 SR
Proposed Zoning: TP B6 240, TP CC B6 160/640 (Ac/DU)/Ac MIN Z, G RC100 SR
Existing Land Use Designation: LC, RRD 160, RRD 160/640
Proposed Land Use Designation: RRD 160, RRD 160/640

Lot Line Adjustment LLA17-0028 involved three legal parcels (described as Parcels A, B, and C) across multiple Assessor Parcel Numbers.

Legal Parcel A, formerly a portion of APN 122-260-005, was expanded and relocated, and is now APN 122-260-007 (i.e. Lot 1)

A portion of legal Parcel B, formerly on APNs 122-240-002 and 122-270-002, was reduced and that portion of current legal Parcel B is now APN 122-240-003 (i.e. Lot 2).

Legal Parcel C, formerly a portion of APN 122-260-005, was expanded and is now encompassed by APNs 122-260-005 and -006 (i.e. Lots 3 and 4).

Lot 2 will be rezoned entirely TP, and remove about 1± acre of land from CS CC and HD zoning. The existing CS CC and HD-zoned area is vacant pastureland, and the area is not included in the historic



inventory description. Lot 2 is also under a permanent conservation easement, which doesn't allow any new development and restricts uses in this area to agricultural, so no impacts to historic resources would occur as a result of the rezoning from CS CC and HD to TP.

Lots 3 and 4 will be rezoned entirely to CS CC with the HD Combining District. None of the commercial buildings located on the parcel are included in the historic resource designation. The rezoning of all the commercial land use areas to HD ensures that any future development allowed by the CS zoning will be evaluated for potential impacts to the adjacent historic resource and the overall setting of the area.

Lot 5 will lose its CS CC zoning, the HD Combining District, as well as its partial LC land use designation because the land with those zoning designations is no longer part of the legal parcel.

C. Combining District Mapping Updates

Permit Sonoma Geographic Information System (GIS) staff conduct a periodic analysis of the Official Zoning Database (OZD) to identify discrepancies and improve the accuracy of the digital data. As official data sources are revised, parcel boundaries shift, and internal review processes are improved with updated technology and enhanced analysis methods, inconsistencies between parcel boundaries and combining district boundaries are identified. Any discrepancies are then brought forward as technical corrections to maintain and improve the database.

The boundaries of the following Combining Districts are proposed to be corrected, affecting ± 2,884 parcels: BH (Biotic Habitat), F1 (Floodway), F2 (Floodplain), G (Geologic Hazard), LG (Local Guidelines), MR (Mineral Resources), OAK (Oak Woodland), RC (Riparian Corridor), SR (Scenic Resources), and VOH (Valley Oak Habitat).

As Permit Sonoma embarks on a comprehensive update to the County's General Plan, staff intends to explore the approach of eliminating combining districts that correspond to State or Federal mapping data to reduce the administrative burden of significant updates to the Official Zoning Database. The combining districts would be replaced with other methods to notify property owners of non-local environmental designations that affect the use of their property.

1. BH (Biotic Habitat), LG (Local Guidelines), MR (Mineral Resource), OAK (Oak Woodland), SR (Scenic Resource), and VOH (Valley Oak Habitat) Combining Districts

The most recent analysis of Combining Districts produced a list of parcels where the zoning does not accurately reflect the parcel's inclusion or exclusion from a Combining District. This set of technical corrections either adds or removes the BH (Biotic Habitat), LG (Local Guidelines), MR (Mineral Resource), OAK (Oak Woodland), SR (Scenic Resource), and VOH (Valley Oak Habitat) Combining Districts to correspond to shifts in parcel boundaries. Affected parcels and proposed changes for each property are listed in Attachment 1, Exhibit B (Draft Ordinance).

2. F1 (Floodway) and F2 (Floodplain) Combining Districts

The Federal Emergency Management Agency (FEMA) has adopted revised flood elevations for the County of Sonoma, which resulted in changes to the location and extent of FEMA flood hazard zones. The County's F1 (Floodway) and F2 (Floodplain) Combining Districts correspond to the FEMA flood hazard zones. Therefore, the location and extent of the F1 and F2 Combining Districts must be revised to reflect the revised FEMA flood hazard zones. This set of technical corrections either adds or removes the F1 or F2 Combining Districts due to



the adopted FEMA revisions and/or shifts in parcel boundaries. The parcel numbers and proposed changes for each property are listed in Attachment 1, Exhibit B (Draft Ordinance).

FEMA performs a Flood Insurance Study (FIS) to determine an area’s flood hazard risk, which is included on Flood Insurance Rate Maps (FIRMs). A FIS is based on various information, such as historic information, meteorologic data, topographic data, hydrologic data, hydraulic data, open-space conditions, flood-control works, and development. FEMA first released updated preliminary FIRMs for unincorporated Sonoma County, the City of Santa Rosa, and the Town of Windsor in October 2022. These updated maps demonstrate revised flood hazards along the lower Russian River, including Mark West Creek, Pool Creek, Pruitt Creek, and some small tributaries in the Windsor area. On June 22 and 29, 2023, public notification of the updated maps was published in the Press Democrat. Before the updated FIRMs took effect, there was a 90-day appeal period from June 29 to September 27, 2023, during which property owners could appeal flood risk demonstrated on the maps with supporting data to the local floodplain administrator. On July 31, 2024, the revised FIRMs were officially published and released. Sonoma County Code Chapter 7B, which includes additional building requirements for areas of special flood hazard, automatically adopts and incorporates any updates to FIS, FIRMs, and the Flood Boundary and Floodway Maps (FBFMs).

3. RC (Riparian Corridor) Combining District

The RC (Riparian Corridor) Combining District is applied to properties to protect biotic resource communities, including critical habitat areas within and along riparian corridors. These provisions are intended to protect and enhance riparian corridors and functions along designated streams. The most recent analysis of the RC Combining District produced a list of parcels where the zoning does not accurately reflect the parcel’s inclusion or exclusion from a Combining District. This set of technical corrections either adds, removes, or revises the setback of RC Combining Districts due to shifts in parcel boundaries. The parcel numbers and proposed changes for each property are listed in Attachment 1, Exhibit B (Draft Ordinance).

4. G (Geologic Hazard) Combining District

The G (Geologic Hazard) Combining District is applied to properties to reduce unnecessary exposure of people and property to risks of damage or injury related to the Alquist-Priolo Earthquake Fault Zone and to implement the provisions of Section 2.3 of the General Plan Public Safety Element. On February 22, 2024, the California Geological Survey (CGS) revised maps of Alquist-Priolo Earthquake Fault Zones for the southern Rodgers Creek Fault Zone in Sonoma County were released, with changes to the Sears Point, Petaluma River, Glen Ellen, Cotati, and Santa Rosa quadrangles. Because the County’s G (Geologic Hazard) Combining District corresponds to the Alquist-Priolo Earthquake Fault Zones, the location and extent of the G Combining District must be revised to reflect the revised earthquake fault zones. This set of technical corrections either adds or removes the G Combining District to correspond to the State’s adopted Alquist-Priolo Earthquake Fault Zone revisions and/or shifts in parcel boundaries. The parcel numbers and proposed changes for each property are listed in Attachment 1, Exhibit B (Draft Ordinance).

The California Geological Survey first released preliminary review maps of the revised Earthquake Fault Zones on August 24, 2023. The State provided a 90-day public comment period from August 23, 2023, to November 22, 2023. In October 2023, Permit Sonoma sent mailed notices to all owners of unincorporated property that intersected with the preliminary Earthquake Fault Zones to advise owners of the proposed State mapping changes and public comment period.



DISCUSSION

Staff finds that the proposed amendments are necessary to correct inaccuracies, resolve inconsistencies, and make other minor corrections and clarifications to the Official Zoning Database and General Plan Land Use Map to ensure the accuracy and reliability of the planning information on which the public relies.

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

The proposed amendments are exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3) and Section 15305 (Minor Alterations in Land Use Limitations). It can be seen with certainty that the project will have no significant effect on the environment since the project consists of technical corrections that are editorial in nature, minor changes needed to satisfy conditions of prior project approvals that were analyzed in compliance with CEQA as part of the originating project, and updates needed to align local mapping designations with State and Federal mapping.

STAFF RECOMMENDATION

Permit Sonoma recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors adopt a resolution amending the County General Plan Land Use Map and an ordinance amending the Official Zoning Database for technical corrections to address historical mapping errors, implement project conditions of approval, and update combining district mapping.

ATTACHMENTS

- Attachment 1: Draft Planning Commission Resolution with Exhibits A and B
 - Exhibit A: Draft General Plan Amendments
 - Exhibit B: Draft Zoning Ordinance
 - Ordinance Exhibit A: Draft Board of Supervisors Ordinance

