

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

DATE : July 21, 2009 at 2:30 p.m.
TO: Board of Supervisors
FROM: Scott Hunsperger, Project Planner
SUBJECT: PLP08-0076, George Davis and Gallo Glass Co.

Action of the Planning Commission:

At its regularly scheduled meeting on April 2, 2009, the Planning Commission, with a 5-0 vote, recommended that the Board of Supervisors approve a request from George Davis and Gallo Glass Co. for 1) a General Plan Amendment from the LEA (Land Extensive Agriculture), 100 acre density designation to the LIA (Land Intensive Agriculture), 60 acre density designation on 12.66 acres; and an amendment from the LIA (Land Intensive Agriculture), 100 acre density designation to the LEA (Land Extensive Agriculture), 60 acre density designation on 6.93 acres; and 2) a Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density, SR, Z, VOH on 11.51 acres; and a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density, SR (Scenic Resource), F2 (Floodplain Combining District), VOH (Valley Oak Habitat) to LEA (Land Extensive Agriculture), B6-100 acre density, SR, F2, VOH on 5.93 acres; a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density to LEA (Land Extensive Agriculture), B6-100 acre density on 1.0 acre; and a Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density Z, VOH on 1.15 acres or other appropriate district as required by a Condition of Approval of a Lot Line Adjustment (LLA04-0016) located at 8575, 8721 8934, and 9015 Westside Road, Healdsburg; APN 110-230-016, -026, -027, -028, -029, and -030; Supervisorial District No. 4.

ISSUES DISCUSSED AT THE PUBLIC HEARING

This was an uncontested item and no issues were raised by the public or the Planning Commission at the public hearing.

List of Attachments:

Draft Board of Supervisors Resolution
Exhibit A: Draft Ordinance
Exhibit B: Draft Sectional District Map
Exhibit C: Planning Commission Resolution No. 09-008
Exhibit D: Planning Commission Minutes Dated April 2, 2009
Exhibit E: Planning Commission Staff Report Dated April 2, 2009

Resolution Number 09-

County of Sonoma
Santa Rosa, California

July 21, 2009
PLP08-0076 Scott Hunsperger

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING THE PROJECT EXEMPT FROM CEQA AND APPROVING 1) A GENERAL PLAN AMENDMENT FROM THE LEA (LAND EXTENSIVE AGRICULTURE), 100 ACRE DENSITY DESIGNATION TO LIA (LAND INTENSIVE AGRICULTURE), 60 ACRE DENSITY DESIGNATION ON 12.66 ACRES; AND AN AMENDMENT FROM LIA (LAND INTENSIVE AGRICULTURE), 100 ACRE DENSITY DESIGNATION TO LEA (LAND EXTENSIVE AGRICULTURE), 60 ACRE DENSITY DESIGNATION ON 6.93 ACRES; AND 2) A ZONE CHANGE FROM LEA (LAND EXTENSIVE AGRICULTURE), B6-100 ACRE DENSITY, SR (SCENIC RESOURCE), Z (SECOND DWELLING UNIT EXCLUSION), VOH (VALLEY OAK HABITAT) TO LIA (LAND INTENSIVE AGRICULTURE), B6-60 ACRE DENSITY, SR, Z, VOH ON 11.51 ACRES; AND A ZONE CHANGE FROM LIA (LAND INTENSIVE AGRICULTURE), B6-60 ACRE DENSITY, SR (SCENIC RESOURCE), F2 (FLOODPLAIN COMBINING DISTRICT), VOH (VALLEY OAK HABITAT) TO LEA (LAND EXTENSIVE AGRICULTURE), B6-100 ACRE DENSITY, SR, F2, VOH ON 5.93 ACRES; A ZONE CHANGE FROM LIA (LAND INTENSIVE AGRICULTURE), B6-60 ACRE DENSITY TO LEA (LAND EXTENSIVE AGRICULTURE), B6-100 ACRE DENSITY ON 1.0 ACRE; AND A ZONE CHANGE FROM LEA (LAND EXTENSIVE AGRICULTURE), B6-100 ACRE DENSITY, Z (SECOND DWELLING UNIT EXCLUSION), VOH (VALLEY OAK HABITAT) TO LIA (LAND INTENSIVE AGRICULTURE), B6-60 ACRE DENSITY Z, VOH ON 1.15 ACRES OR OTHER APPROPRIATE DISTRICT AS REQUIRED BY A CONDITION OF APPROVAL OF A LOT LINE ADJUSTMENT (LLA04-0016) LOCATED AT 8575, 8721 8934, AND 9015 WESTSIDE ROAD, HEALDSBURG; APN 110-230-016, -026, -027, -028, -029, AND -030

RESOLVED, that the Board of Supervisors of the County of Sonoma ("the Board") hereby finds and determines as follows:

Whereas, George Davis and Gallo Glass Co. ("Applicant") filed an application with the Sonoma County Permit and Resource Management Department ("PRMD") for 1) a General Plan Amendment from the LEA (Land Extensive Agriculture), 100 acre density designation to the LIA (Land Intensive Agriculture), 60 acre density designation on 12.66 acres; and an amendment from the LIA (Land Intensive Agriculture), 100 acre density designation to the LEA (Land Extensive Agriculture), 60 acre density designation on 6.93 acres; and 2) a Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, SR (Scenic Resource), Z (Second

Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density, SR, Z, VOH on 11.51 acres; and a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density, SR (Scenic Resource), F2 (Floodplain Combining District), VOH (Valley Oak Habitat) to LEA (Land Extensive Agriculture), B6-100 acre density, SR, F2, VOH on 5.93 acres; a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density to LEA (Land Extensive Agriculture), B6-100 acre density on 1.0 acre; and a Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density Z, VOH or other appropriate district (collectively "the Proposed Project") on 1.15 acres or other appropriate district as required by a Condition of Approval of a Lot Line Adjustment (LLA04-0016) located at 8575, 8721 8934, and 9015 Westside Road, Healdsburg; APN 110-230-016, -026, -027, -028, -029, and -030; Supervisorial District No. 4; and

Whereas, it was determined that the Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Code of Regulations which provides that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

Whereas, the Planning Commission in accordance with the provisions of law, conducted a public hearing on the Proposed Project on April 2, 2009, with a 5-0 vote, recommended that the Board approve the Proposed Project; and

Whereas, the Planning Commission's recommendation on the Proposed Project has been reviewed and considered by the Board; and

Whereas, in accordance with the provisions of law, the Board held a public hearing on July 21, 2009, at which time all interested persons were given an opportunity to be heard on the Proposed Project; and

Whereas, the Proposed Project is part of the third amendment of the General Plan Land Use Element for 2009.

Whereas, the third land use amendment of the General Plan Land Use Element for 2009 does not significantly alter the goals, objectives and policies of the General Plan and the change is in harmony with the rest of the General Plan; and

Whereas, the Board concurs with PRMD's determination that the Proposed Project is exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines. The facts and conditions that support this finding are as follows:

1. Section 15061(b)(3) of the State CEQA Guidelines exempts an activity from CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment;
2. The project details that establish the proposed project's eligibility for exemption under Section 15061(b)(3) of the State CEQA Guidelines are as follows:

- a. The purpose of the General Plan Amendment and Zone Change is to eliminate the existing split land use and zoning designation portions of the subject parcels to match the newly created parcel boundaries. The rezoning is consistent with the LEA (Land Extensive Agriculture) and LIA (Land Intensive Agriculture) General Plan Land Use designations.
- b. The amendment was required as a condition of the previously approved Lot Line Adjustment (LLA04-0016).

Whereas, the Board of Supervisors does make the following findings concerning the Proposed Project:

1. The proposed General Plan Amendment and Zone Change for 12.66 acres from LEA (Land Extensive Agriculture) to the LIA (Land Intensive Agriculture) designation and the proposed General Plan Amendment and Zone Change for 6.93 acres from the LEA (Land Extensive Agriculture) to the LIA (Land Intensive Agriculture) designation are consistent with the General Plan and Zoning Ordinance.
2. The General Plan Amendment and Zone Change are necessary to ensure that the zoning district boundaries coincide with the new property lines and to eliminate the split zoning within the resulting parcels of the Lot Line Adjustment.
3. The General Plan Amendment and Zone Change fulfill Condition of Approval #11 for the previously approved Lot Line Adjustment LLA04-0016.
4. The project is exempt from CEQA pursuant to Section 15061(b)(3).

NOW, THEREFORE, based on the foregoing findings and determinations and the record of these proceedings, the Board declares and orders as follows:

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.
2. The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Code of Regulations.
3. The Proposed Project is approved as follows:
 - a. The General Plan Amendment is approved as part of the third amendment of the General Plan Land Use Element for 2009.
 - b. The General Plan Land Use Amendment is approved to amend the land use designation of the subject site from LEA (Land Extensive Agriculture), 100 acre density land use designation to the LIA (Land Intensive Agriculture), 60 acre density land use designation on 12.66 acres; and an amendment from the LIA (Land Intensive Agriculture), 100 acre density land use designation to the LEA (Land Extensive Agriculture), 60 acre density land use designation on 6.93 acres on the respective parcels as described in the project description in this resolution.

- c. The Zone Change from a Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density, SR, Z, VOH on 11.51 acres; and a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density, SR (Scenic Resource), F2 (Floodplain Combining District), VOH (Valley Oak Habitat) to LEA (Land Extensive Agriculture), B6-100 acre density, SR, F2, VOH on 5.93 acres; a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density to LEA (Land Extensive Agriculture), B6-100 acre density on 1.0 acre; and a Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density Z, VOH on 1.15 acres or other appropriate district (on the respective parcels as described in the project description in this resolution) as required by a Condition of Approval of Lot Line Adjustment LLA04-0016 is to follow (see Ordinance No.).

BE IT FURTHER RESOLVED that the Clerk of the Board is designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the Board's decisions herein are based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100A, Santa Rosa, CA 95403.

SUPERVISORS VOTE:

Brown: Kerns: Zane: Carrillo: Kelley:

Ayes: Noes: Absent: Abstain:

SO ORDERED.

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM LEA (LAND EXTENSIVE AGRICULTURE), B6-100 ACRE DENSITY, SR (SCENIC RESOURCE), Z (SECOND DWELLING UNIT EXCLUSION), VOH (VALLEY OAK HABITAT) TO LIA (LAND INTENSIVE AGRICULTURE), B6-60 ACRE DENSITY, SR, Z, VOH ON 11.51 ACRES; AND A ZONE CHANGE FROM LIA (LAND INTENSIVE AGRICULTURE), B6-60 ACRE DENSITY, SR (SCENIC RESOURCE), F2 (FLOODPLAIN COMBINING DISTRICT), VOH (VALLEY OAK HABITAT) TO LEA (LAND EXTENSIVE AGRICULTURE), B6-100 ACRE DENSITY, SR, F2, VOH ON 5.93 ACRES; A ZONE CHANGE FROM LIA (LAND INTENSIVE AGRICULTURE), B6-60 ACRE DENSITY TO LEA (LAND EXTENSIVE AGRICULTURE), B6-100 ACRE DENSITY ON 1.0 ACRES; AND A ZONE CHANGE FROM LEA (LAND EXTENSIVE AGRICULTURE), B6-100 ACRE DENSITY, Z (SECOND DWELLING UNIT EXCLUSION), VOH (VALLEY OAK HABITAT) TO LIA (LAND INTENSIVE AGRICULTURE), B6-60 ACRE DENSITY Z, VOH ON 1.15 ACRES LOCATED AT 8575, 8721 8934, AND 9015 WESTSIDE RD, HEALDSBURG; APN 110-230-016, -026, -027, -028, -029, AND -030.

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

SECTION I: The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, is amended by reclassifying the following real property from LEA (Land Extensive Agriculture), B6-100 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density, SR, Z, VOH on 11.51 acres (APN 110-230-026); and a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density, SR (Scenic Resource), F2 (Floodplain Combining District), VOH (Valley Oak Habitat) to LEA (Land Extensive Agriculture), B6-100 acre density, SR, F2, VOH on 5.93 acres (APN 110-230-016 and -028); a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density to LEA (Land Extensive Agriculture), B6-100 acre density on 1.0 acre (APN 110-230-029 and -030); and a Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density Z, VOH on 1.15 acres (APN 110-230-027) or other appropriate district as a Condition of Approval for Lot Line Adjustment LLA04-0016, approximately 2400 feet from the intersection of Westside Road and Wohler Road, also known as 8575, 8721 8934, and 9015 Westside Road, Healdsburg; APN 110-230-016, -026, -027, -028, -029, and -030. File No. PLP08-0076. The Director of the Permit and Resource Management Department is directed to reflect this amendment to the OZD of the County as shown on Sectional District Map No. _____.

SECTION II: If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION III: This ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in a newspaper of general circulation, published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, passed and adopted this _____ day of _____, 2009, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Brown: Kerns: Zane: Carrillo: Kelley:

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Clerk of the Board of Supervisors

Sonoma County Planning Commission STAFF REPORT

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

FILE: PLP08-0076
DATE: April 2, 2009
TIME: 1:05 p.m.
STAFF: Scott Hunsperger

Board of Supervisors Hearing will be held at a later date and will be noticed at that time.

SUMMARY

Applicant/Owner: Carlile Macy / Gallo Glass Co. and George Davis

Location: 8575, 8721, 8934, and 9015 Westside Road, Healdsburg
APN 110-230-016, -026, -027, -028, -029, and -030
Supervisorial District No. 4

Subject: General Plan Amendment, Zone Change

PROPOSAL: Request for a 1) General Plan Amendment from LEA (Land Extensive Agriculture), 100-acre density to LIA (Land Intensive Agriculture), 60-acre density designation on 12.66 acres; and from LIA, 100-acre density to LEA, 60-acre density designation on 6.93 acres; and 2) a corresponding Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density, SR, Z, VOH on 11.51 acres; and a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density, SR (Scenic Resource), F2 (Floodplain Combining District), VOH (Valley Oak Habitat) to LEA (Land Extensive Agriculture), B6-100 acre density, SR, F2, VOH on 5.93 acres; a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density to LEA (Land Extensive Agriculture), B6-100 acre density on 1.0 acres; and a Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density Z, VOH on 1.15 acres as required by a Condition of Approval of Lot Line Adjustment LLA04-0016.

Environmental Determination: General Exemption, Section 15061(b)(3)

General Plan: LEA (Land Extensive Agriculture), 100 acre density and LIA (Land Intensive Agriculture), 60 acre density

Ord. Reference: 26-02-110 (Zoning Ordinance); 25-70.3 Sonoma County Subdivision Ordinance

Zoning: LEA (Land Extensive Agriculture), B6-100 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), F2 (Floodplain Combining District), VOH (Valley Oak Habitat) / LEA (Land Extensive Agriculture), B6-100 acre density, Z (Second Dwelling Unit Exclusion), SR (Scenic Resource), VOH (Valley Oak Habitat) / LIA (Land Intensive Agriculture), B6-60 acre density / LIA (Land Intensive Agriculture), B6-60 acre density, SR (Scenic Resource), F2 (Floodplain Combining District), VOH (Valley Oak Habitat)

**Project Complete
for Processing:**

December 17, 2008

RECOMMENDATION:

Recommend that the Board of Supervisors approve the General Plan Amendment and Zone Change.

ANALYSIS

Background:

On November 14, 2005, owner Gallo Glass Co. and George Davis received approval from PRMD Project Review Staff for a minor Lot Line Adjustment (LLA04-0016) between four parcels of 90.61 acres, 13.95 acres, 50.55 acres, and 22.38 acres in size, resulting in four parcels of 95.40 acres, 20.13 acres, 40.04 acres, and 21.92 acres in size. On November 6, 2007, the owner applied for a one-year extension of time to meet conditions of a previously approved Lot Line Adjustment. Since the subject parcels are encumbered with a Williamson Act Contract, the extension of time had to go to the Board of Supervisors for approval. The Board of Supervisors approved the extension of time on April 8, 2008.

The Sonoma County Subdivision Ordinance allows for a Lot Line Adjustment between parcels in different land use and zoning designations provided a General Plan Amendment and Zone Change application is filed to ensure the district boundaries coincide with resultant property lines. The Lot Line Adjustment included a condition that a General Plan Amendment and Zone Change be submitted to rectify the resulting split in General Plan land use designations and zoning on the newly configured parcels as a result of the Lot Line Adjustment (LLA04-0016). The final condition was met when the application for the Zone Change and General Plan Amendment was filed on June 12, 2008 and the Lot Line Adjustment deeds were approved and recorded on September 3, 2008.

As a result of recordation of the Lot Line Adjustment, the four subject parcels that consisted of six Assessor's Parcel Numbers were changed to eleven Assessor's Parcel Numbers. Only six of the eleven new, Assessor's Parcel Numbers are subject to this application for the General Plan Amendment and Zone Change. The applicant has also submitted an application to rescind and replace the two existing Williamson Act Contracts with four new Williamson Act Contracts to coincide with the new parcel configuration and will be authorized by the Board of Supervisors at a future time.

Project Description:

This request is for 1) a General Plan Amendment from LEA (Land Extensive Agriculture), 100 acre density to LIA (Land Intensive Agriculture), 60 acre density on 12.66 acres and LIA (Land Intensive Agriculture), 100 acre density to LEA (Land Extensive Agriculture), 60 acre density on 6.93 acres and 2) a corresponding Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density, SR, Z, VOH on 11.51 acres; and a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density, SR (Scenic Resource), F2 (Floodplain Combining District), VOH (Valley Oak Habitat) to LEA (Land Extensive Agriculture), B6-100 acre density, SR, F2, VOH on 5.93 Acres; a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density to LEA (Land Extensive Agriculture), B6-100 acre density on 1.0 acres; and a Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density Z, VOH on 1.15 acres as required by a Condition of Approval of a Lot Line Adjustment (LLA04-0016) to eliminate split land use and zoning on the newly reconfigured parcels.

Site Characteristics:

The subject parcels have gentle slopes and three out of four of the parcels are improved with a single family dwelling and agricultural accessory structures. The remaining portions of the parcels are used for vineyards. Access to the site is from Westside Road which is a County maintained road.

Surrounding Land Use and Zoning:

Land uses surrounding the project include Resources and Rural Development to the north and south and Land Intensive Agriculture and Land Extensive Agriculture to the east and west. The primary uses in the immediate vicinity are single family dwellings and agricultural land and open space to the east.

DISCUSSION OF ISSUES

Issue #1: General Plan Consistency and Zoning Ordinance Consistency

The proposed General Plan Amendment and corresponding Zone Change include a change the General Plan land use designations and zoning base density on portions of the former parcels that were combined as a resultant of the Lot Line Adjustment between four parcels. A total of 12.66 acres of the newly configured parcels will be changed from LEA (Land Extensive Agriculture) land use designation and zoning district and a total of 6.93 acres of the newly configured parcels will be changed to the LIA (Land Intensive Agriculture) land use designation and zoning district. The General Plan Amendment and Zone Change does not increase any development potential. Therefore, no changes to permitted uses will occur. In addition, the Subdivision Ordinance allows a Lot Line Adjustment between parcels in different General Plan land use and zoning districts provided that a General Plan Amendment and Zone Change are processed to ensure that General Plan land use and Zoning District boundaries coincide with resultant property lines.

The primary concern with Zone Change requests in relation to a Lot Line Adjustment is to ensure that the proposed Zone Change and lot configurations do not increase development potential. Based on the fact that both parcels are already developed with a residence and the new reconfigured lots do not allow for any additional housing units, the proposed General Plan Land Use Amendment and Zone Change will not increase development potential. Therefore, the project is in conformance with the General Plan, Zoning Ordinance, and Subdivision Ordinance.

Issue #2: Appropriateness of Request

By filing the application for a General Plan Land Use Amendment and Zone Change, the property owner has fulfilled conditions of the previously approved Lot Line Adjustment. The General Plan Amendment and Zone Change are appropriate for the following reasons: they eliminate the split General Plan and zoning designations within the newly configured parcels; and they do not result in an increase in subdivision potential on the subject parcels.

STAFF RECOMMENDATION

Recommend that the Board of Supervisors approve the requested General Plan Amendment and Zone Change based on the following findings:

FINDINGS FOR RECOMMENDED ACTION

1. The proposed General Plan Amendment and Zone Change for 12.66 acres from LEA (Land Extensive Agriculture) to the LIA (Land Intensive Agriculture) designation and the proposed General Plan Amendment and Zone Change for 6.93 acres from the LEA (Land Extensive Agriculture) to the LIA (Land Intensive Agriculture) designation are consistent with the General Plan and Zoning Ordinance.
2. The General Plan Amendment and Zone Change are necessary to ensure that the zoning district boundaries coincide with the new property lines and to eliminate the split zoning within the resulting parcels of the Lot Line Adjustment.
3. The General Plan Amendment and Zone Change fulfill Condition of Approval #11 for the previously approved Lot Line Adjustment LLA04-0016.

4. The project is exempt from CEQA pursuant to Section 15061(b)(3).

LIST OF ATTACHMENTS

- EXHIBIT A: Vicinity Map
- EXHIBIT B: General Plan Land Use Map
- EXHIBIT C: Zoning Map
- EXHIBIT D: Resolution and Conditions for Lot Line Adjustment (LLA04-0016) dated April 8, 2008
- EXHIBIT E: Lot Line Adjustment Map
- EXHIBIT F: Assessor's Parcel Maps (2)
- EXHIBIT G: Draft Ordinance
- EXHIBIT H: Draft District Sectional Map
- EXHIBIT I: Draft Resolution

Background information is on file at:

County of Sonoma Board of Supervisors Office
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

It can be viewed and/or copies requested during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday. Call (707) 565-2241 for more information.

Supporting maps are on file at:

County of Sonoma Board of Supervisors Office
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

They can be viewed and/or copies requested during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday. Call (707) 565-2241 for more information.