



County of Sonoma

State of California

Date: December 5, 2023

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Finding The Project To Be Exempt From the California Environmental Quality Act And
Approving Amendments to the Sonoma County General Plan Land Use and Urban Service
Area Maps To Correct Technical Errors, Resolve Inconsistencies, And To Satisfy Conditions Of
Prior Project Approvals.**

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 historical inconsistencies between zoning and General Plan land uses on certain parcels resulting from inadvertent mapping errors; and

Whereas, some General Plan land use amendments that were required as conditions of approval for previously approved projects have yet to be implemented; and

Whereas, the Permit and Resource Management Department proposes to correct technical errors and reconcile discrepancies between General Plan land use designations and zoning designations, and implement General Plan land use amendments required as conditions of prior project approvals; and

Whereas, 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 (Technical Corrections Round 1); and

Whereas, this project is the ninth set of technical corrections to the Official Zoning Database, and concurrent General Plan Amendments are necessary (Technical Corrections Round 9); and

Whereas, in accordance with the provisions of law, the Planning Commission held a public hearing on October 19, 2023, at which time all interested persons were given an opportunity to be heard. At the conclusion of the hearing, the Planning Commission

adopted a resolution recommending that the Board of Supervisors adopt the proposed amendments to the County General Plan, and the proposed ordinance amending the Official Zoning Database; and

Whereas, in accordance with the provisions of law, due to a noticing error, the Planning Commission held a second public hearing on November 2, 2023 to consider a single technical correction involving a General Plan Amendment, at which time all interested persons were given an opportunity to be heard. At the conclusion of the hearing, the Planning Commission adopted a resolution recommending that the Board of Supervisors adopt the proposed amendment to the County General Plan.

Now, Therefore, Be It Resolved that the Board of Supervisors makes the following findings:

1. The proposed amendments are consistent and compatible with the Sonoma County General Plan in that the changes include technical corrections and minor, changes being undertaken to ensure consistency with the intent of the General Plan and to implement conditions of approval of previously approved projects. The General Plan Amendments will not result in a substantive change in County land use policy.
2. The amendments to the General Plan to correct Land Use designation errors, as set forth in Exhibit A, are 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 amendments to the General Plan 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 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.

The remaining amendments to the General Plan are adopted to implement previously approved project conditions of approval and are necessary and in compliance with the Sonoma County Subdivision Code (Sonoma County Code, Chapter 25). These land use changes 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 to be coterminous with adjusted property lines.

THE FOREGOING RESOLUTION was duly adopted this _____, 2023, by the following vote:

Supervisors:

Gorin: Rabbitt: Gore: Hopkins: Coursey:

Ayes: Noes: Absent: Abstain:

So Ordered.

Exhibit A Proposed General Plan Land Use Amendments

#	Address	APN	Existing General Plan Land Use	Proposed General Plan Land Use	Total Area Amended
1	4860 Upper Ridge Road, Santa Rosa	028-360-015	RR 10	RR 20	±4.3 acres
2	No Address	127-071-005	UR 8	UR 20	±1.0 acres
3	175 Verano Avenue, Sonoma	127-071-012	RVSC	UR 20	±2.3 acres
4	155 Verano Avenue, Sonoma	127-071-013	UR 20	RVSC	±2.5 acres
5	31638 McCray Road, Cloverdale	115-150-076	RR 5, PQP	RR 5	±0.14 acre
6	31640 McCray Road, Cloverdale	115-150-075	RR 5, PQP	RR 5	±0.7 acres
7	No Address	115-150-074	RR 5, PQP	RR 5	±1.0 acres
8	18661 Lomita Avenue, Sonoma	127-072-014	Partially within Urban Service Area	Completely within Urban Service Area	±0.57 acres
9	411 Chestnut Avenue, Sonoma	056-221-026	UR 1, RR 2	UR 1	±0.12 acre
10	175 Chestnut Avenue, Sonoma	056-221-027	UR 1, RR 2	UR 1	±0.04 acre
11	2800 Hilltop Road, Healdsburg	087-110-017	RR 20, RRD 60	RR 20	±0.17 acre
12	2811 Hilltop Road, Healdsburg	087-110-018	RR 20, RRD 60	RR 20	±0.86 acre
13	68 Monterey Avenue, Sonoma	056-331-011	UR 5, LC TS	UR 5	±490 s.f.
14	1000 Sonoma Mountain Road, Petaluma	136-220-008 136-220-022	LEA 60, RRD 40, DA 40	DA 40	±86 acres
15	545 Sonoma Mountain Road, Petaluma	136-160-019	DA 40, LEA 60	DA 40	±6.64 acres
16	560 Sparks Road, Sebastopol	063-310-029	DA 20, RR 10	RR 10	±0.2 acres
17	207 Theresa Drive, Cloverdale	117-010-032	RR 2, RRD 40	RR 2	±1.65 acre
18	17246 Woodland Avenue, Agua Caliente	056-281-054	UR 5, RR 5	UR 5	±0.05 acre
19	19330 Carriger Road, Sonoma	142-180-064	RR 5, RR 3	RR 3	±2.35 acres

#	Address	APN	Existing General Plan Land Use	Proposed General Plan Land Use	Total Area Amended
20	5739 Old Redwood Hwy, Penngrove	047-153-024	GC, UR 2	UR 2	±0.47 acre
21	5745 Old Redwood Hwy, Penngrove	047-153-025	GC, UR 2	GC	±0.06 acre
22	28675 Seaview Road, Cazadero	109-360-056	RR 2, RRD 160/640	RRD 160/640	±0.64 acre
23	9488 Ben Way, Cazadero	109-450-017	RR 2, RRD 160/640	RR 2	±0.64 acre
24	361 Woodward Avenue	047-173-029	LC	UR 4	±0.19 acres
25	5620 Vine Hill Road, Forestville	083-050-030 078-050-036	RR 10, DA 40	DA 40	±6.1 acres
26	2050 Crane Canyon Road, Santa Rosa	045-212-005	RR 15, RRD 40	RR 15	±2.25 acres