

Resolution Number 24-13

County of Sonoma  
Santa Rosa, California

October 17, 2024  
PLP24-0013 Azine Spalding

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE EXEMPT FROM CEQA AND APPROVE THE PROPOSED GENERAL PLAN LAND USE MAP AMENDMENTS AND AMENDMENTS TO THE OFFICIAL ZONING DATABASE TO CORRECT HISTORICAL TECHNICAL ERRORS AND RESOLVE INCONSISTENCIES, TO EFFICIENTLY SATISFY CONDITIONS OF PRIOR PROJECT APPROVALS, AND TO UPDATE ZONING COMBINING DISTRICT BOUNDARIES TO CORRESPOND TO SHIFTED PARCEL BOUNDARIES AND UPDATED DATA SOURCES

WHEREAS, on July 12, 2007 the Board of Supervisors adopted the Official Zoning Database, an electronic database containing zoning information for the unincorporated county, which superseded old paper Zoning Maps; and

WHEREAS, the transition from the old paper Zoning Maps to the Official Zoning Database has resulted in a number of unintended changes to zoning; and

WHEREAS, Permit Sonoma has identified historical inconsistencies between zoning and General Plan land use designation on certain parcels; and

WHEREAS, some zone changes and General Plan amendments that were required as Conditions of Approval for previously approved projects have yet to be implemented; and

WHEREAS, shifts in parcel boundaries result in changes to the applicability of combining districts to parcels; and

WHEREAS, on June 29, 2023, the Federal Emergency Management Agency (FEMA) adopted revised flood elevations for the County of Sonoma, which resulted in changes to the location and extent of Sonoma County's Floodway (F1) and Floodplain (F2) Combining Districts, which correspond to FEMA flood hazard zones; and

WHEREAS, on February 22, 2024, the California Geological Survey (CGS) released revised maps of the Alquist-Priolo Earthquake Fault Zones for the southern Rodgers Creek Fault Zone in Sonoma County, with changes to the Sears Point, Petaluma River, Glen Ellen, Cotati, and Santa Rosa quadrangles, which resulted in changes to the location and extent of Sonoma County's Geologic Hazard (G) Combining District, which corresponds to the Alquist-Priolo Earthquake Fault Zones; and

WHEREAS, Permit Sonoma proposes to correct technical errors and reconcile discrepancies in zoning and General Plan land use designations, implement amendments to zoning and land use required as conditions of prior project approvals, and update combining district boundaries to

correspond to shifted parcel boundaries and updated data sources; and

WHEREAS, this project is the tenth set of technical corrections to the Official Zoning Database, which require concurrent General Plan Amendments (Technical Corrections Round 10); and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on October 3, 2024, 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 amendments to the Official Zoning Database and General Plan to correct inaccuracies, resolve inconsistencies, and rectify zoning combining district boundaries to correspond to shifted parcel boundaries and current data sources are necessary to ensure the accuracy and reliability of the planning information on which the public relies.
2. The proposed amendments are consistent and compatible with the Sonoma County General Plan in that the changes include technical corrections and minor, inconsequential changes being undertaken to ensure consistency with the General Plan and to implement conditions of approval of previously approved projects.
3. The Commission concurs with staff's determination that the amendments to General Plan land use designations and the Official Zoning Database, as set forth in Exhibits A and B, are exempt from the California Environmental Quality Act as follows. The amendments to General Plan land use designations and zoning to correct historical errors and update zoning combining district boundaries are exempt 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 will only correct historical mapping errors. No change in the physical environment would result because no development is proposed as part of the adjustments to designations and because the amendments only implement the existing regulations. These updates are needed to ensure the accuracy and reliability of the Official Zoning Database and the General Plan Land Use Map.

The amendments to the Official Zoning Database and General Plan land use designations that are to implement previously approved project conditions of approval are necessary and in compliance with the Sonoma County Subdivisions Code (Sonoma County Code, Chapter 25). These amendments were analyzed in compliance with CEQA as part of their originating project and at the time of project approval. The Commission concurs with staff's determination that this action is exempt from CEQA pursuant to CEQA Guidelines Section 15305 (Class 5), minor alterations in land use limitations, because the amendments merely realign the zoning lines to be coterminous with adjusted property lines.

Other amendments to the Official Zoning Database are to update the F1 (Floodway) and F2 (Floodplain) Combining Districts to reflect the most recently revised flood mapping from the Federal Emergency Management Agency (FEMA) and to update the G (Geologic Hazard) Combining District to reflect the most recently updated Alquist-Priolo Earthquake Fault Zones from the California Geologic Survey (CGS). These updates are

directed by County Code and are thus ministerial and do not constitute a project under CEQA.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the Project to be exempt from CEQA and the proposed changes to the General Plan land use amendments and zoning changes to the Official Zoning Database as shown in Exhibits A and B.

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 Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403.

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

Commissioner Freeman - Aye  
Commissioner Reed - Aye  
Commissioner Ocana – Absent  
Commissioner McCaffery - Aye  
Commissioner Marquez - Absent

Ayes: 3      Noes: 0      Absent: 2      Abstain: 0

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

SO ORDERED.