

APPENDIX 7.5 LAND USE AMENDMENT REQUESTS

7.5 LAND USE AMENDMENT REQUESTS

As discussed in *Chapter 5.0 Alternatives*, the Buildout Alternative would include additional requests to amend the County's land use plan. The following table includes the land use amendment requests submitted during the meetings of the Citizen's Advisory Committee that were considered but not proposed as part of the *Draft GP 2020*. Land Use Amendment requests that would be implemented as part of the *Draft GP 2020* are listed in **Exhibit 4.1-2** in *Section 4.1 Land Use, Population, and Housing*.

Request No.	Applicant (Owners)	APN (Acres) Location	Land Use Map Amendment Request	Existing Land Use Designation and Use(s)	Existing Zoning	Meets Screening Criteria?	Net Changes if Approved
Cloverdale / NE County Planning Area							
2-1	Hufnagel, Frederic, and Debra	116-240-009 (40.44) Cloverdale	Change land use designation and zoning to RR 3 and AR 3 to increase subdivision and residential development potential.	RR 10 Residential	AR 10	No	+ 9 dwelling units
2-2	Richards	116-240-027 (13.84) Cloverdale	Change land use designation and zoning to RR 5 and AR 5 to increase subdivision and residential development potential.	RR 10 Residential	AR 10	No	+ 1 dwelling unit
2-5	PRMD (Knupfer and Richardson)	115-160-045 (0.35) Cloverdale 115-160-047 (0.53) Cloverdale 115-160-057 (0.34) Cloverdale 115-160-058 (1.57) Cloverdale	Change land use designation and zoning to RR 2 and RR 2 SR.	LC Vacant or Residential	LC SR	Yes, Criterion 2: Non-conforming use	0
2-6	PRMD (Richardson)	115-150-038 (1.62) Cloverdale	Change land use designation and zoning to RR 5 and RR 5 F2.	LI Residential	M1 F2	Yes, Criterion 2: Non-conforming use	0

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Request No.	Applicant (Owners)	APN (Acres) Location	Land Use Map Amendment Request	Existing Land Use Designation and Use(s)	Existing Zoning	Meets Screening Criteria?	Net Changes if Approved
2-7	PRMD (Richardson, Calderon, Christ)	115-150-002 (1.04) Cloverdale 115-150-007 (7.48) Cloverdale 115-150-039 (2.95) Cloverdale 115-150-043 (2.32) Cloverdale 115-150-044 (ease) Cloverdale 115-150-052 (5.00) Cloverdale 115-150-054 (ease) Cloverdale 115-150-055 (2.85) Cloverdale 115-150-067 (16.47) Cloverdale	Change land use designation and zoning to RR 5 and RR 5 F2 or RR 5 SR.	LI Residential	M1 F2 RR B8 F2 M1 F2 RR B8 F2 RR B8 F2 M1 F2 M1 F2 M1 SR M1 F2	Yes, Criterion 2: Non-conforming use	0

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2-7 (cont.)		115-150-068 (7.21) Cloverdale			RR B8 F2		
2-8	Hufnagel, Fred and Helen	115-200-003 (107.52) Cloverdale	Change land use designation and zoning to RRD 20 to increase subdivision and residential development potential.	RRD 240 Residential	RRD 240	No	+ 5 dwelling units
2-9	Kuimelis	115-200-004 (45.65) Cloverdale	Change land use designation and zoning to RR or RRD 20 (40 acres) and RR or RRD 5 (5+ acres) to increase subdivision and residential development potential.	RRD 240 Residential	RRD 240	No	+ 2 dwelling units
2-12	Rood	140-170-038 (12.84) Geyserville	Change land use designation and zoning to LIA 20 / UR 4 and LIA 20 / R1 4 du/ac F2 SR (for 11.84 acres / 1.00 acre frontage) to increase subdivision and residential development potential.	LIA 20 Vacant	LIA 20 F2 SR	No	+ 4 dwelling units
2-13	PRMD (New World Manufacturing)	117-040-059 (2.84) Cloverdale 117-040-060 (3.36) Cloverdale	Allow expansion of existing manufacturing facility to adjoining vacant parcel.	LI Vacant	RR B8 SR M1 SR	N/A	0

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2-14	PRMD (Wildease, LLC)	117-010-027 (24.40) Cloverdale	Change land use designation and zoning to RVSC and K.	RRD 40 / RR 2 Dutcher Creek RV Park and Campground	RRD 40 /RR 2	Yes, Criterion 2: Non-conforming use	0
2-17	Lee	116-270-042 (12.11) Cloverdale	Change land use designation and zoning to RRD 3 to increase subdivision and residential development potential.	RRD 20 Residential	RRD B7	No	+3 dwelling units
2-18	Johnson and Barbour	140-070-033 (0.88) Geyserville 140-070-034 (1.32) Geyserville 140-070-035 (0.41) Geyserville	Change land use designation and zoning to GC and C3 F2 SR Z or C3 SR Z to provide tourist, transit, and/or commuter commercial uses.	LEA 20 Vacant	LEA 20 F2 SR Z LEA 20 SR Z LEA 20 SR Z	No	+ 56,845 square feet of commercial space (50% maximum lot coverage).
2-19	Breshears and Hodges	118-110-017 (42.75) Cloverdale	Change land use designation and zoning to RRD 20 and RRD 20 SR to increase subdivision and residential development potential.	RRD 40	RRD 40 SR	No	+1 dwelling unit

Request No.	Applicant (Owners)	APN (Acres) Location	Land Use Map Amendment Request	Existing Land Use Designation and Use(s)	Existing Zoning	Meets Screening Criteria?	Net Changes if Approved
Healdsburg and Environs Planning Area							
3-1	Proctor	110-060-001 (77.91) Healdsburg 110-060-051 (123.91) Healdsburg	Change land use designation and zoning to RRD 40 and RRDWA 40, LEA 40, or LIA 40 to increase residential development potential while allowing for continued agricultural production.	RRD 240 Residential, agriculture	RRDWA 240	No	+ 2 dwelling units
3-2	Banti	066-240-015 (63.16) Windsor	Change land use designation and zoning to DA 20 and DA 20 BR F2 Z to increase subdivision and residential development potential.	DA 40 Residential, vineyard	DA 40 BR F2 Z	No	+ 2 dwelling units
3-3	Buchignani	140-180-061 (3.23) Geyserville	Change land use designation and zoning to UR 12 and R2 12 du/ac to increase subdivision and residential development potential.	RR 1 Residential, nursery	AR 1	No	+ 35 dwelling units
3-7	How	079-220-003 (23.89) Healdsburg	Change land use designation and zoning to RRD 5 and RRD 5 SR to increase subdivision and residential development potential.	RRD 20Vacant	RRD 20 SR	No	+ 3 dwelling units

Request No.	Applicant (Owners)	APN (Acres) Location	Land Use Map Amendment Request	Existing Land Use Designation and Use(s)	Existing Zoning	Meets Screening Criteria?	Net Changes if Approved
Russian River Planning Area							
4-1	Olmstead (Summer Home Park Corporation)	081-250-056 (9.25) Guerneville 081-281-034 (0.41) Guerneville 081-282-039 (0.42) Guerneville	Change land use designation and zoning to one of the following: RVSC and K BR or K BR F1 F2 LC and LC or RC	RR 1.5 Summer Home Park Community Center	RR 1.5 BR F1 F2 RR 1.5 BR RR 1.5 BR	Yes, Criterion 1: Additional RVSC designation And Criterion 2: Non-conforming use	Expansion of existing commercial uses
4-3	Handel	094-160-047 (0.20) Monte Rio	Change land use designation and zoning to GC and C1 F2 SR to increase commercial development potential.	RR 1 / LC Vacant	RR 1 F2 SR / C 1 F2 SR	No	Replace potential residential use with 4,356 square feet of commercial use (50% maximum lot coverage)
4-6	Leonberger and Mozingo	070-120-027 (0.14) Guerneville	Change land use designation and zoning to LC and LC F2 SR. Change land use designation and zoning to RVSC and K F2 SR.	UR 1 Restaurant	R1 1du/ac F2 SR	Yes, Criterion 2: Technical correction And Criterion 2: Non-conforming use	0

Request No.	Applicant (Owners)	APN (Acres) Location	Land Use Map Amendment Request	Existing Land Use Designation and Use(s)	Existing Zoning	Meets Screening Criteria?	Net Changes if Approved
Santa Rosa and Environs Planning Area							
5-1	McIntosh	039-012-057 (21.67) Larkfield	Change land use designation and zoning to UR 20 and R3 20 du/ac to allow for development of affordable housing.	RR 5 Residential	AR 5	Yes, Criterion 1: Housing	+ 429 dwelling units
5-3	Baccala	059-170-025 (6.48) Larkfield	Change land use designation and zoning to UR 20 and R3 20 du/ac SR to allow for development of affordable housing.	RVSC Vacant	K SR	Yes, Criterion 1: Housing	+ 128 dwelling units
5-4	Clemmer	045-033-020 (1.00) Santa Rosa 045-033-039 (1.71) Santa Rosa	Change land use designation and zoning to LI and M3 SR to allow for commercial or industrial development.	RR 10 Residential	AR 10 SR AR 10 SR	Maybe, Criterion 2: Technical correction	Replace residential use with 59,024 square feet of commercial or industrial use (50% maximum lot coverage)
5-5	Trombetta	130-331-010 (10.96) Santa Rosa 130-332-003 (1.24) Santa Rosa	Change land use designation and zoning to RR 2. Change land use designation and zoning to RR 2.	RR 2, DA 10 Vacant DA 10 Vacant, adjacent to golf course	RR 2, DA 10 DA 10	No	+ 1 dwelling unit

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Request No.	Applicant (Owners)	APN (Acres) Location	Land Use Map Amendment Request	Existing Land Use Designation and Use(s)	Existing Zoning	Meets Screening Criteria?	Net Changes if Approved
5-SWSR-1	PRMD	045-022-002 (1.00)	Change land use designation and zoning to UR 1 and R1 1du/ac for consistency with City of Santa Rosa VLR land use designation.	LI	M3	Yes, Criterion 2: Technical correction	Replace industrial use with + 1 dwelling unit
5-SWSR-2	PRMD	134-123-016 (6.66)	Change land use designation and zoning to UR 13 and R2 13 du/ac SR for consistency with City of Santa Rosa MR land use designation.	UR 10	R2 10 du/ac SR	Yes, Criterion 2: Technical correction	+ 20 dwelling units
5-SWSR-3	PRMD	134-123-021 (0.52) 134-123-022 (0.73) 134-123-023 (0.77) 134-123-024 (1.46) 134-123-025 (0.50) 134-123-037 (1.65)	Change land use designation and zoning to UR 13 and R2 13 du/ac or R2 13 du/ac SR for consistency with City of Santa Rosa MR land use designation.	GC	C2 or C2 SR	Yes, Criterion 2 Technical correction	Replace commercial use with + 70 dwelling units

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5-SWSR-4	PRMD	134-123-004 (2.71) 134-123-031 (1.00) 134-123-032 (1.00) 134-123-033 (1.00) 134-123-034 (2.80) 134-123-042 (0.99)	Change land use designation and zoning to UR 13 and R2 13 du/ac or R2 13 du/ac SR for consistency with City of Santa Rosa MR land use designation.	GI	M1 or M1 SR	Yes, Criterion 2: Technical correction	Replace industrial use with + 122 dwelling units
5-SWSR-5	PRMD	134-132-014 (5.16) 134-132-015 (2.49) 134-132-016 (3.13) 134-132-018 (0.34)	Change land use designation and zoning to UR 13 and R2 13 du/ac for consistency with City of Santa Rosa MR land use designation.	GC	M1 or C2	Yes, Criterion 2: Technical correction	Replace commercial use with + 143 dwelling units
5-SWSR-6	PRMD	134-132-017 (4.10)	Change land use designation and zoning to UR 13 and R2 13 du/ac for consistency with City of Santa Rosa MR land use designation.	GI / GC	M1	Yes, Criterion 2: Technical correction	Replace commercial/ industrial use with + 52 dwelling units

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5-SWSR-7	PRMD	134-132-021 (1.33) 134-132-022 (1.12) 134-132-049 (0.61) 134-132-063 (0.96)	Change land use designation and zoning to UR 20 and R3 20 du/ac for consistency with City of Santa Rosa MHR land use designation.	UR 10	R2 10 du/ac	Yes, Criterion 2: Technical correction	+ 44 dwelling units
5-SWSR-8	PRMD	134-132-062 (4.41)	Change land use designation and zoning to UR 13 and R2 13 du/ac for consistency with City of Santa Rosa MR land use designation.	UR 10 / GC	R2 10 du/ac / C2	Yes, Criterion 2: Technical correction	Replace commercial use with + 13 dwelling units
5-SWSR-9	PRMD	044-101-002 (0.69) 044-101-003 (0.81) 044-101-004 (3.01) 044-101-005 (1.08) 044-101-006 (0.91) 044-101-007 (2.81)	Change land use designation and zoning to UR 13 and R2 13 du/ac for consistency with City of Santa Rosa MR land use designation.	GI	M1	Yes, Criterion 2: Technical correction	Replace industrial use with + 142 dwelling units

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5-SWSR-9 (cont.)		044-101-010 (0.60) 044-101-066 (0.45) 044-101-067 (0.30) 044-101-068 (0.34) 044-101-072 (0.40)					
5-SWSR-10	PRMD	044-101-011 (4.01) 044-101-012 (4.00) 044-101-014 (0.71) 044-101-021 (0.48) 044-101-023 (1.26) 044-101-053 (3.91)	Change land use designation and zoning to UR 13 and R2 13 du/ac for consistency with City of Santa Rosa MR land use designation.	UR 10	R2 10 du/ac	Yes, Criterion 2: Technical correction	+ 84 dwelling units

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5-SWSR-10 (cont.)		044-101-056 (3.18) 044-101-076 (4.69) 044-101-079 (5.73)					
5-SWSR-11	PRMD	044-101-018 (0.82) 044-101-038 (0.21) 044-101-041 (0.27) 044-101-046 (0.22) 044-101-047 (0.22) 044-101-048 (0.18) 044-101-049 (0.18) 044-101-062 (0.93) 044-101-071 (0.97)	Change land use designation and zoning to UR 20 and R3 20 du/ac for consistency with City of Santa Rosa MHR land use designation.	UR 10	R2 10 du/ac	Yes, Criterion 2: Technical correction	+ 11 dwelling units

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5-SWSR-12	PRMD	044-101-020 (1.00) 044-101-024 (0.18) 044-101-073 (0.41) 044-101-078 (2.69)	Change land use designation and zoning to UR 13 and R2 13 du/ac for consistency with City of Santa Rosa MR land use designation.	UR 10 / GC GC GC GC	R2 10 du/ac / C2 C2 C2 C1	Yes, Criterion 2: Technical correction	Replace commercial use with + 13 dwelling units
5-SWSR-13	PRMD	125-081-030 (1.95) 125-081-032 (1.96) 125-081-016 (0.46) 125-082-025 (2.17)	Change land use designation and zoning to UR 13 / GC and R2 13 du/ac / C2 for consistency with City of Santa Rosa MR / RBS land use designation.	GI	M1	Yes, Criterion 2: Technical correction	Replace industrial use with + 79 dwelling units
5-SWSR-14	PRMD	125-081-021 (0.81) 125-081-026 (1.19) 125-081-027 (0.57) 125-082-009 (1.43)	Change land use designation and zoning to UR 13 and R2 13 du/ac for consistency with City of Santa Rosa MR land use designation.	GI	M1	Yes, Criterion 2: Technical correction	Replace industrial use with + 88 dwelling units

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5-SWSR-14 (cont.)		125-082-014 (0.92) 125-082-015 (0.47) 125-082-022 (0.49)					
5-SWSR-15	PRMD	125-091-030 (2.29) 125-091-033 (0.95) 125-091-035 (2.40)	Change land use designation and zoning to UR 13 / GC and R2 13 du/ac / C2 for consistency with City of Santa Rosa MR / RBS land use designation.	GI	M1	Yes, Criterion 2: Technical correction	Replace industrial use with + 69 dwelling units
5-SWSR-16	PRMD	125-091-020 (0.36) 125-091-026 (4.78)	Change land use designation and zoning to UR 13 and R2 13 du/ac for consistency with City of Santa Rosa MR land use designation.	GI	M1	Yes, Criterion 2: Technical correction	Replace industrial use with + 64 dwelling units
5-SWSR-17	PRMD	125-091-037 (0.81) 125-091-036 (0.46)	Change land use designation and zoning to UR 13 / GC and R2 13 du/ac / C2 for consistency with City of Santa Rosa MR / RBS land use designation.	GC	C2	Yes, Criterion 2: Technical correction	Replace commercial use with + 13 dwelling units

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5-SWSR-18	PRMD	125-101-004 (0.17) 125-101-015 (0.47) 125-101-016 (0.14) 125-101-017 (0.14) 125-101-018 (0.60) 125-101-039 (0.29) 125-101-040 (0.29) 125-101-041 (0.94) 125-101-044 (1.01) 125-101-045 (1.06)	Change land use designation and zoning to UR 13 and R2 13 du/ac for consistency with City of Santa Rosa MR land use designation.	GI	M1 or C2	Yes, Criterion 2: Technical correction	Replace industrial use with + 51 dwelling units

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5-SWSR-19	PRMD	125-101-052 (0.52) 125-101-053 (2.46)	Change land use designation and zoning to UR 13 / GC and R2 13 du/ac / C2 for consistency with City of Santa Rosa MR / RBS land use designation.	GC	C2	Yes, Criterion 2: Technical correction	Replace commercial use with + 35 dwelling units
5-SWSR-20	PRMD	125-101-031 (0.60)	Change land use designation and zoning to UR 13 and R2 13 du/ac for consistency with City of Santa Rosa MR land use designation.	GC	C2	Yes, Criterion 2: Technical correction	Replace commercial use with + 6 dwelling units
5-SWSR-21	PRMD	125-111-045 (1.12)	Change land use designation and zoning to GC/UR 13 and C1/ R2 13 du/ac for consistency with City of Santa Rosa R/MR land use designation.	GI	M1	Yes, Criterion 2: Technical correction	Replace industrial use with + 13 dwelling units
5-SWSR-22	PRMD	125-111-037 (6.96) 125-111-046 (1.17) 125-111-047 (1.18) 125-111-048 (0.31)	Change land use designation and zoning to GC/UR 13 and C1/R2 13 du/ac for consistency with City of Santa Rosa R/MR land use designation.	GC	C2	Yes, Criterion 2: Technical correction	Replace commercial use with + 120 dwelling units

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5-SWSR-23	PRMD	125-142-034 (0.19) 125-142-058 (1.23) 125-142-069 (1.36) 125-142-065 (0.24) 125-142-066 (1.04)	Change land use designation and zoning to UR 5 and R1 5 du/ac for consistency with City of Santa Rosa LR land use designation.	GC GI GI GI GI	C2 M1 M1 M1 M1	Yes, Criterion 2: Technical correction	Replace commercial / industrial use with + 24 dwelling units
5-SWSR-24	PRMD	125-151-041 (0.34)	Change land use designation and zoning to UR 13 and R2 13 du/ac for consistency with City of Santa Rosa MR land use designation.	GC	C2	Yes, Criterion 2: Technical correction	Replace commercial use with + 3 dwelling units
5-SWSR-25	PRMD	125-161-024 (0.25) 125-161-025 (0.15) 125-161-027 (0.55) 125-161-028 (0.65) 125-161-029 (0.14)	Change land use designation and zoning to UR 13 and R2 13 du/ac for consistency with City of Santa Rosa MR land use designation.	GC	C2	Yes, Criterion 2: Technical correction	Replace commercial use with + 50 dwelling units

Request No.	Applicant (Owners)	APN (Acres) Location	Land Use Map Amendment Request	Existing Land Use Designation and Use(s)	Existing Zoning	Meets Screening Criteria?	Net Changes if Approved
5-SWSR-25 (cont.)		125-161-030 (0.26) 125-162-013 (0.88) 125-162-024 (0.77) 125-162-025 (0.44) 125-162-026 (0.32) 125-162-027 (0.55) 125-162-030 (0.17)					
5-SWSR-26	PRMD	125-161-013 (0.17)	Change land use designation and zoning to UR 20 and R3 20 du/ac for consistency with City of Santa Rosa MHR land use designation.	GC	R1 5 du/ac	Yes, Criterion 2: Technical correction	Replace commercial use with + 2 dwelling units
Sebastopol Planning Area							
6-1	Keegan	084-100-040 (4.23) Sebastopol	Change land use designation and zoning to RR 2 to increase subdivision and residential development potential.	RR 6 Residential	AR 6	No	+ 1 dwelling unit

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6-2	Wood	083-073-022 (1.04) Forestville	Change land use designation and zoning to UR 20 and R3 20 du/ac SD to allow for development of affordable senior housing.	RR 2 Vacant	RR 2 SD	Yes, Criterion 1: Housing	+ 19 dwelling units
6-3	Schroeder	130-172-009 (0.96) Graton	Change land use designation and zoning to UR 5 and R1 5 du/ac to increase residential development potential.	UR 2 Residential	RR 2 du/ac	No	+ 3 dwelling units
6-5	Dillon	083-080-052 (0.18) Forestville	Change land use designation and zoning to allow for residential use without a Use Permit. (Closest residential land use designation and zoning are UR 2 and R1 2 du/ac).	LC Vacant	LC SD SR	No	Potential commercial use with residential use
6-6	Kuziara	073-010-034 (30.49) Sebastopol	Change zoning to RR 10 to allow for subdivision into three lots.	RR 10 Residential	RR B7	No	+ 2 dwelling units

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Rohnert Park – Cotati Planning Area							
7 - 1	PRMD (Numerous owners)	047-281-002 to 047-304-035 (230 parcels) Rohnert Park	Change land use designation and zoning to reflect extension of water and wastewater service to portion of Canon Manor West Subdivision (Canon Manor West Assessment District).	RR 20 Residential, vacant	RR 20	Yes, Criterion 3: Consistency with con-current policy change	+ 269 dwelling units (assuming <i>developed</i> one-acre and 1.5-acre lots can be subdivided; there is adequate water supply and sewer capacity; and water and sewer services are provided
<p>* Option 4 (Request 7-1):</p> <ol style="list-style-type: none"> 1. Change the land use designation from RR 20 to UR 2. 2. Change the zoning from RR 20 to RR 1. 3. Incorporate the following policy into the Planning Area 7 policies in the Land Use Element: <p style="margin-left: 40px;"><u>LU-XXX</u>: The County will consider rezoning to RR 2 du/ac if all of the following criteria are met:</p> <ol style="list-style-type: none"> 1) All water, wastewater, and road improvements to be provided under the Canon Manor West Assessment District are installed and operational; 2) There is demonstrated sewer capacity available to serve the additional lots; 3) The Agreement between the County and the City of Rohnert Park regarding the provision of sewer service has been amended to accommodate creation of new lots; 4) The Penngrove Water Company has adequate water supply and agreed to serve the additional lots. 4. Apply a "Z" Combining District to prohibit second dwelling units due to declining groundwater availability in the area and limits on wastewater disposal capacity. 							

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Petaluma Planning Area (No Requests)							
Sonoma Valley Planning Area							
9 - 1	McClintock	056-433-022 (3.0) Sonoma	Change land use designation and zoning to UR 20 and R3 20 du/ac to increase residential development potential.	UR 10 Residential - 36 units	R2 10 du/ac	No	+ 30 dwelling units
9 - 2	Dilorio (Richards)	054-330-034 (1.38) Glen Ellen	Change land use designation and zoning to RVSC and K BR F2 HD.	LC Jack London Lodge	LC BR F2 HD P	Yes, Criterion 2: Non-conforming use	Replace commercial use with expanded recreation and visitor-serving use
9 - 3	Anderson	052-451-029 (0.16) Sonoma 052-451-028 (0.56) Sonoma	Change land use designation and zoning to UR 5 and R1 5 du/ac to increase residential development potential.	UR 1 Vacant, Residential	R1 1 du/ac	No	+ 1 dwelling unit
9 - 4	Palmer	053-080-002 (148.76) Glen Ellen	Change land use designation and zoning to RRD 10 and RRD 10 SR to reinstate pre-1975 designation and increase subdivision and residential development potential.	RRD 100 Vacant	RRD 100 SR	No	+ 13 dwelling units

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9 - 6	Curotto (Holmes)	126-031-060 (4.62) Sonoma	Change land use designation and zoning to one of the following to allow for a solid waste and recycling collection facility: LC LI and M1 or M3	RR 5 Vacant	AR 5	Yes, Criterion 4: Quasi-public facility	Replace potential residential use with commercial solid waste and recycling collection facility
9-8	Hill, Perry	Town of Glen Ellen	Incorporate specific new policies into Sonoma Valley Planning Area policies of Land Use Element.	N/A	N/A	Yes, Criterion 1: Agricultural Tourism	0

Source: Sonoma County PRMD, March 2004