



Sonoma County Planning Commission STAFF REPORT

FILE: PLP20-0014
DATE: October 19, 2023
TIME: At or after 1:05 P.M.
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 General Plan land use map and zoning database
CEQA Review:	Staff has determined that the project is exempt from CEQA under CEQA Guidelines §15061(b)(3), the common sense exemption, and categorically exempt pursuant to CEQA Guidelines section 15305 for minor alterations in land use limitations.
General Plan Land Use:	Various
Specific/Area Plan Land Use:	Various
Zoning:	Various

RECOMMENDATION

The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission adopt 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.

EXECUTIVE SUMMARY

Permit Sonoma staff periodically identifies zoning and/or land use discrepancies. Any discrepancies and minor zoning and land use amendments are then brought forward as technical corrections to improve the accuracy of the Official Zoning Database (OZD). 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 (Board) adopted the first set of technical corrections to the OZD, some of which required concurrent general plan amendments (known as Technical Corrections – Round 1). Since that date, the Board has adopted six 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

This current set of technical corrections is referred to as Technical Corrections - Round 9. The October 19, 2023 Planning Commission public hearing notice was published in the Press Democrat and mailed notice was sent to each owner of record of the subject parcels and all property owners of parcels within 300-feet of the subject properties. Technical Corrections - Round 9 includes proposed general plan land use and zoning amendments due to the reasons indicated below in Table 2.

Table 2: Total Parcels to be Amended

Reason for Correction	Total Parcels to be Amended
Corrections to Historical Errors	8
Required as Conditions of Project Approvals	20
Total:	28

PROJECT DESCRIPTION

The primary purpose of the proposed changes is to correct technical errors in zoning resulting from inaccurate manual transcription of data. 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. The proposed changes, as described below, will not result in any substantive change to County land use policy.

- A. Amendments to Zoning – Inadvertent Errors and Historical Corrections.** Correct zoning designations to resolve inadvertent errors and/or historical inconsistencies and restore the subject parcels to the correct zoning and/or land use.



- B. Amendments to Zoning – Required as Conditions of Project Approvals.** Implement minor zone changes required as conditions of approval for lot line adjustment and subdivision approvals.

DISCUSSION

A. Amendments to General Plan Land Use and Zoning Corrections to Historical Errors

1. 4860 Upper Ridge Road, Santa Rosa

a. 028-360-015, 4860 Upper Ridge Road

Current Zoning: RR B6 20 SR X

Proposed Zoning: No Change

Existing Land Use Designation: RR 10

Proposed Land Use Designation: RR 20

This correction pertains to a discrepancy on a single parcel in which the zoning designation is not consistent with the General Plan land use density. The base zoning is RR 20 (Rural Residential 20-acre per dwelling unit density) consistent with surrounding properties. However, the General Plan Land Use designation is RR 10, and the surrounding properties are RR 20. The discrepancy was identified by staff through review of a lot line adjustment on the property.

On further analysis, it was determined that the parcel was inadvertently redesignated with the RR 10 General Plan Land Use designation during the last General Plan Update due to a mapping error. Staff recommends a General Plan land use correction to apply the RR 20 Land Use designation to the ±4.3 acre-parcel to correct the error.

2. 175, 155, 135 Verano Avenue, Sonoma; LLA18-0044 and PLP19-0044

a. Lot 1: 127-071-005, No Address

Existing Zoning: R2 B6 8 DU, F2 RC50/25

Proposed Zoning: R3 B6 20 DU, F2 RC50/25

Prior Land Use Designation: UR 8

Proposed Land Use Designation: UR 20

b. Lot 2: 127-071-012, 175 Verano Avenue

Existing Zoning: K, F2 RC50/25

Proposed Zoning: R3 B6 20 DU, F2 RC50/25

Existing Land Use Designation: RVSC

Proposed Land Use Designation: UR 20

c. Lot 3: 127-071-013, 155 Verano Avenue

Existing Zoning: R3, F2 RC50/25



Proposed Zoning: K, NONE
Existing Land Use Designation: UR 20
Proposed Land Use Designation: RVSC

The three parcels were reconfigured by LLA18-0044 and assigned new assessor’s parcel numbers (APNs), and subsequently received approval for rezoning and General Plan amendments by PLP19-0044. Due to errors in the approval ordinance, Lot 3, the proposed hotel site was erroneously designated for residential, and Lot 2, the residential parcel, retained the visitor serving commercial designation. In addition, Lot 1, the access parcel was rezoned without a B-combining district designation. The proposed correction would correct the zoning and land use to correspond to the approved uses.

3. 31638, 31640 McCray Road, Cloverdale

- a. **Lot 1: 115-150-076, 31638 McCray Road**
Current Zoning: AR B8 (0.65 acres), PF (0.14 acres), F2 VOH
Proposed Zoning: AR B8, F2 VOH
Existing Land Use Designation: RR 5 (0.65 acres), PQP (0.14 acres)
Proposed Land Use Designation: RR 5

- b. **Lot 2: 115-150-075, 31640 McCray Road**
Current Zoning: AR B8 (1.1 acres), PF (0.7 acres), F1 F2 VOH
Proposed Zoning: AR B8, F1 F2 VOH
Existing Land Use Designation: RR 5 (1.1 acres), PQP (0.7 acres)
Proposed Land Use Designation: RR 5

- c. **Lot 3: 115-150-074, No Address**
Current Zoning: AR B7 (1 acre), PF (1 acre), F1 F2
Proposed Zoning: AR B7, F1 F2
Existing Land Use Designation: RR 5 (1 acre), PQP (1 acre)
Proposed Land Use Designation: RR 5

This correction pertains to a long-standing discrepancy on three parcels with split zoning and land use designations. The base zoning of the front of the three parcels is AR (Agriculture and Residential) and the General Plan Land Use designation is Rural Residential, which is consistent with existing uses and surrounding properties. However, the rear of the properties abutting County Park land has a zoning designation of Public Facilities and a General Plan Land Use designation of Public/Quasi-Public Facilities.

The discrepancy was brought to the attention of staff through a public inquiry. It was determined that a mapping error occurred before 1989, most likely when converting the paper zoning map books to digital maps. General Plan land use designation and rezoning are being brought forward to remove the PF zoning and PQP Land Use Designation from three parcels.



4. 18661 Lomita Avenue, Sonoma; GPA22-0071

a. Lot 1: 127-072-014, 18661 Lomita Avenue

Current Zoning: RR B6 3, F2 RC50/25 SR

Proposed Zoning: No Change

Existing Land Use Designation: RR 3

Proposed Land Use Designation: No Change

This correction pertains to a discrepancy on a single parcel in which the County’s Urban Service Area (USA) boundary and the corresponding boundary of the Valley of the Moon Sanitation District are not coterminous with the parcel boundary, excluding approximately 0.57 acres of the parcel. In 2009, parcels were merged into a single 2.63-acre parcel, but the USA boundary was not extended at that time to be coterminous with the new property boundary. The discrepancy was identified by the property owner. The Local Area Formation Commission and the Water District both confirmed in writing that the USA should be extended to include the entire parcel.

A General Plan land use correction (GPA22-0003) is being brought forward to extend the USA boundary to include ±0.57 acres and make the USA and Sanitation District boundaries coterminous with the parcel.

**B. Amendments to General Plan Land Use and Zoning
Required as Conditions of Project Approvals**

The County Subdivision Ordinance at 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.

5. 175, 411 Chestnut Avenue, Sonoma; LLA17-0071 and LLA19-0020

**a. Lot 1: 056-221-026, 411 Chestnut Avenue
(formerly 056-221-022)**

Current Zoning: R1 B6 1 DU (0.12 acres), RR B6 2 (0.12 acres) Z, X

Proposed Zoning: R1 B6 1 DU Z, X

Existing Land Use Designation: UR 1 (0.12 acres), RR 2 (0.12 acres)

Proposed Land Use Designation: UR 1

**b. Lot 2: 056-221-027, 175 Chestnut Avenue
(formerly 056-221-025)**

Current Zoning: R1 B6 1 DU (0.53-acres), RR B6 2 (0.04 acres) Z, X

Proposed Zoning: R1 B6 1 DU Z, X

Existing Land Use Designation: UR 1 (0.53 acres), RR 2 (0.04 acres)

Proposed Land Use Designation: UR 1



**c. Lot 3: 056-221-028, 303 Chestnut Avenue
(formerly 056-221-021)**

Current Zoning: RR B6 2, NONE
Proposed Zoning: No Change
Existing Land Use Designation: RR 2
Proposed Land Use Designation: No Change

Lot Line Adjustment LLA17-0071 involved two parcels with different General Plan and Zoning designations (Lot 1 and Lot 3), which resulted in split General Plan and Zoning Designations on Lot 1. Subsequent LLA19-0020 involved Lot 2 and Lot 3, which resulted in split General Plan and Zoning designations on Lot 2.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP19-0020 was submitted by the property owner as required by the conditions of approval. 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.

6. 2800, 2811 Hilltop Road, Healdsburg; LLA18-0015

**a. Lot 1: 087-110-017, 2800 Hilltop Road
(formerly portions of 087-093-017, -018, 087-110-016)**

Current Zoning: RR B8 (0.11 acres), RRD B8 (0.17 acres), X5
Proposed Zoning: RR B8, X5
Existing Land Use Designation: RR 20 (0.11 acres), RRD 60 (0.17 acres)
Proposed Land Use Designation: RR 20

**b. Lot 2: 087-110-018, 2811 Hilltop Road
(formerly portions of 087-093-030, 087-110-016)**

Current Zoning: RR B8 (0.39 acres), RRD B8 (0.86 acres) X5
Proposed Zoning: RR B8 X5
Existing Land Use Designation: RR 20 (0.39 acres), RRD 60 (0.86 acres)
Proposed Land Use Designation: RR 20

**c. Lot 3: 087-110-019, No Address
(formerly 087-110-016)**

Current Zoning: RRD B8, X5
Proposed Zoning: No Change
Existing Land Use Designation: RRD 60
Proposed Land Use Designation: No Change

Lot Line Adjustment LLA18-0015 involved three lots with different General Plan and Zoning designations, and as a result, two lots now have split General Plan and Zoning designations.



The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP19-0034 was submitted by the property owner as required by the conditions of approval. 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.

7. 68 Monterey Avenue, Sonoma; LLA19-0047

**a. Lot 1: 056-331-011, 68 Monterey Avenue
(formerly 056-331-009)**

Current Zoning: LC TS, LG/SPR SR (0.01-acres), R1 B6 5 DU SR X (0.07-acres)

Proposed Zoning: R1 B6 5 DU, SR X

Existing Land Use Designation: LC TS (0.01-acres), UR 5 (0.07-acres)

Proposed Land Use Designation: UR 5

**b. Lot 2: 056-331-012, 17904 Highway 12
(formerly 056-331-008)**

Current Zoning: LC TS, LG/SPR SR

Proposed Zoning: No Change

Existing Land Use Designation: LC TS

Proposed Land Use Designation: No Change

Lot Line Adjustment LLA19-0047 involved two parcels with different General Plan and Zoning designations, and as a result, one lot now has split General Plan and Zoning designations.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP20-0031 was submitted by the property owner as required by the conditions of approval. 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. 545, 1000 Sonoma Mountain Road, Petaluma; LLA19-0005

**a. Lot 1: 136-220-008 & 136-220-022, 1000 Sonoma Mountain Road
(formerly portions of 136-220-004, -008, -021)**

Current Zoning: LEA B6 60 (10.37-acres), DA B6 80 (185.43-acres), RRD B6 40 (75.57-acres) Z, G LG/MTN RC50/50 RC50/25 SR

Proposed Zoning: DA B6 60 Z, G LG/MTN RC 50/25 RC50/50 SR

Existing Land Use Designation: LEA 60 (10.37-acres), RRD 40 (75.57-acres), DA 40 (185.43-acres)

Proposed Land Use Designation: DA 40

**b. Lot 2: 136-220-017, 750 Sonoma Mountain Road
(formerly portions of 136-220-016 and 136-220-018)**

Current Zoning: LEA B6 80 (354.87-acres)

Proposed Zoning: No Change



Existing Land Use Designation: LEA 60 (354.87-acres)
Proposed Land Use Designation: No Change

**c. Lot 3: 136-160-019, 545 Sonoma Mountain Road, Petaluma
(formerly portions of 136-220-009, -018, 136-160-011)**

Current Zoning: DA B6 40 (133.67-acres), DA B6 80 (17-acres), LEA B6 80 (6.64-acres) Z, G
LG/MTN RC50/50 SR
Proposed Zoning: DA B6 40 Z, G LG/MTN RC50/50 SR
Existing Land Use Designation: DA 40 (133.67-acres), LEA 60 (6.64-acres)
Proposed Land Use Designation: DA 40

Lot Line Adjustment LLA19-0005 involved three lots with different Zoning designations and resulted in two new parcels with split zones and General Plan land use designations. Lot 1 is now composed of portions of three former assessor parcels, totaling approximately 271.4 acres. Lot 3 is now composed of portions of three former assessor parcels, totaling approximately 157.3 acres.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP20-0006 was submitted by the property owner as required by the conditions of approval. 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. 560 Sparkes Road, Sebastopol; LLA19-0024

**a. Lot 1: 063-310-029, 560, 552 Sparkes Road
(formerly portions of 063-310-027, -025)**

Current Zoning: DA B6 20 (0.20 acres), AR B6 10 (4.1-acres)
Proposed Zoning: AR B6 10
Existing Land Use Designation: DA 20 (0.20 acres), RR 10 (4.1-acres)
Proposed Land Use Designation: RR 10

**b. Lot 2: 063-310-028, 554, 556, and 558 Sparkes Road
(formerly portions of 063-310-027, -025)**

Current Zoning: AR B6 10
Proposed Zoning: No Change
Existing Land Use Designation: RR 10
Proposed Land Use Designation: No Change

Lot Line Adjustment LLA19-0024 involved two parcels with different General Plan and Zoning designations, and resulted in one lot with split General Plan and Zoning designations. Lot 1 is an approximately 4.3-acre parcel with 0.20 acres zoned DA B6 20 with land use designation DA 20, and 4.1 acres zoned AR B6 10 with land use designation RR 10.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP20-0015 was submitted by the property owner as



required by the conditions of approval. 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. 207, 230 Theresa Drive, Cloverdale; LLA16-0037

**a. Lot 1: 117-010-032, 207 Theresa Drive
(formerly 117-010-013)**

Current Zoning: AR B6 2 (0.73-acres), RRD B6 40 (1.65-acres)

Proposed Zoning: AR B6 2, NONE

Existing Land Use Designation: RR 2 (0.73-acres), RRD 40 (1.65-acres)

Proposed Land Use Designation: RR 2

**b. Lot 2: 117-010-033, 230 Theresa Drive
(formerly 117-010-027)**

Current Zoning: RRD B6 40

Proposed Zoning: No Change

Existing Land Use Designation: RRD 40

Proposed Land Use Designation: No Change

Lot Line Adjustment LLA16-0037 involved two lots with different Zoning designations and resulted in one new parcel with split zones. The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP17-0049 was submitted by the property owner as required by the conditions of approval. 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. 17246 Woodland Avenue, Agua Caliente; LLA18-0020

**a. Lot 1: 056-281-054, 17246 Woodland Avenue
(formerly 056-281-051)**

Current Zoning: RR B6 5 (0.05-acres), R1 B6 5 (0.24-acres) Z, X

Proposed Zoning: R1 B6 5 DU Z, X

Existing Land Use Designation: RR 5 (0.05-acres), UR 5 (0.24-acres)

Proposed Land Use Designation: UR 5

**b. Lot 2: 056-281-055, 056-281-001, 17246 Woodland Avenue
(formerly 056-281-050, 056-281-001)**

Current Zoning: RR B6 5 Z

Proposed Zoning: No Change

Existing Land Use Designation: RR 5

Proposed Land Use Designation: No Change



Lot Line Adjustment LLA18-0020 involved two parcels with different General Plan and Zoning designations, resulting in one lot with split General Plan and Zoning designations. Lot 1 is a 0.29 acre parcel with approximately 0.05 acres zoned RR B6 5 Z with land use designation RR 5, and approximately 0.24 zoned R1 B6 5 DU Z X with land use designation UR 5.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP19-0012 was submitted by the property owner as required by the conditions of approval. 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.

12. 19330 Carriger Road, Sonoma; LLA20-0031

**a. Lot 1: 142-180-064, 19330 Carriger Road
(formerly 142-180-027)**

Current Zoning: AR B6 5 (2.35-acres), AR B6 3 (2.65-acres)

Proposed Zoning: AR B6 3

Existing Land Use Designation: RR 5 (2.35-acres), RR 3 (2.65-acres)

Proposed Land Use Designation: RR 3

**b. Lot 2: 142-180-065, 19310, 19320 Carriger Road
(formerly 142-180-010)**

Current Zoning: AR B6 5

Proposed Zoning: No Change

Existing Land Use Designation: RR 5

Proposed Land Use Designation: No Change

Lot Line Adjustment LLA20-0031 involved two lots with different Zoning designations and resulted in one new parcel with split zones. Lot 1 is composed of portions of two assessor parcels, totaling approximately 5.0 acres with 2.35 acres zoned AR B6 5 and land use designation RR 5, with 2.65 acres zoned AR B6 3 and land use designation RR 3.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP20-0036 was submitted by the property owner as required by the conditions of approval. 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.

13. 5739, 5745 Old Redwood Hwy, Penngrove; LLA21-0009

**a. Lot 1: 047-153-024, 5739 Old Redwood Hwy
(formerly portions of 047-153-009, -010)**

Current Zoning: C3 (0.47-acres), RR B6 2 DU (1.15 acres), SR

Proposed Zoning: RR B6 2 DU, SR

Existing Land Use Designation: GC (0.47-acres), UR 2 (1.15-acres)

Proposed Land Use Designation: UR 2



- b. Lot 2: 047-153-025, 5745 Old Redwood Hwy
(formerly portions of 047-153-010, -011)**
Current Zoning: C3(1.36-acres), RR B6 2 DU (0.06-acres), SR
Proposed Zoning: C3, SR
Existing Land Use Designation: GC (1.36-acres), UR 2 (0.06-acres)
Proposed Land Use Designation: GC

Lot Line Adjustment LLA21-0009 involved three lots with different Zoning designations and resulted in two new parcels with split zones. Lot 1 is composed of portions of two assessor parcels, totaling approximately 1.64 acres with 0.47 acres zoned C3 SR and land use designation GC, with 1.15 acres zoned RR B6 2 DU SR and land use designation UR. Lot 2 is composed of portions of two assessor parcels, totaling approximately 1.41 acres with 1.36 acres zoned C3 SR and land use designation GC, with 0.06 acres zoned RR B6 2 DU SR and land use designation UR 2.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP21-0013 was submitted by the property owner as required by the conditions of approval. 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.

14. 28675 Seaview Road, Cazadero; LLA21-0008

- a. Lot 1: 109-360-056, 28675 Seaview Road
(formerly portions of 109-360-044, 109-450-004)**
Current Zoning: RR CC B6 2 (0.64-acres), RRD CC B6 160/640 (Ac/DU)/Ac MIN, SR (37.76-acres)
Proposed Zoning: RRD CC B6 160/640 (Ac/DU)/Ac MIN SR
Existing Land Use Designation: RR 2 (0.64 acres), RRD 160/640 (37.76-acres)
Proposed Land Use Designation: RRD 160/640

- b. Lot 2: 109-450-017, 9488 Ben Way
(formerly portions of 109-450-004, 109-360-044)**
Current Zoning: RRD CC B6 160/640 (Ac/DU)/Ac MIN (0.64-acres), RR CC B6 2 (1.31-acres)
Proposed Zoning: RR CC B6 2
Existing Land Use Designation: RRD 160/640 (0.64-acres), RR 2 (1.31-acres)
Proposed Land Use Designation: RR 2

Lot Line Adjustment LLA21-0008 involved two lots with different Zoning designations and resulted in two new parcels with split zones. Lot 1 is composed of portions of two assessor parcels, totaling approximately 38.4 acres, with 0.64 acres zoned RR CC B6 2, and land use designation RR 2, with 37.76 acres zoned RRD CC B6 160/640 (Ac/DU)/Ac MIN SR and land use designation RRD 160. Lot 2 is composed of portions of two assessor parcels, totaling approximately 1.95 acres with 0.64 acres zoned RRD CC B6 160/640 (Ac/DU)/Ac MIN and land use designation RRD 160/640, with 1.31 acres zoned RR CC B6 2 and land use designation RR 2. Only the portion currently designated SR would be designated as a scenic landscape unit.



The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP21-0017 was submitted by the property owner as required by the conditions of approval. 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.

15. 361 Woodward Avenue, Penngrove; LLA18-0027

- a. Lot 1: 047-173-028, 1000 Main Street
(formerly portions of 047-173-011)**
Current Zoning: LC, HD LG/PNG SR (0.19-acres)
Proposed Zoning: No Change
Existing Land Use Designation: LC
Proposed Land Use Designation: No Change

- b. Lot 2: 047-173-029, 361 Woodward Avenue
(formerly portions of 047-173-011)**
Current Zoning: LC, HD LG/PNG SR (0.13-acres)
Proposed Zoning: R1 B6 4 DU, HD LG/PNG SR
Existing Land Use Designation: LC (0.13-acres)
Proposed Land Use Designation: UR 4

Lot Line Adjustment LLA18-0027 involved an exchange of land between two legal lots previously under a single APN (047-173-011). A condition of approval of the LLA was to change the commercial base zoning on the smaller parcel to residential zoning (R1 B6 4 DU). Combining district designations would also be retained. Lot 1 is approximately 0.19 acres in area fronting Main Street, zoned LC HD LG/PNG SR, and land use designation UR 4. No change to the Main Street parcel is proposed. Lot 2 is approximately 0.13 acres in area, also zoned LC HD LG/PNG SR fronting Woodward Avenue. The zoning for Lot 2 is proposed to be changed to R1 B6 4 DU HD LG/PNG SR.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application ZCE18-0024 was submitted by the property owner as required by the conditions of approval. 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.

16. 4524, 4530 Bennett Valley Road, Santa Rosa; LLA20-0008

- a. Lot 1: 049-170-048, 4524 Bennett Valley Road
(formerly portions of 049-170-031, -044)**
Current Zoning: RRD B7 (58.10 acres), RRD B6 40/10 (Ac/DU)/Ac min (8.0 acres), G SR
Proposed Zoning: RRD B7, G SR
Existing Land Use Designation: RRD 40
Proposed Land Use Designation: No Change



**b. Lot 2: 049-170-049, 4530 Bennett Valley Road
(formerly portions of 049-170-031, -044)**

Current Zoning: RRD B7 (2.89 acres), RRD B6 40/10 (Ac/DU)/Ac min (21.09 acres), G SR

Proposed Zoning: RRD B6 40/10 (Ac/DU)/Ac min, SR

Existing Land Use Designation: RRD 40

Proposed Land Use Designation: No Change

Lot Line Adjustment LLA20-0008 involved two lots with different Zoning designations and resulted in two new parcels with split zones. Lot 1 is composed of portions of two parcels, totaling approximately 66.1-acre parcel with 8.0 acres zoned RRD B6 40/10 (Ac/DU)/Ac min SR, and 58.1 acres zoned RRD B7 G SR. Only the portion of the property currently designated SLU would be designated SR in the newly created parcel. Lot 2 is composed of portions of two assessor parcels, totaling approximately 23.9 acres with 21.1 acres zoned RRD B6 40/10 (Ac/DU)/Ac min SR and 2.9 acres zoned RRD B7 G SR.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application ZCE21-0003 was submitted by the property owner as required by the conditions of approval. 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.

17. 5620 Vine Hill Road, Forestville; LLA20-0035

**a. Lot 1: 083-050-030 & 078-050-036, 5620 Vine Hill Road
(formerly 078-050-032)**

Current Zoning: AR B6 10(6.12 acres), DA B6 40 (45.23 acres), LG/116 RC50/50 SR

Proposed Zoning: DA B6 40, LG/116 RC50/50 SR

Existing Land Use Designation: RR 10 (6.12-acres), DA 40 (45.23-acres)

Proposed Land Use Designation: DA 40

**b. Lot 2: 078-050-035, 5626 Vine Hill Road
(formerly 078-050-032)**

Current Zoning: DA B6 40, LG/116, RC50/50 SR

Proposed Zoning: No Change

Existing Land Use Designation: DA 40

Proposed Land Use Designation: No Change

Lot Line Adjustment LLA20-0035 involved two lots with different Zoning designations and resulted in one legal lot with two APNs with split zones. Lot 1 is composed of portions of two assessor parcels, totaling approximately 51.3 acres, with 6.1 acres zoned AR B6 10 LG/116 RC50/50 SR, and land use designation RR 10, with 45.2 acres zoned DA B6 LG/116 RC50/50 SR and land use designation DA 40.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP21-0005 was submitted by the property owner as required by the conditions of approval. 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.



18. 451 Duer Road, Sebastopol; LLA19-0049

- a. **Lot 1: 060-020-090, 451 Duer Road
(formerly portions of 060-020-002 and -060-030-016)**
Current Zoning: DA B6 10, SR VOH (23-acres)
Proposed Zoning: DA B7, SR VOH
Existing Land Use Designation: DA 10 (23-acres)
Proposed Land Use Designation: No Change

- b. **Lot 2: 060-020-091, 5259 Sebastopol Road
(formerly portion of 060-030-016)**
Current Zoning: DA B6 10, SR VOH (6.50-acres)
Proposed Zoning: DA B7, SR VOH
Existing Land Use Designation: DA 10 (6.50-acres)
Proposed Land Use Designation: No Change

Lot Line Adjustment LLA19-0049 involved a change in boundaries between two parcels. The boundary change added 15.54 acres of land to a 9.46 acre parcel and relocated a 4.50 acre parcel. This increase in parcel size created the potential for a subdivision of land that had not existed prior to the lot line adjustment. According to the County Subdivision Code, a lot line adjustment must not be approved if it increases overall subdivision potential, unless such approval is conditioned to require a rezoning to B7 (Frozen Lot Size) or other restrictive zoning. Lot 1 is an approximately 23-acre parcel zoned DA B6 10 SR VOH. Lot 2 is an approximately 6.5 acres DA B6 10 SR VOH. The zoning of both parcels would be changed to modify the B6 10 combining district to the B7 designation.

The requirement for a Zone Change to add the B7 combining district was included as a Condition of Approval for the Lot Line Adjustment. Application ZCE21-0005 was submitted by the property owner as required by the conditions of approval. Since the proposed amendments are routine and required as a condition of a prior project approval, they have been included as a part of this corrections ordinance for efficiency of processing.

19. 4100 Wake Robin Drive, Glen Ellen; LLA21-0028

- a. **Lot 1: 054-020-038, 4100 Wake Robin Drive
(formerly 054-020-009)**
Current Zoning: RR B6 5, HD LG/MTN RC 50/25 SR
Proposed Zoning: No Change
Existing Land Use Designation: RR 5
Proposed Land Use Designation: No Change

- b. **Lot 2 054-200-002, 054-200-057, 4112 Wake Robin Drive
(formerly 054-200-002)**
Current Zoning: RR B6 5, LG/MTN SR (0.23 acres); RR B6 5, HD LG/MTN SR (0.11 acres)
Proposed Zoning: RR B6 5, LG/MTN SR
Existing Land Use Designation: RR 5
Proposed Land Use Designation: No Change



Lot Line Adjustment LLA21-0028 involved a change in boundaries between two parcels. The boundary change added 0.11-acres of APN 054-020-038 (formerly 054-020-009) to Lot 1. Lot 1 is now composed of two assessor’s parcel numbers and is approximately 0.34 acres in size, of which 0.11 acres contains the HD (Historic District) Combining District and 0.23 acres does not.

Application ZCE21-0011 was submitted by the property owner to remove the HD Combining District from 0.11 acres of Lot 1 as required by conditions of approval for LLA21-0008. Since the proposed amendments are routine and required as a measure of a prior project approval, they have been included as a part of this corrections ordinance for efficiency of processing.

20. 2050 Crane Canyon Road, Santa Rosa; LLA22-0017

a. Lot 1: 045-212-005, 2050 Crane Canyon Road (formerly 045-212-004)

Current Zoning: RR B6 15/5 (Ac/DU)/Ac MIN (33.68-acres), RRD B6 40/10 (Ac/DU)/Ac MIN (2.25 acres), G RC50/50 SR VOH
Proposed Zoning: RR B6 15/5 (Ac/DU)/Ac MIN, RC50/50 SR VOH
Existing Land Use Designation: RR 15 (33.68-acres); RRD 40 (2.25-acres)
Proposed Land Use Designation: RR 15

b. Lot 2: 045-241-013, 5053 Mills Road (formerly 045-241-008)

Current Zoning: RRD B6 40/10 (Ac/DU)/Ac MIN, G RC50/50 SR VOH
Proposed Zoning: No Change
Existing Land Use Designation: RRD 40
Proposed Land Use Designation: No Change

Lot Line Adjustment LLA22-0017 involved a change in boundaries between two parcels. The boundary change added 2.25-acres of APN 045-241-013 (formerly 045-241-008) to Lot 1. Lot 1 is now approximately 35.93-acres, of which 2.25-acres contains land use RRD 40 and zoning RRD B6 40/10 (Ac/DU)/Ac MIN, G and 33.68-acres contains land use RR 15 and zoning RR B6 15/5 (Ac/DU)/Ac MIN.

Application PLP22-0031 was submitted by the property owner to remove the RRD B6 40/10 (Ac/DU)/Ac MIN zoning and RRD 40 land use from 2.25-acres of Lot 1 as required by the conditions of approval for LLA22-0017. Since the proposed amendments are routine and required as a measure of a prior project approval, they have been included as a part of this corrections ordinance for efficiency of processing.

21. 11500 Chalk Hill Road, Healdsburg; LLA21-0040

a. Lot 1: 132-120-063, 11500 Chalk Hill Road (formerly 132-120-054)

Current Zoning: LIA B7 (1.79 acres), LIA B6 40(18.21 acres), RC100/25
Proposed Zoning: LIA B6 40, RC100/25
Existing Land Use Designation: LIA 40
Proposed Land Use Designation: No Change



**b. Lot 2: 132-120-062, 11720 Chalk Hill Road
(formerly 132-120-055)**

Current Zoning: LIA B7 (97.25 acres), LIA B6 40, RC100/50 (1.79 acres)
Proposed Zoning: LIA B7, RC100/50
Existing Land Use Designation: LIA 40
Proposed Land Use Designation: No Change

LLA21-0040 involved an equal exchange of 1.79-acres between Lot 1 and Lot 2. Lot 1 was zoned LIA B6 40, RC 100/50 and Lot 2 was zoned LIA B7, RC 100/50. The lots had two different assigned densities which resulted in the two lots having split densities.

The requirement for a Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application ZCE21-0013 was submitted by the property owner as required by the conditions of approval. 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.

22. 3003 Castle Road, Sonoma; LLA20-0028

**a. Lot 1: 127-790-004 3003 Castle Road
(formerly 127-190-001)**

Current Zoning: RRD B6 40 (5.01 acres), RRD B7 (44.96 acres), LG/MTN RC100/50 SR
Proposed Zoning: RRD B6 40, LG/MTN RC100/50 SR
Existing Land Use Designation: RRD 40
Proposed Land Use Designation: No Change

**b. Lot 2: 127-790-005 3200 Castle Road
(formerly 127-051-092)**

Current Zoning: RRD B7(60.71 acres), RRD B6 40(20.03 acres), LG/MTN RC100/50 SR
Proposed Zoning: RRD B7, LG/MTN RC100/50 SR
Existing Land Use Designation: RRD 40
Proposed Land Use Designation: No Change

Lot Line Adjustment LLA20-0028 involved an exchange of 55.7-acres between Lot 1 and Lot 2, which had different assigned zoning densities. Lot 1 was zoned RRD B6 40, LG/MTN RC100/50 SR, RRD B7, LG/MTN and Lot 2 was zoned RRD B7, LG/MTN RC100/50 SR, RRD B6 40, LG/MTN RC100/50 SR.

The requirement for a Zone Change was included as a condition of approval for the Lot Line Adjustment. Application ZCE20-0020 was submitted by the property owner as required by the conditions of approval. 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.

STAFF RECOMMENDATION

The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors approve the proposed amendments to General Plan land use designation and zoning of these parcels.



Sonoma County Permit and Resource Management Department

2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900

www.PermitSonoma.org

Page 16 of 17



FINDINGS FOR RECOMMENDED ACTION

The proposed amendments are necessary to correct inaccuracies, resolve inconsistencies, and make other minor corrections and clarifications to the Official Zoning Database, 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 between the General Plan and Official Zoning Database and to implement conditions of approval of previously approved projects.

The amendments to the General Plan land use designations and zoning designations to correct errors are exempt from the California Environmental Quality Act (CEQA) 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 and zoning 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 and zoning 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 and Official Zoning Database.

Amendments to the General Plan land use designations and zoning designations to implement previously approved project conditions of approval 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 and zoning boundaries to be coterminous with adjusted property lines.

ATTACHMENTS

ATTACHMENT 1: Draft Planning Commission Resolution with Exhibits

- RESOLUTION EXHIBIT A: Table of Draft General Plan Land Use Amendments
- RESOLUTION EXHIBIT B: Draft Rezoning Ordinance with Exhibit
 - Ordinance Exhibit A: Table of Draft Zone Changes