
CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
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W10a

LCP-2-SON-18-0087-1 (CURRANS/MANN REDESIGNATION)

MARCH 6, 2019

EXHIBITS

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**COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

December 4, 2018

Jeannine Manna, District Manager
North Central Coast District Office
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: **Request for Certification of Amendments to the Local Coastal Program for Properties Located at 15600 Highway 1 and 14500 Meyers Grade Rd, Jenner; File ZCE18-0011**

On November 13, 2018, the Sonoma County Board of Supervisors approved amendments to the County's Official Zoning Database and Coastal Zoning Database to correct inadvertent zoning errors for two legal parcels of record located at 15600 Highway 1 and 14500 Meyers Grade Rd, in Jenner. The amendments require certification by the California Coastal Commission before the changes may take effect. The County of Sonoma requests that the Coastal Commission consider and certify the amendments summarized below and listed on the attached Resolutions (No. 18-0501, 18-0502, and 18-0503) and Ordinances (No. 6249, 6250, and 6251), Exhibits A, B, and C.

Background:

Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database and Coastal Zoning Database. Any discrepancies and minor zoning and land use amendments are then brought forward as technical corrections to improve the databases. This application involves phasing a small portion of land out of TP (Timberland Production) zoning district and placing an equal amount of land into TP (Timberland Production) zoning district. Details about each of the technical corrections and timberland zoning requirements are outlined in the attached Sonoma County Board of Supervisors Staff Report dated November 13, 2018 and the Planning Commission Staff Report dated October 4, 2018.

Summary of Amendments:

Exhibit A (Resolution No. 18-0501, Ordinance No. 6249):

Parcel: 14500 Meyers Grade Rd, Jenner; APN 109-170-034 (Currans' land, 9.03 acres)

Parcel: 15600 Highway 1, Jenner; APN 109-170-032, -033 (Mann's land, 0.7 acres)

Existing Zoning: TP B6 160 / TP CC B6 160/640 RC 50/50 RC 100/50, SR
Proposed Zoning: RRD B6 160 / RRD CC B6 160/640 RC 50/50 RC 100/50, SR

Historic zoning maps and PRMD records show the Currans' land was inadvertently rezoned from an agricultural zoning district to the timberland production zoning district during 1991 and 1993 zoning map updates. Years later, believing the Currans' land to be correctly zoned for timberland production, the County approved a lot line adjustment (File No. LLA16-0023) between the Currans and their neighbor, Robert Mann. A zone change is now required to correct the 1990's zoning errors which, due to the lot line adjustment, affect a portion of the Currans' property and a portion of Robert Mann's property.

Exhibit B (Resolution No. 18-0502, Ordinance No. 6250):

Parcel: 14500 Meyers Grade Rd, Jenner; APN 109-170-035 (0.7 acres, Currans' land)

Existing Zoning: TP B6 160 / TP CC B6 160/640 RC 50/50 RC 100/50, SR

Proposed Zoning: RRD B6 160 / RRD CC B6 160/640 RC 50/50 RC 100/50, SR

As mentioned above, PRMD was not aware of the zoning errors that affect the Curran's land prior to approving LLA16-0023 and therefore, did not require the landowners remove split zoning resulting from the adjustment. Normally, PRMD requires landowners submit zone change applications to remove split zoning resulting from lot line adjustments prior to recordation of the lot line adjustment. PRMD then processes these zone changes as technical corrections to the zoning database(s) in sets, about once a year. The last set of technical corrections that affected the Coastal Zoning Database was approved and certified by the Coastal Commission in 2016 (PRMD File No. ZCE13-0016; Coastal Commission File No. LCP-2-SON-16-0007-1 Part B).

A zone change is now required to remove split zoning that resulted from LLA16-0023 so the Currans' entire legal parcel will be designated as the Resources and Rural Development zoning district. The landowner requested PRMD move File No. ZCE18-0011 forward and separately from the draft 2018 set of technical zoning corrections in order to restore their parcel to a single Assessor Parcel Number as soon as possible.

Exhibit C (Resolution No. 18-0503, Ordinance No. 6251):

Parcel: 15600 Highway 1, Jenner; APN 109-170-032, -033 (Mann's land, 0.7 acres)

Existing Zoning (once Exhibit A above goes into effect): RRD B6 160 / RRD CC B6 160/640

RC 50/50 RC 100/50, SR

Proposed Zoning: TP B6 160 / TP CC B6 160/640 RC 50/50 RC 100/50, SR

As discussed above, a zone change is now required to remove split zoning that resulted from LLA16-0023. Removing split zoning for Robert Mann's land will result in his entire legal parcel

being designated as the Timberland Production zoning district. Placing this 0.7 acres of land into timberland zoning and the Timber Preserve Zone property assessment program is consistent Government Code Section 51113.5 because the land contains the soils and climate capable of producing timber and is contiguous to timberland already zoned as timberland production.

Local Coastal Plan Consistency:

This application does not propose any changes to General Plan or Local Coastal Plan land use designations. The parcels are both designated as Resources and Rural Development Land Use by the Sonoma County General Plan and as Timber Land Use Designation by the Local Coastal Plan. The "General Plan/Coastal Plan/Zoning Consistency" table in Appendix E of the adopted Sonoma Local Coastal Plan provides that the Timberland Production and Resources and Rural Development zoning districts are consistent with both and the Resources and Rural Development Land Use Designation of the General Plan and the Timber Land Use Designation of the Local Coastal Plan. Additionally, the proposed zone changes are non-substantive in nature and will not change the development potential that would otherwise be allowed by the Local Coastal Plan.

Public Participation:

Notice of the Board of Supervisors' hearing, held on November 13, 2018 to consider the proposed amendments, was published in the Press Democrat, a newspaper of county-wide circulation, on November 2, 2018. Notice of the Planning Commission hearing, held on October 4, 2018 was published in the Press Democrat on September 24, 2018. An individual notice of each hearing was mailed to the property owners of the affected parcels and property owners within 300 feet from the subject sites. Additionally, legal notices of each hearing were posted at the site and along Meyers Grade Road.

There were no concerns raised by any member of the public with respect to the proposed zone changes at either the Planning Commission or Board of Supervisors hearing.

CEQA Exemption:

The County Board of Supervisors found the project to be exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) (general rule/common sense) of the state CEQA Guidelines, as it can be seen with certainty that the project will not have a significant effect on the environment because the proposed changes to the Official Zoning Database and Coastal Zoning Database consist of technical corrections and minor changes that resolve inadvertent zoning errors to ensure the accuracy and reliability of the County's zoning information and further, that the proposed changes will not result in any physical change to land or increase development potential.

If you or your staff have any questions or require additional information, please feel free to contact me at Hannah.spencer@sonoma-county.org or (707) 565-1928.

Sincerely,

Hannah Spencer

Hannah Spencer
Project Planner

Encl.

Exhibit A: Resolution 18-0501 and Ordinance 6249 to correct zoning errors made in 1991 and 1993 for land owned by Robert Mann, Brian Wares and Rachel Curran

Exhibit B: Resolution 18-0502 and Ordinance 6250 to remove split zoning for land owned by Brian Wares and Rachel Curran

Exhibit C: Resolution 18-0503 and Ordinance 6251 to remove split zoning for land owned by Robert Mann

Board of Supervisors staff report

c: File ZCE18-0011
Sophia Kirschenman, Coastal Program Analyst
Sara Pfeifer, Coastal Program Analyst



County of Sonoma
State of California

THE WITHIN INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.

ATTEST: NOV 13 2018

SHERYL BRATTAN, Clerk/Secretary
BY
DEPUTY CLERK/ASST. SECRETARY

Date: November 13, 2018 Item Number: 48
Resolution Number: 18-0501
ZCE18-0011 Hannah Spencer
 4/5 Vote Required

Resolution of the Board of Supervisors of the County of Sonoma, State of California, finding the project exempt from the California Environmental Quality Act (CEQA), approving amendments to the Official Zoning Database and Coastal Zoning Database, and directing the submission of the amendments to the California Coastal Commission for approval, for property located at 15600 Highway 1 and 14500 Meyers Grade Road, Jenner; APN 109-170-032, -033, and -034; Supervisorial District No. 5.

Whereas, the applicant, Tom Berry, filed an application with the Sonoma County Permit and Resource Management Department to rezone 9.03 acres of land from the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, or other appropriate district on property located at 15600 Highway 1 and 14500 Meyers Grade Road, Jenner; APN 109-170-032, -033, and -034; Supervisorial District No. 5; and,

Whereas, this project has been found to be categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of technical corrections and minor changes that resolve zoning errors; and,

Whereas, Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database and Coastal Zoning Database. Any discrepancies and minor zoning amendments are then brought forward as technical corrections to improve the zoning databases; and,

Whereas, while processing PRMD File No. ZCE18-0011, Permit Sonoma staff discovered zoning discrepancies that affect Robert Mann's parcel located at 15600 Highway 1 (APN 109-170-032, -033) and Rachel Curran's and Brian Wares' ("the Currans") parcel located at 14500 Meyers Grade Rd (APN 109-170-034); and,

Whereas, historic zoning maps and PRMD records show the County inadvertently rezoned the Currans' land in 1991, from the A1 (Primary Agriculture) / AP (Primary Agriculture) base zoning district to the A1 (Primary Agriculture) / TP (Timberland Production) base zoning district; and again in 1993, by rezoning the Currans' land from the A1 (Primary Agriculture) / TP (Timberland Production) base zoning district to the TP (Timberland Production) base zoning district; and

Whereas, the Board of Supervisors adopted Ordinance No. 4643 rezoning agricultural and resource lands to match the new General Plan designations and lands in the remote coastal mountain ranges that were previously designated as A1 (Primary Agriculture) and AP (Primary Agriculture) and had no agriculture and/or were not capable of supporting an economically viable agricultural enterprise (due to constraints such as parcel size, soils, and water availability), were rezoned to the RRD (Resources and Rural Development) base zoning district; and,

Whereas, consistent with Ordinance No. 4643, the Currans' land located at 14500 Meyers Grade Rd (formerly identified as APN 109-170-010) should have been rezoned from the A1 (Primary Agriculture) / AP (Primary Agriculture) base zoning districts to the RRD (Resources and Rural Development) base zoning district during the 1993 zoning map update; and,

Whereas, in 2016, 0.7 acres of land was exchanged between the Currans' and Robert Mann in Lot Line Adjustment File No. LLA16-0023 and as a result, 0.7 acres of inaccurately zoned land (currently identified as APN 109-170-032 and -033) was transferred to Robert Mann; and

Whereas, the proposed zone change will correct technical zoning errors that resulted from the inadvertent rezoning that occurred in 1991 and 1993, affecting land identified as APN 109-170-032, -033, and -034; and

Whereas, the California Coastal Act requires a resolution adopted by the legislative body formally submitting an ordinance for certification by the Coastal Commission; and

Whereas, in accordance with the provisions of law, the Planning Commission held a public hearing on October 4, 2018, at which time all interested persons were given an opportunity to be heard; and

Whereas, by a 5-0 vote, the Planning Commission adopted Resolution number 18-018 recommending that the Board of Supervisors find the project to be exempt from CEQA and approve the requested amendments to the Official Zoning Database and Coastal

Zoning Database.

Now, Therefore, be It Resolved, that the Board of Supervisors, having considered the file information, report from staff, and all public comments, and the proposed Ordinance does make the following findings:

1. The proposed zone changes are necessary to correct errors in the Official Zoning Database and Coastal Zoning Database that resulted from inadvertent rezoning in 1991 and 1993 and to ensure the accuracy and reliability of the planning information on which the public relies.
2. The proposed zone changes are consistent and compatible with the Sonoma County General Plan and Local Coastal Plan in that the changes include technical corrections to zoning that will not result in changes to the Resources and Rural Development Land Use Designation of the General Plan nor to the Timber Land Use Designation of the Local Coastal Plan. The "General Plan/Coastal Plan/Zoning Consistency" table in Appendix E of the adopted Local Coastal Plan provides that the Timberland Production and Resources and Rural Development zoning districts are consistent with both the Resources and Rural Development Land Use Designation of the General Plan and the Timber Land Use Designation of the Local Coastal Plan. The proposed changes are being undertaken to ensure consistency with the Local Coastal Plan and land use maps are consistent with the purpose and intent of the Coastal Act.
3. The proposed zone changes are non-substantive in nature and will not change the development potential that would otherwise be allowed by the Local Coastal Plan.
4. The project is exempt from the California Environmental Quality Act under the General Rule, Section 15061(b)(3), as it can be seen with certainty that the project will not have a significant effect on the environment because the proposed changes to the Official Zoning Database and Coastal Zoning Database consist of technical corrections and minor changes that resolve inadvertent zoning errors to ensure the accuracy and reliability of the County's zoning information and further, that the proposed changes will not result in any physical change to land or increase development potential; and

Be It Further Resolved that the Board authorizes staff to submit the zone changes to the Coastal Zoning Database to the California Coastal Commission for certification.

Resolution #18-0501
Date: November 13, 2018
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Be It Further Resolved that the County of Sonoma will carry out the above Sonoma County Local Coastal Program Amendment in a manner fully consistent with the California Coastal Act (Coastal Act Section 30510) and that these amendments will take place automatically upon Coastal Commission certification.

Be It Further Resolved, that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based, including the original executed Contract and Land Conservation Plan. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin: Aye	Rabbitt: Aye	Zane: Aye	Hopkins: Aye	Gore: Aye
Ayes: 5	Noes: 0	Absent: 0	Abstain: 0	

So Ordered.

ORDINANCE NO. 6249

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE AND COASTAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE TP (TIMBERLAND PRODUCTION), B6 160-ACRE DENSITY / TP (TIMBERLAND PRODUCTION) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) TO THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6 160-ACRE DENSITY / RRD (RESOURCES AND RURAL DEVELOPMENT) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) ZONING DISTRICT FOR 9.03 ACRES OF LAND LOCATED AT 15600 HIGHWAY 1 AND 14500 MEYERS GRADE ROAD, JENNER; APN 109-170-032, -033, AND -034.

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

Section I. The Official Zoning Database (OZD) and Coastal Zoning Database (CZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, are amended by reclassifying the following real property from the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, for 9.03 acres of land located at located at 15600 Highway 1 and 14500 Meyers Grade Road, Jenner; APN 109-170-032, -033, and -034. File No. ZCE18-0011. The Director of the Permit and Resource Management Department is directed to reflect this amendment in the OZD and the CZD of the County as shown on the attached Exhibit A.

Section II. The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA guidelines as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a technical corrections and minor changes that resolve inadvertent zoning errors.

Section III. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or 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 IV: This Ordinance shall be and the same is hereby declared to be in full force and effect automatically from and after thirty (30) days following California Coastal Commission certification, and shall be carried out in a manner fully consistent with the California Coastal Act. This item involves an amendment to the Local Coastal Program and is not effective until and unless approved by the California Coastal Commission.

SECTION V: This Ordinance 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, introduced on the 13th day of November, 2018, and finally passed and adopted this 13th day of November, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Aye Rabbitt: Aye Zane: Aye Hopkins: Aye Gore: Aye

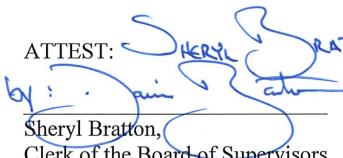
Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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

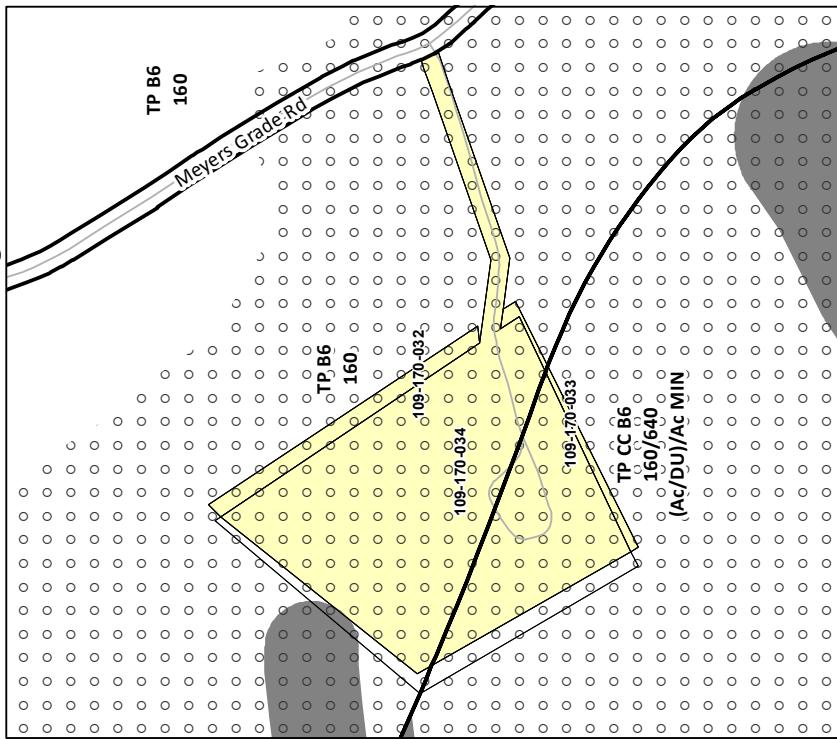
SO ORDERED.


DAVID RABBITT
VICE Chair, Board of Supervisors
County of Sonoma

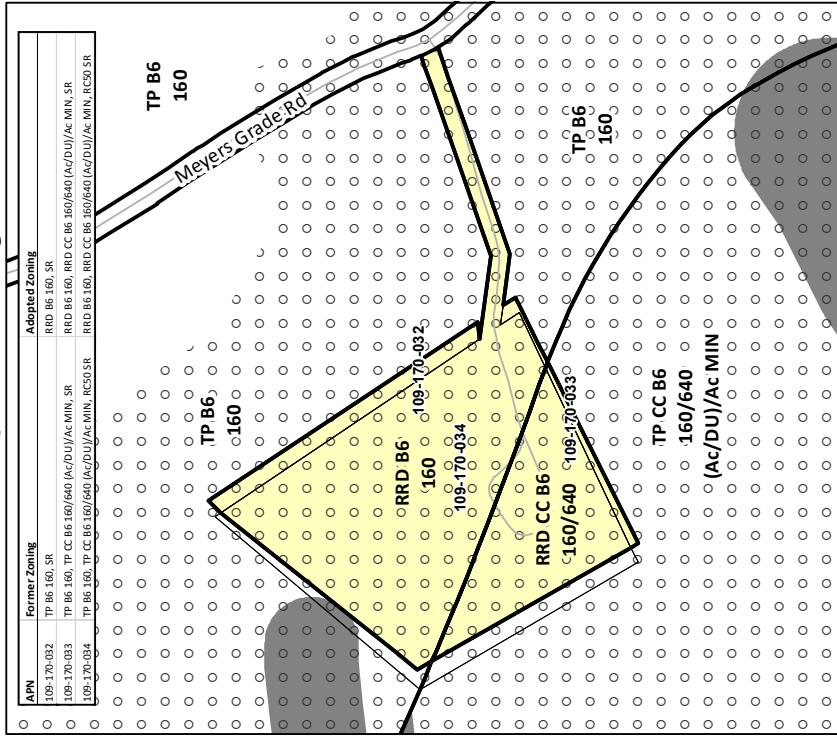
ATTEST:


Sheryl Bratton,
Clerk of the Board of Supervisors

Former Zoning



Adopted Zoning



Zoning Combining Districts

- RC Riparian Corridor (Dark Grey)
- SR Scenic Resource (Small Circle)

FILE: ZCE18-0011-A
 APNs: 109-170-032, -033, & -034
 Ordinance No. 6249
 Sectional District Map No. 8, 1800
 Permit SONOMA
 2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103



Author: PRMD GIS File No: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Project Review\Ordnance Mosaic\ORDNCPDF\Maps\6249.pdf BOS Hearing Date: 11/13/2018



County of Sonoma
State of California

THE WITHIN INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL.
ON FILE IN THIS OFFICE.

ATTEST: NOV 13 2018

SHERYL BRANTON, Clerk/Secretary
BY 
DEPUTY CLERK/ASST. SECRETARY

Date: November 13, 2018 Item Number: 48
Resolution Number: 18-0502
ZCE18-0011 Hannah Spencer
 4/5 Vote Required

Resolution of the Board of Supervisors of the County of Sonoma, State of California, finding the project exempt from the California Environmental Quality Act (CEQA), approving an amendment to the Official Zoning Database and Coastal Zoning Database, and directing the submission of the amendment to the California Coastal Commission for approval, for property located at 14500 Meyers Grade Road, Jenner; APN 109-170-035; Supervisorial District No. 5.

Whereas, the applicant, Tom Berry, filed an application with the Sonoma County Permit and Resource Management Department to rezone 0.7 acres of land from the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, or other appropriate district on property located at 14500 Meyers Grade Road, Jenner; APN 109-170-035; Supervisorial District No. 5; and,

Whereas, this project has been found to be categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a minor change that removes split zoning resulting from a prior project approval; and,

Whereas, Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database and Coastal Zoning Database. Any discrepancies and minor zoning amendments are then brought forward as technical corrections to improve the zoning databases; and,

Resolution #18-0502
Date: November 13, 2018
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Whereas, while processing PRMD File No. ZCE18-0011, Permit Sonoma staff discovered the approval and recordation of Lot Line Adjustment File No. LL16-0023 between Brian Wares' and Rachel Curran's ("the Currans) land located at 14500 Meyers Grade Rd (formerly APN 109-170-010; currently APN 109-170-034, -035) and Robert Mann's land located at 15600 Highway 1 (formerly APN 109-170-023; currently APN 109-170-032, -033, -036) resulted in split zoning in which the Currans received 0.7 acres of land that is zoned TP (Timberland Production) with Timber Preserve Zone (TPZ) Assessment; and

Whereas, the majority of the Currans' land (APN 109-170-034) is zoned RRD (Resources and Rural Development); and,

Whereas, to remove the split zoning that resulted from LLA16-0023 on the Currans' land consistent with Government Code Section 51120, the Board of Supervisors must authorize the County Assessor to phase the Currans' 0.7 acres of land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035), out of TPZ Assessment; and,

Whereas, effective 10 years from the date of approval, the Official Zoning Database and Coastal Zoning Database will identify 0.7 acres of land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035) with a RRD (Resources and Rural Development) base zoning district; and,

Whereas, property taxes for land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035), will increase immediately upon approval of the rezoning, and continue to increase annually and incrementally over the ensuing 10 years that the TPZ Assessment restrictions remain in place; and,

Whereas, the California Coastal Act requires a resolution adopted by the legislative body formally submitting an ordinance for certification by the Coastal Commission; and

Whereas, in accordance with the provisions of law, the Planning Commission held a public hearing on October 4, 2018, at which time all interested persons were given an opportunity to be heard; and

Whereas, by a 5-0 vote, the Planning Commission adopted Resolution number 18-020 recommending that the Board of Supervisors find the project to be exempt from CEQA and approve the requested amendment to the Official Zoning Database and Coastal Zoning Database.

Now, Therefore, be it Resolved, that the Board of Supervisors, having considered the file information, report from staff, and all public comments, and the proposed Ordinance does make the following findings:

1. The proposed zone change is necessary to remove split zoning in the Official Zoning Database and Coastal Zoning Database that resulted from prior

approval of File No. LLA16-0023 to ensure the accuracy and reliability of the planning information on which the public relies.

2. The proposed zone change is consistent and compatible with the Sonoma County General Plan and Local Coastal Plan in that the proposed change includes a technical correction to zoning that will not result in changes to the Resources and Rural Development Land Use Designation of the General Plan nor to the Timber Land Use Designation of the Local Coastal Plan. The "General Plan/Coastal Plan/Zoning Consistency" table in Appendix E of the adopted Local Coastal Plan provides that the Timberland Production and Resources and Rural Development zoning districts are consistent with both the Resources and Rural Development Land Use Designation of the General Plan and the Timber Land Use Designation of the Local Coastal Plan. The proposed change is being undertaken to ensure consistency with the Local Coastal Plan and land use maps is consistent with the purpose and intent of the Coastal Act.
3. Authorizing 0.7 acres of the Currans' land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035) to phase out of TPZ Assessment, is consistent with Government Code Sections 51120 and 51140.
4. The proposed zone change is non-substantive in nature and will not change the development potential that would otherwise be allowed by the Local Coastal Plan.
5. The project is exempt from the California Environmental Quality Act under the General Rule, Section 15061(b)(3), as it can be seen with certainty that the project will not have a significant effect on the environment because the proposed change to the Official Zoning Database and Coastal Zoning Database consists of a technical correction that removes split zoning resulting from a prior project approval and further, that the proposed change will not result in any physical change to land or increase development potential; and

Be It Further Resolved, that the Board authorizes the County Assessor to phase the Currans' 0.7 acres of land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035), out of TPZ Assessment; and,

Be It Further Resolved, that the Board authorizes staff to submit the zone change to the Coastal Zoning Database to the California Coastal Commission for certification.

Resolution #18-0502
Date: November 13, 2018
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Be It Further Resolved that the County of Sonoma will carry out the above Sonoma County Local Coastal Program Amendment in a manner fully consistent with the California Coastal Act (Coastal Act Section 30510) and that the amendment will take place automatically upon Coastal Commission certification.

Be It Further Resolved, that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based, including the original executed Contract and Land Conservation Plan. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin: Aye	Rabbitt: Aye	Zane: Aye	Hopkins: Aye	Gore: Aye
Ayes: 5	Noes: 0	Absent: 0	Abstain: 0	

So Ordered.

ORDINANCE NO. 6250

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE AND COASTAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE TP (TIMBERLAND PRODUCTION), B6 160-ACRE DENSITY / TP (TIMBERLAND PRODUCTION) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) TO THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6 160-ACRE DENSITY / RRD (RESOURCES AND RURAL DEVELOPMENT) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) ZONING DISTRICT FOR 0.7 ACRES LOCATED AT 14500 MEYERS GRADE ROAD, JENNER; APN 109-170-035.

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

Section I. The Official Zoning Database (OZD) and Coastal Zoning Database (CZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, are amended by reclassifying the following real property from the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, for 0.7 acres of land located at located at 14500 Meyers Grade Road, Jenner; APN 109-170-035. File No. ZCE18-0011. The Director of the Permit and Resource Management Department is directed to reflect this amendment in the OZD and the CZD of the County as shown on the attached Exhibit A.

Section II. The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA guidelines as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a technical correction and minor change that removes split zoning resulting from a prior project approval.

Section III. On the date 10 years from the effective date of the ordinance, the Official Zoning Database and Coastal Zoning Database will identify 0.7 acres of land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035), with a RRD (Resources and

Rural Development) base zoning district. As part of the rezone, the Board of Supervisors approve the County Assessor to phase APN 109-170-035 out of Timber Production Zone (TPZ) Assessment. Property taxes for APN 109-170-035 will increase immediately upon approval of the rezoning, and continue to increase annually and incrementally over the ensuing 10 years that the TPZ Assessment restrictions remain in place.

Section IV. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or 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 V: This Ordinance shall be and the same is hereby declared to be in full force and effect automatically from and after thirty (30) days following California Coastal Commission certification, and shall be carried out in a manner fully consistent with the California Coastal Act. This item involves an amendment to the Local Coastal Program and is not effective until and unless approved by the California Coastal Commission.

SECTION VI: This Ordinance 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, introduced on the 13th day of November, 2018, and finally passed and adopted this 13th day of November, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

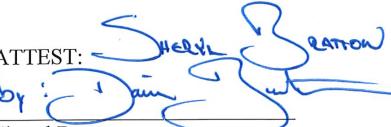
Gorin: Aye Rabbitt: Aye Zane: Aye Hopkins: Aye Gore: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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

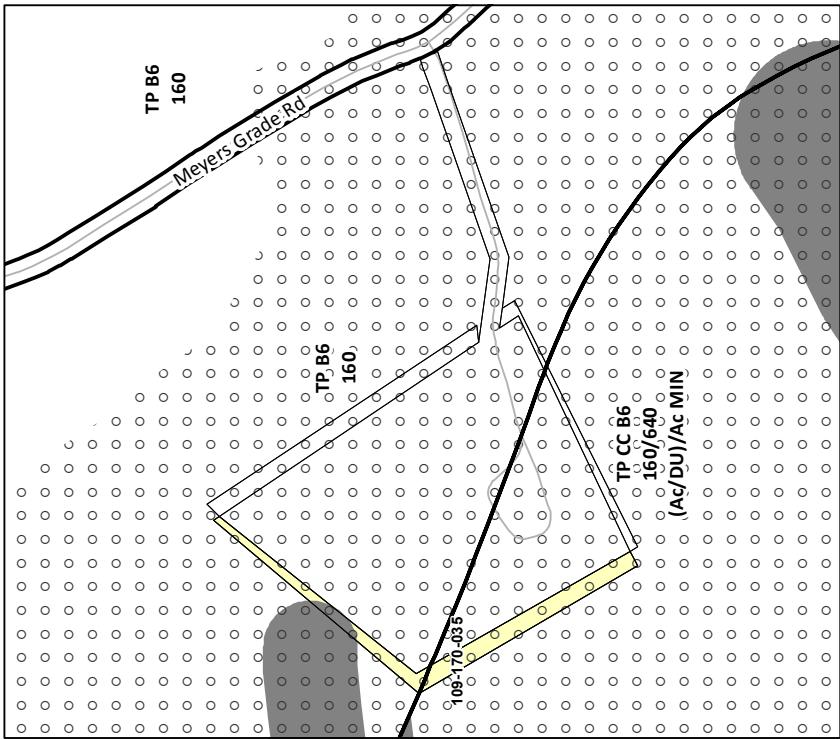
SO ORDERED.


DAVID RABBITT
VICE Chair, Board of Supervisors
County of Sonoma

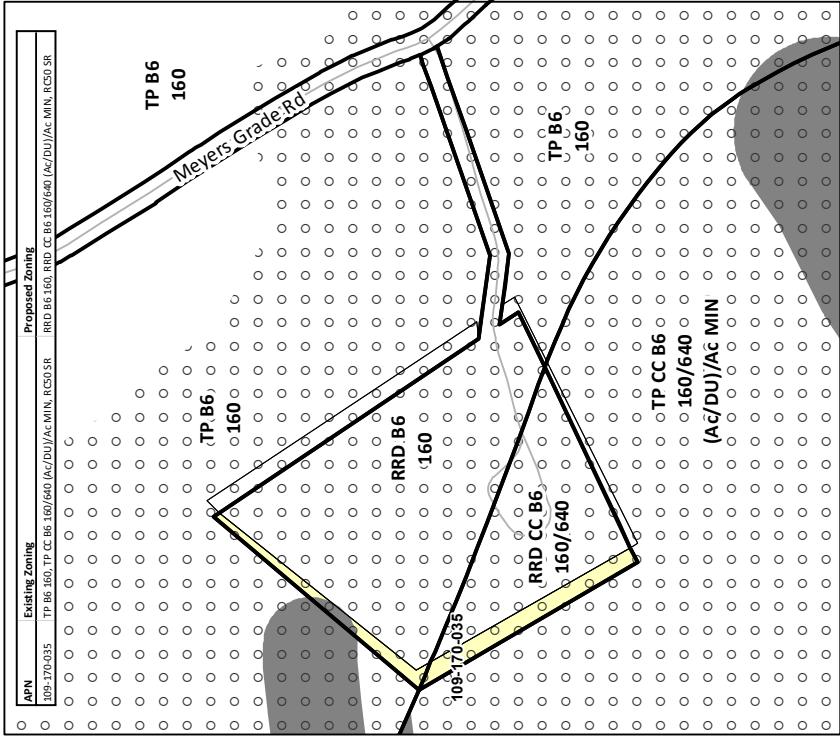
ATTEST:
by 

Sheryl Bratton,
Clerk of the Board of Supervisors

Former Zoning



Adopted Zoning



Zoning Combining Districts





County of Sonoma
State of California

THE WITHIN INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.

ATTEST: NOV 13 2018

SHERYL BRATTZON, Clerk Secretary
BY 
DEPUTY CLERK/ASST. SECRETARY

Date: November 13, 2018 Item Number: 48
Resolution Number: 18-0503

ZCE18-0011 Hannah Spencer

 4/5 Vote Required

Resolution of the Board of Supervisors of the County of Sonoma, State of California, finding the project exempt from the California Environmental Quality Act (CEQA), approving an amendment to the Official Zoning Database and Coastal Zoning Database, and directing the submission of the amendment to the California Coastal Commission for approval, for property located at 15600 Highway 1, Jenner; APN 109-170-032, and -033; Supervisorial District No. 5.

Whereas, the applicant, Tom Berry, filed an application with the Sonoma County Permit and Resource Management Department to rezone 0.7 acres of land from the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district to the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district on property located at 15600 Highway 1, Jenner; APN 109-170-032 and -033; Supervisorial District No. 5,

Whereas, this project has been found to be categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a minor change that removes split zoning resulting from a prior project approval; and,

Whereas, Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database and Coastal Zoning Database. Any discrepancies and minor zoning amendments are then brought forward as technical corrections to improve the zoning databases; and,

Whereas, while processing PRMD File No. ZCE18-0011, Permit Sonoma staff discovered inadvertent split zoning that resulted from approval of LLA16-0023, affecting Robert Mann's parcel located at 15600 Highway 1 (APN 109-170-032, -033); and

Whereas, the 0.7 acres of land located at 15600 Highway 1, Jenner (APN 109-170-032, -033) contains the soils and climate capable of producing timber and is contiguous to timberland already zoned as timberland production; and,

Whereas, the proposed zone change will remove the split zoning resulting from approval and recordation of LLA16-0023; and,

Whereas, consistent with Government Code Section 51113.5, the Board of Supervisors must authorize the County Assessor to assign Timber Preserve Zone (TPZ) Assessment to Robert Mann's land located at 15600 Highway 1, Jenner (APN 109-170-032, -033); and,

Whereas, the California Coastal Act requires a resolution adopted by the legislative body formally submitting an ordinance for certification by the Coastal Commission; and

Whereas, in accordance with the provisions of law, the Planning Commission held a public hearing on October 4, 2018, at which time all interested persons were given an opportunity to be heard; and

Whereas, by a 5-0 vote, the Planning Commission adopted Resolution number 18-019 recommending that the Board of Supervisors find the project to be exempt from CEQA and approve the requested amendment to the Official Zoning Database and Coastal Zoning Database.

Now, Therefore, be it Resolved, that the Board of Supervisors, having considered the file information, report from staff, and all public comments, and the proposed Ordinance does make the following findings:

1. The proposed zone change is necessary to remove split zoning in the Official Zoning Database and Coastal Zoning Database that resulted from prior approval of File No. LLA16-0023 to ensure the accuracy and reliability of the planning information on which the public relies.
2. The proposed zone change is consistent and compatible with the Sonoma County General Plan and Local Coastal Plan in that the proposed change includes a technical correction to zoning that will not result in changes to the Resources and Rural Development Land Use Designation of the General Plan nor to the Timber Land Use Designation of the Local Coastal Plan. The "General Plan/Coastal Plan/Zoning Consistency" table in Appendix E of the adopted Local Coastal Plan provides that the Timberland Production and Resources and Rural Development zoning districts are consistent with both and

Resolution #18-0503

Date: November 16, 2018

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the Resources and Rural Development Land Use Designation of the General Plan and the Timber Land Use Designation of the Local Coastal Plan. The proposed zone change is being undertaken to ensure consistency with the Local Coastal Plan and land use maps is consistent with the purpose and intent of the Coastal Act.

3. Placing Robert Mann's 0.7 acres of land located at 15600 Highway 1, Jenner (APN 109-170-032, -033), into timberland production zoning and TPZ Assessment meets the criteria of Government Code Section 51104(f) and (g) because the land contains the soils and climate capable of producing timber and is contiguous to timberland already zoned as timberland production and therefore is consistent with Government Code Sections 51113.5 and 51141.
4. The proposed zone change is non-substantive in nature and will not change the development potential that would otherwise be allowed by the Local Coastal Plan.
5. The project is exempt from the California Environmental Quality Act under the General Rule, Section 15061(b)(3), as it can be seen with certainty that the project will not have a significant effect on the environment because the proposed change to the Official Zoning Database and Coastal Zoning Database consists of a technical correction that removes split zoning resulting from a prior project approval and further, that the proposed change will not result in any physical change to land or increase development potential; and

Be It Further Resolved, that the Board authorizes the County Assessor to assign TPZ Assessment to Robert Mann's land located at 15600 Highway 1, Jenner; APN 109-170-032, and -033; Supervisorial District No. 5.

Be It Further Resolved that the Board authorizes staff to submit the zone change to the Coastal Zoning Database to the California Coastal Commission for certification.

Be It Further Resolved, that the County of Sonoma will carry out the above Sonoma County Local Coastal Program Amendment in a manner fully consistent with the California Coastal Act (Coastal Act Section 30510) and that the amendment will take place automatically upon Coastal Commission certification.

Be It Further Resolved, that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based, including the original executed Contract and Land Conservation Plan. These documents may

Resolution #18-0503
Date: November 16, 2018
Page 4

be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin: Aye	Rabbitt: Aye	Zane: Aye	Hopkins: Aye	Gore: Aye
Ayes: 5	Noes: 0	Absent: 0	Abstain: 0	

So Ordered.

ORDINANCE NO. 6251

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE AND COASTAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6 160-ACRE DENSITY / RRD (RESOURCES AND RURAL DEVELOPMENT) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) TO TP (TIMBERLAND PRODUCTION), B6 160-ACRE DENSITY / TP (TIMBERLAND PRODUCTION) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) ZONING DISTRICT FOR 0.7 ACRES LOCATED AT 15600 HIGHWAY 1, JENNER; APN 109-170-032, AND -033.

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

Section I. The Official Zoning Database (OZD) and Coastal Zoning Database (CZD) 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 the RRD (Resources and Rural Development), B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the TP (Timberland Production) B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, for 0.7 acres located at located at 15600 Highway 1, Jenner; APN 109-170-032, and -033. File No. ZCE18-0011. The Director of the Permit and Resource Management Department is directed to reflect this amendment in the OZD and the CZD of the County as shown on the attached Exhibit A.

Section II. The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA guidelines as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of technical corrections and minor changes that remove split zoning resulting from a prior project approval.

Section III. The Board of Supervisors authorizes the County Assessor to assign Timber Production Zone (TPZ) Assessment to Robert Mann's land located at 15600 Highway 1, Jenner; APN 109-170-032, and -033.

Section IV. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or 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 V: This Ordinance shall be and the same is hereby declared to be in full force and effect automatically from and after thirty (30) days following California Coastal Commission certification, and shall be carried out in a manner fully consistent with the California Coastal Act. This item involves an amendment to the Local Coastal Program and is not effective until and unless approved by the California Coastal Commission.

SECTION VI: This Ordinance 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, introduced on the 13th day of November, 2018, and finally passed and adopted this 13th day of November, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Aye Rabbitt: Aye Zane: Aye Hopkins: Aye Gore: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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

SO ORDERED.



JAN D RABBITT

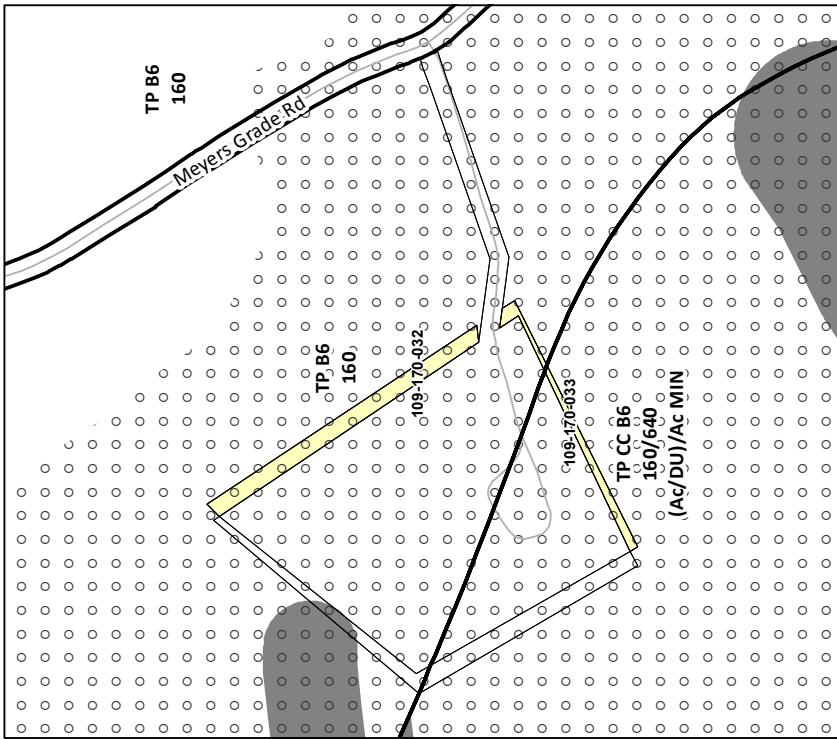
VICE Chair, Board of Supervisors
County of Sonoma

ATTEST:

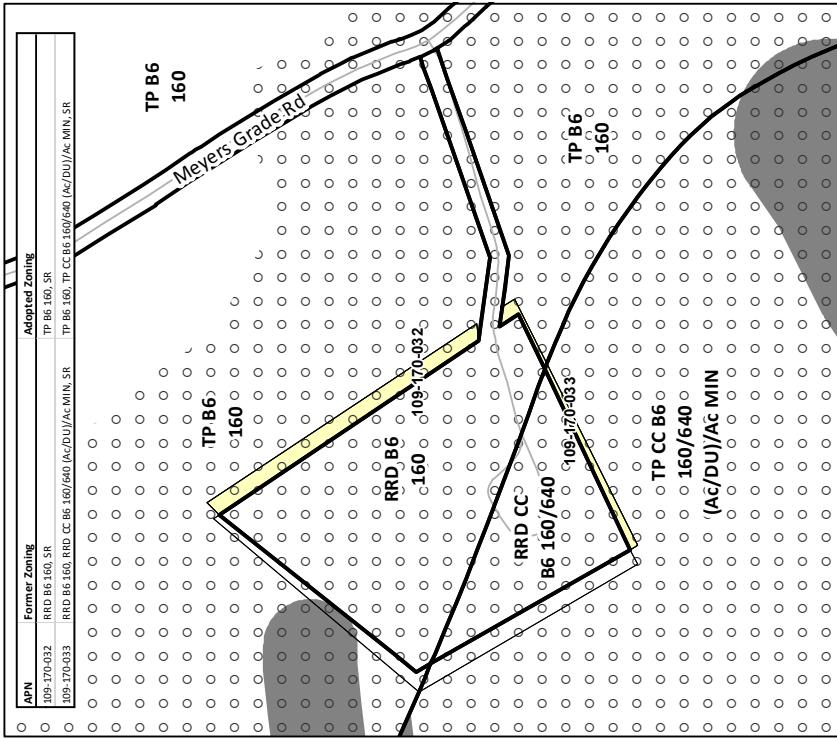


Sheryl Bratton,
Clerk of the Board of Supervisors

Former Zoning



Adopted Zoning



Base Map Data

Zoning Combining Districts
 RC Riparian Corridor
 Subject Parcel
 Parcel
 SR Scenic Resource

Basezoning by Area
 Street

FILE: ZCE-8-0011-B
 APNs: 109-170-032, & -033

Ordinance No. 6251
 Sectional District Map No. 8,1802

Permit and Resource Management Department
 Project Review Section
 2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965
 Fax (707) 565-1103

Author: PRMD GIS File No: S:\GIS\DATA\PRMD_BASE\PRMD Department Projects\Project Review\Ordinance Mosaic\ORDNC\PDF\Maps\6251.pdf BOS Hearing Date: 11/3/2018



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number:
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: November 13, 2018 **Vote Requirement:** Majority

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: **Supervisorial District(s):**

Hannah Spencer x1928 Fifth

Title: Technical Corrections to Zoning for Properties Located at 15600 Highway 1 and 14500 Meyers Grade Rd, Jenner; File ZCE18-0011

Recommended Actions:

Hold a public hearing and adopt three Resolutions and three Ordinances finding the project exempt from the California Environmental Quality Act (CEQA) and approving technical zoning corrections to the Official Zoning Database and Coastal Zoning Database for two legal parcels of record.

Executive Summary:

Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database (OZD) and Coastal Zoning Database. Any discrepancies and minor zoning amendments are then brought forward as technical corrections. Correcting zoning databases to accurately reflect applicable base zoning districts based on property boundaries eliminates split zoning and ensures the integrity and reliability of the information on which both the public and staff rely. The purpose of this request is to correct zoning errors that were made in the 1990's and to remove split zoning resulting from a subsequent lot line adjustment approval for 9.73 acres of land on two properties, located at 15600 Highway 1 and 14500 Meyers Grade Rd, Jenner. The request does not propose any changes to the General Plan or Local Coastal Plan Land-Use designations. On October 4, 2018, the Planning Commission reviewed the project and adopted resolutions recommending approval on a 5-0 vote.

Discussion:

Tom Berry, on behalf of the property owners Robert Mann, and Brian Wares and Rachel Curran, together with Permit Sonoma; are requesting amendments to the Official Zoning Database and Coastal Zoning Database for two legal parcels of record, located at 15600 Highway 1 and 14500 Meyers Grade Rd, Jenner. The properties are partially within the Coastal Zone, about 5 miles north of Jenner. Zoning for the properties is TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC

Revision No. 20170501-1

(Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources).

Background:

While processing the zone change request (ZCE18-0011), staff discovered zoning errors that resulted from transcribing zoning maps during the 1991 and 1993 zoning map updates. These zoning errors affect a total of 9.03 acres of land on the above listed properties. Without realizing the prior zoning errors, Permit Sonoma approved recordation of a lot line adjustment for the two properties (File No. LLA16-0023), which resulted in split zoning for both parcels and creation of additional Assessor Parcel Numbers. The purpose of this request is to correct the zoning errors made in the 1990's and as requested by the landowners, to complete minor zone changes to remove split zoning resulting from the lot line adjustment (LLA16-0023).

This application involves phasing a small portion of land out of TP (Timberland Production) zoning district and placing an equal amount of land into TP (Timberland Production) zoning district. Timberland Production zoning imposes additional land use restrictions for the purpose of conserving and protecting forestland and in exchange, the landowner receives the Timber Preserve Zone (TPZ) assessment-property tax benefit. Since 1982, the state has required all timberland zoned parcels to be within a TPZ, thus all timberland production-zoned land receives TPZ assessment. Similar to a Land Conservation contract, TPZs are in effect for 10 years and auto renew annually until the landowner files a zone change request to phase out of the TPZ assessment program. Details about each of the technical corrections and timberland zoning requirements are outlined in the attached Planning Commission Staff Report dated October 4, 2018.

General Plan, Local Coastal Plan, and Zoning Consistency:

Both parcels are designated "Resources and Rural Development Land Use" by the General Plan and "Timber Land Use" by the Local Coastal Plan. The project is consistent with the General Plan, Local Coastal Plan, and Zoning, as described in the attached Resolutions, in that the proposed changes do not result in changes to General Plan or Local Coastal Plan land use designations, nor in any changes to the assigned combining zone districts. Portions of both parcels lie within the Local Coastal Plan. Therefore, the parcels will remain with a split density of 160 acres per dwelling unit and 160/640 (acres per dwelling unit)/acres minimum with combining zones of CC (Coastal Zone), RC (Riparian Corridor) 50-foot and 100-foot setbacks, SR (Scenic Resources).

Environmental Review:

Adoption of the proposed ordinances is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (general rule/common sense) of the state CEQA Guidelines, as it can be seen with certainty that the project will have no significant effect on the environment since the project

consists of technical corrections that resolve inadvertent zoning errors and minor changes that remove split zoning resulting from a prior project approval.

To maintain a permanent record, staff prepared separate draft Ordinances for each zoning correction (Exhibits attached) as follows:

- Ordinance (Exhibit A) proposes to correct zoning errors made in 1991 and 1993 for land owned by Robert Mann, Brian Wares and Rachel Curran (affecting 9.03 acres total);
- Ordinance (Exhibit B) proposes to remove split zoning for land owned by Brian Wares and Rachel Curran (affecting 0.7 acres total); and,
- Ordinance (Exhibit C) proposes to remove split zoning for land owned by Robert Mann (affecting 0.7 acres total).

Prior Board Actions:

None.

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Correcting zoning databases to accurately reflect applicable base zoning districts based on property boundaries eliminates split zoning and ensures the integrity and reliability of the information on which both the public and staff rely.

Revision No. 20170501-1

Fiscal Summary			
Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			
Narrative Explanation of Fiscal Impacts:			
N/A			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
N/A			
Attachments:			
<ul style="list-style-type: none"> • Attachment A: Draft Resolution <ul style="list-style-type: none"> - Exhibit A: draft Ordinance with Exhibit to correct zoning errors made in 1991 and 1993 for land owned by Robert Mann, Brian Wares and Rachel Curran • Attachment B: Draft Resolution <ul style="list-style-type: none"> - Exhibit B: draft Ordinance with Exhibit to remove split zoning for land owned by Brian Wares and Rachel Curran • Attachment C: Draft Resolution <ul style="list-style-type: none"> - Exhibit C: draft Ordinance with Exhibit to remove split zoning for land owned by Robert Mann 			

Revision No. 20170501-1

- | |
|--|
| <ul style="list-style-type: none">• Attachment D: Planning Commission staff report and Resolutions• Attachment E: Draft Planning Commission October 4, 2018 Meeting Minutes |
|--|

Related Items “On File” with the Clerk of the Board:

None.

Revision No. 20170501-1



County of Sonoma

State of California

Date: November 13, 2018

Item Number: _____
Resolution Number: _____

ZCE18-0011 Hannah Spencer

4/5 Vote Required

Resolution of the Board of Supervisors of the County of Sonoma, State of California, finding the project exempt from the California Environmental Quality Act (CEQA), approving amendments to the Official Zoning Database and Coastal Zoning Database, and directing the submission of the amendments to the California Coastal Commission for approval, for property located at 15600 Highway 1 and 14500 Meyers Grade Road, Jenner; APN 109-170-032, -033, and -034; Supervisorial District No. 5.

Whereas, the applicant, Tom Berry, filed an application with the Sonoma County Permit and Resource Management Department to rezone 9.03 acres of land from the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, or other appropriate district on property located at 15600 Highway 1 and 14500 Meyers Grade Road, Jenner; APN 109-170-032, -033, and -034; Supervisorial District No. 5; and,

Whereas, this project has been found to be categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of technical corrections and minor changes that resolve zoning errors; and,

Whereas, Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database and Coastal Zoning Database. Any discrepancies and minor zoning amendments are then brought forward as technical corrections to improve the zoning databases; and,

Whereas, while processing PRMD File No. ZCE18-0011, Permit Sonoma staff discovered zoning discrepancies that affect Robert Mann's parcel located at 15600 Highway 1 (APN 109-170-032, -033) and Rachel Curran's and Brian Wares' ("the Currans") parcel located at 14500 Meyers Grade Rd (APN 109-170-034); and,

Whereas, historic zoning maps and PRMD records show the County inadvertently rezoned the Currans' land in 1991, from the A1 (Primary Agriculture) / AP (Primary Agriculture) base zoning district to the A1 (Primary Agriculture) / TP (Timberland Production) base zoning district; and again in 1993, by rezoning the Currans' land from the A1 (Primary Agriculture) / TP (Timberland Production) base zoning district to the TP (Timberland Production) base zoning district; and

Whereas, the Board of Supervisors adopted Ordinance No. 4643 rezoning agricultural and resource lands to match the new General Plan designations and lands in the remote coastal mountain ranges that were previously designated as A1 (Primary Agriculture) and AP (Primary Agriculture) and had no agriculture and/or were not capable of supporting an economically viable agricultural enterprise (due to constraints such as parcel size, soils, and water availability), were rezoned to the RRD (Resources and Rural Development) base zoning district; and,

Whereas, consistent with Ordinance No. 4643, the Currans' land located at 14500 Meyers Grade Rd (formerly identified as APN 109-170-010) should have been rezoned from the A1 (Primary Agriculture) / AP (Primary Agriculture) base zoning districts to the RRD (Resources and Rural Development) base zoning district during the 1993 zoning map update; and,

Whereas, in 2016, 0.7 acres of land was exchanged between the Currans' and Robert Mann in Lot Line Adjustment File No. LLA16-0023 and as a result, 0.7 acres of inaccurately zoned land (currently identified as APN 109-170-032 and -033) was transferred to Robert Mann; and

Whereas, the proposed zone change will correct technical zoning errors that resulted from the inadvertent rezoning that occurred in 1991 and 1993, affecting land identified as APN 109-170-032, -033, and -034; and

Whereas, the California Coastal Act requires a resolution adopted by the legislative body formally submitting an ordinance for certification by the Coastal Commission; and

Whereas, in accordance with the provisions of law, the Planning Commission held a public hearing on October 4, 2018, at which time all interested persons were given an opportunity to be heard; and

Whereas, by a 5-0 vote, the Planning Commission adopted Resolution number 18-018 recommending that the Board of Supervisors find the project to be exempt from CEQA and approve the requested amendments to the Official Zoning Database and Coastal

Resolution #

Date: November 13, 2018

Page 3

Zoning Database.

Now, Therefore, be it Resolved, that the Board of Supervisors, having considered the file information, report from staff, and all public comments, and the proposed Ordinance does make the following findings:

1. The proposed zone changes are necessary to correct errors in the Official Zoning Database and Coastal Zoning Database that resulted from inadvertent rezoning in 1991 and 1993 and to ensure the accuracy and reliability of the planning information on which the public relies.
2. The proposed zone changes are consistent and compatible with the Sonoma County General Plan and Local Coastal Plan in that the changes include technical corrections to zoning that will not result in changes to the Resources and Rural Development Land Use Designation of the General Plan nor to the Timber Land Use Designation of the Local Coastal Plan. The "General Plan/Coastal Plan/Zoning Consistency" table in Appendix E of the adopted Local Coastal Plan provides that the Timberland Production and Resources and Rural Development zoning districts are consistent with both the Resources and Rural Development Land Use Designation of the General Plan and the Timber Land Use Designation of the Local Coastal Plan. The proposed changes are being undertaken to ensure consistency with the Local Coastal Plan and land use maps are consistent with the purpose and intent of the Coastal Act.
3. The proposed zone changes are non-substantive in nature and will not change the development potential that would otherwise be allowed by the Local Coastal Plan.
4. The project is exempt from the California Environmental Quality Act under the General Rule, Section 15061(b)(3), as it can be seen with certainty that the project will not have a significant effect on the environment because the proposed changes to the Official Zoning Database and Coastal Zoning Database consist of technical corrections and minor changes that resolve inadvertent zoning errors to ensure the accuracy and reliability of the County's zoning information and further, that the proposed changes will not result in any physical change to land or increase development potential; and

Be It Further Resolved that the Board authorizes staff to submit the zone changes to the Coastal Zoning Database to the California Coastal Commission for certification.

Resolution #
Date: November 13, 2018
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Be It Further Resolved that the County of Sonoma will carry out the above Sonoma County Local Coastal Program Amendment in a manner fully consistent with the California Coastal Act (Coastal Act Section 30510) and that these amendments will take place automatically upon Coastal Commission certification.

Be It Further Resolved, that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based, including the original executed Contract and Land Conservation Plan. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin:	Rabbitt:	Zane:	Hopkins:	Gore:
Ayes:	Noes:	Absent:	Abstain:	

So Ordered.

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE AND COASTAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE TP (TIMBERLAND PRODUCTION), B6 160-ACRE DENSITY / TP (TIMBERLAND PRODUCTION) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) TO THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6 160-ACRE DENSITY / RRD (RESOURCES AND RURAL DEVELOPMENT) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) ZONING DISTRICT FOR 9.03 ACRES OF LAND LOCATED AT 15600 HIGHWAY 1 AND 14500 MEYERS GRADE ROAD, JENNER; APN 109-170-032, -033, AND -034.

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

Section I. The Official Zoning Database (OZD) and Coastal Zoning Database (CZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, are amended by reclassifying the following real property from the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, for 9.03 acres of land located at located at 15600 Highway 1 and 14500 Meyers Grade Road, Jenner; APN 109-170-032, -033, and -034. File No. ZCE18-0011. The Director of the Permit and Resource Management Department is directed to reflect this amendment in the OZD and the CZD of the County as shown on the attached Exhibit A.

Section II. The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA guidelines as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a technical corrections and minor changes that resolve inadvertent zoning errors.

Section III. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or 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 IV: This Ordinance shall be and the same is hereby declared to be in full force and effect automatically from and after thirty (30) days following California Coastal Commission certification, and shall be carried out in a manner fully consistent with the California Coastal Act. This item involves an amendment to the Local Coastal Program and is not effective until and unless approved by the California Coastal Commission.

SECTION V: This Ordinance 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, introduced on the ____ day of ___, 2018, and finally passed and adopted this ____ day of ___, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: ____ Rabbitt: ____ Zane: ____ Hopkins: ____ Gore:____

Ayes: ____ Noes: ____ Absent: ____ Abstain: ____

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

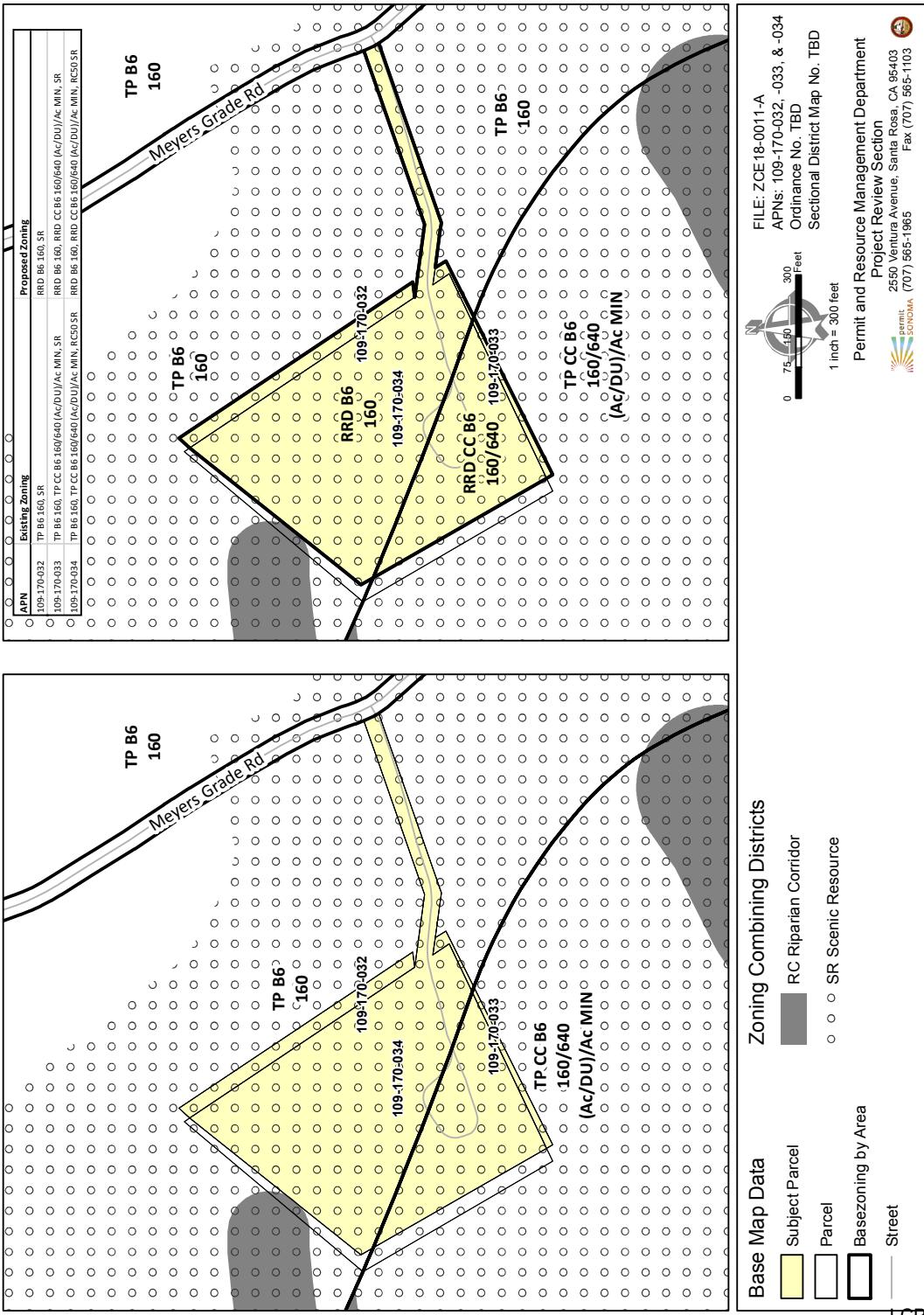
SO ORDERED.

James Gore
Chair, Board of Supervisors
County of Sonoma

ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors

Existing Zoning



author: PRMD GIS File No: S:\GIS-DATA\PRMD_BASE\PRMD_Development Projects\Project Review\Ordinance_Nosaic\ORDNCE\by File No\ZCE-18-001-A
author: PRMD GIS File No: S:\GIS-DATA\PRMD_BASE\PRMD_Development Projects\Project Review\Ordinance_Nosaic\ORDNCE\by File No\ZCE-18-001-A

Exhibit 1
I-18-0087-1
ge 38 of 95



County of Sonoma

State of California

Date: November 13, 2018

Item Number: _____
Resolution Number: _____

ZCE18-0011 Hannah Spencer

4/5 Vote Required

Resolution of the Board of Supervisors of the County of Sonoma, State of California, finding the project exempt from the California Environmental Quality Act (CEQA), approving an amendment to the Official Zoning Database and Coastal Zoning Database, and directing the submission of the amendment to the California Coastal Commission for approval, for property located at 14500 Meyers Grade Road, Jenner; APN 109-170-035; Supervisorial District No. 5.

Whereas, the applicant, Tom Berry, filed an application with the Sonoma County Permit and Resource Management Department to rezone 0.7 acres of land from the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, or other appropriate district on property located at 14500 Meyers Grade Road, Jenner; APN 109-170-035; Supervisorial District No. 5; and,

Whereas, this project has been found to be categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a minor change that removes split zoning resulting from a prior project approval; and,

Whereas, Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database and Coastal Zoning Database. Any discrepancies and minor zoning amendments are then brought forward as technical corrections to improve the zoning databases; and,

Attachment B: Draft Resolution

Whereas, while processing PRMD File No. ZCE18-0011, Permit Sonoma staff discovered the approval and recordation of Lot Line Adjustment File No. LL16-0023 between Brian Wares' and Rachel Curran's ("the Currans) land located at 14500 Meyers Grade Rd (formerly APN 109-170-010; currently APN 109-170-034, -035) and Robert Mann's land located at 15600 Highway 1 (formerly APN 109-170-023; currently APN 109-170-032, -033, -036) resulted in split zoning in which the Currans received 0.7 acres of land that is zoned TP (Timberland Production) with Timber Preserve Zone (TPZ) Assessment; and

Whereas, the majority of the Currans' land (APN 109-170-034) is zoned RRD (Resources and Rural Development); and,

Whereas, to remove the split zoning that resulted from LLA16-0023 on the Currans' land consistent with Government Code Section 51120, the Board of Supervisors must authorize the County Assessor to phase the Currans' 0.7 acres of land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035), out of TPZ Assessment; and,

Whereas, effective 10 years from the date of approval, the Official Zoning Database and Coastal Zoning Database will identify 0.7 acres of land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035) with a RRD (Resources and Rural Development) base zoning district; and,

Whereas, property taxes for land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035), will increase immediately upon approval of the rezoning, and continue to increase annually and incrementally over the ensuing 10 years that the TPZ Assessment restrictions remain in place; and,

Whereas, the California Coastal Act requires a resolution adopted by the legislative body formally submitting an ordinance for certification by the Coastal Commission; and

Whereas, in accordance with the provisions of law, the Planning Commission held a public hearing on October 4, 2018, at which time all interested persons were given an opportunity to be heard; and

Whereas, by a 5-0 vote, the Planning Commission adopted Resolution number 18-020 recommending that the Board of Supervisors find the project to be exempt from CEQA and approve the requested amendment to the Official Zoning Database and Coastal Zoning Database.

Now, Therefore, be it Resolved, that the Board of Supervisors, having considered the file information, report from staff, and all public comments, and the proposed Ordinance does make the following findings:

1. The proposed zone change is necessary to remove split zoning in the Official Zoning Database and Coastal Zoning Database that resulted from prior

Attachment B: Draft Resolution

approval of File No. LLA16-0023 to ensure the accuracy and reliability of the planning information on which the public relies.

2. The proposed zone change is consistent and compatible with the Sonoma County General Plan and Local Coastal Plan in that the proposed change includes a technical correction to zoning that will not result in changes to the Resources and Rural Development Land Use Designation of the General Plan nor to the Timber Land Use Designation of the Local Coastal Plan. The "General Plan/Coastal Plan/Zoning Consistency" table in Appendix E of the adopted Local Coastal Plan provides that the Timberland Production and Resources and Rural Development zoning districts are consistent with both the Resources and Rural Development Land Use Designation of the General Plan and the Timber Land Use Designation of the Local Coastal Plan. The proposed change is being undertaken to ensure consistency with the Local Coastal Plan and land use maps is consistent with the purpose and intent of the Coastal Act.
3. Authorizing 0.7 acres of the Currans' land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035) to phase out of TPZ Assessment, is consistent with Government Code Sections 51120 and 51140.
4. The proposed zone change is non-substantive in nature and will not change the development potential that would otherwise be allowed by the Local Coastal Plan.
5. The project is exempt from the California Environmental Quality Act under the General Rule, Section 15061(b)(3), as it can be seen with certainty that the project will not have a significant effect on the environment because the proposed change to the Official Zoning Database and Coastal Zoning Database consists of a technical correction that removes split zoning resulting from a prior project approval and further, that the proposed change will not result in any physical change to land or increase development potential; and

Be It Further Resolved, that the Board authorizes the County Assessor to phase the Currans' 0.7 acres of land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035), out of TPZ Assessment; and,

Be It Further Resolved, that the Board authorizes staff to submit the zone change to the Coastal Zoning Database to the California Coastal Commission for certification.

Attachment B: Draft Resolution

Resolution #
Date: November 13, 2018
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Be It Further Resolved that the County of Sonoma will carry out the above Sonoma County Local Coastal Program Amendment in a manner fully consistent with the California Coastal Act (Coastal Act Section 30510) and that the amendment will take place automatically upon Coastal Commission certification.

Be It Further Resolved, that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based, including the original executed Contract and Land Conservation Plan. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin:	Rabbitt:	Zane:	Hopkins:	Gore:
Ayes:	Noes:	Absent:	Abstain:	

So Ordered.

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE AND COASTAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE TP (TIMBERLAND PRODUCTION), B6 160-ACRE DENSITY / TP (TIMBERLAND PRODUCTION) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) TO THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6 160-ACRE DENSITY / RRD (RESOURCES AND RURAL DEVELOPMENT) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) ZONING DISTRICT FOR 0.7 ACRES LOCATED AT 14500 MEYERS GRADE ROAD, JENNER; APN 109-170-035.

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

Section I. The Official Zoning Database (OZD) and Coastal Zoning Database (CZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, are amended by reclassifying the following real property from the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, for 0.7 acres of land located at located at 14500 Meyers Grade Road, Jenner; APN 109-170-035. File No. ZCE18-0011. The Director of the Permit and Resource Management Department is directed to reflect this amendment in the OZD and the CZD of the County as shown on the attached Exhibit A.

Section II. The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA guidelines as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a technical correction and minor change that removes split zoning resulting from a prior project approval.

Section III. On the date 10 years from the effective date of the ordinance, the Official Zoning Database and Coastal Zoning Database will identify 0.7 acres of land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035), with a RRD (Resources and

Rural Development) base zoning district. As part of the rezone, the Board of Supervisors approve the County Assessor to phase APN 109-170-035 out of Timber Production Zone (TPZ) Assessment. Property taxes for APN 109-170-035 will increase immediately upon approval of the rezoning, and continue to increase annually and incrementally over the ensuing 10 years that the TPZ Assessment restrictions remain in place.

Section IV. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or 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 V: This Ordinance shall be and the same is hereby declared to be in full force and effect automatically from and after thirty (30) days following California Coastal Commission certification, and shall be carried out in a manner fully consistent with the California Coastal Act. This item involves an amendment to the Local Coastal Program and is not effective until and unless approved by the California Coastal Commission.

SECTION VI: This Ordinance 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, introduced on the ____ day of ___, 2018, and finally passed and adopted this ____ day of ___, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: ____ Rabbitt: ____ Zane: ____ Hopkins: ____ Gore:____

Ayes: ____ Noes: ____ Absent: ____ Abstain: ____

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

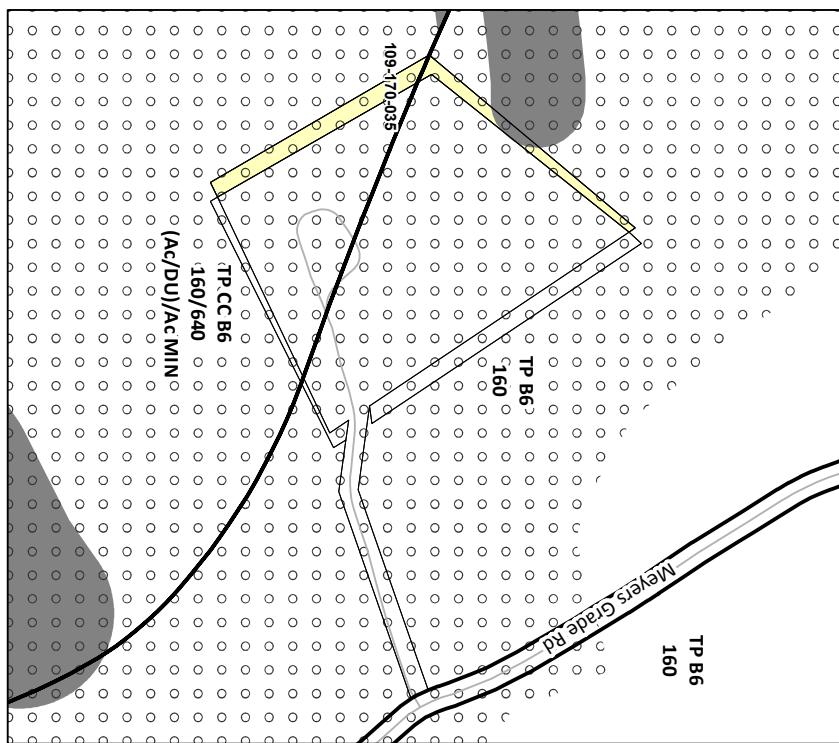
SO ORDERED.

James Gore
Chair, Board of Supervisors
County of Sonoma

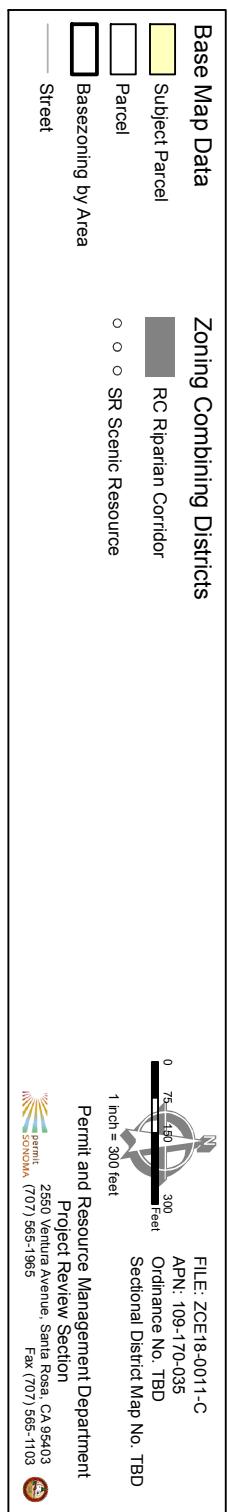
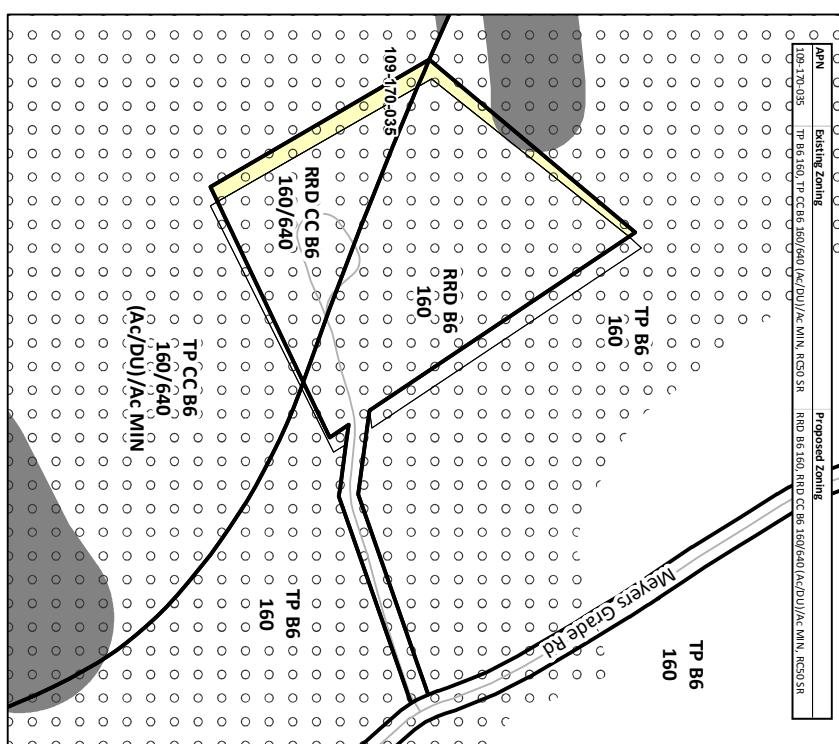
ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors

Existing Zoning



Proposed Zoning





County of Sonoma

State of California

Date: November 13, 2018

Item Number: _____
Resolution Number: _____

ZCE18-0011 Hannah Spencer

4/5 Vote Required

Resolution of the Board of Supervisors of the County of Sonoma, State of California, finding the project exempt from the California Environmental Quality Act (CEQA), approving an amendment to the Official Zoning Database and Coastal Zoning Database, and directing the submission of the amendment to the California Coastal Commission for approval, for property located at 15600 Highway 1, Jenner; APN 109-170-032, and -033; Supervisorial District No. 5.

Whereas, the applicant, Tom Berry, filed an application with the Sonoma County Permit and Resource Management Department to rezone 0.7 acres of land from the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district to the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district on property located at 15600 Highway 1, Jenner; APN 109-170-032 and -033; Supervisorial District No. 5,

Whereas, this project has been found to be categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a minor change that removes split zoning resulting from a prior project approval; and,

Whereas, Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database and Coastal Zoning Database. Any discrepancies and minor zoning amendments are then brought forward as technical corrections to improve the zoning databases; and,

Whereas, while processing PRMD File No. ZCE18-0011, Permit Sonoma staff discovered inadvertent split zoning that resulted from approval of LLA16-0023, affecting Robert Mann's parcel located at 15600 Highway 1 (APN 109-170-032, -033); and

Whereas, the 0.7 acres of land located at 15600 Highway 1, Jenner (APN 109-170-032, -033) contains the soils and climate capable of producing timber and is contiguous to timberland already zoned as timberland production; and,

Whereas, the proposed zone change will remove the split zoning resulting from approval and recordation of LLA16-0023; and,

Whereas, consistent with Government Code Section 51113.5, the Board of Supervisors must authorize the County Assessor to assign Timber Preserve Zone (TPZ) Assessment to Robert Mann's land located at 15600 Highway 1, Jenner (APN 109-170-032, -033); and,

Whereas, the California Coastal Act requires a resolution adopted by the legislative body formally submitting an ordinance for certification by the Coastal Commission; and

Whereas, in accordance with the provisions of law, the Planning Commission held a public hearing on October 4, 2018, at which time all interested persons were given an opportunity to be heard; and

Whereas, by a 5-0 vote, the Planning Commission adopted Resolution number 18-019 recommending that the Board of Supervisors find the project to be exempt from CEQA and approve the requested amendment to the Official Zoning Database and Coastal Zoning Database.

Now, Therefore, be it Resolved, that the Board of Supervisors, having considered the file information, report from staff, and all public comments, and the proposed Ordinance does make the following findings:

1. The proposed zone change is necessary to remove split zoning in the Official Zoning Database and Coastal Zoning Database that resulted from prior approval of File No. LLA16-0023 to ensure the accuracy and reliability of the planning information on which the public relies.
2. The proposed zone change is consistent and compatible with the Sonoma County General Plan and Local Coastal Plan in that the proposed change includes a technical correction to zoning that will not result in changes to the Resources and Rural Development Land Use Designation of the General Plan nor to the Timber Land Use Designation of the Local Coastal Plan. The "General Plan/Coastal Plan/Zoning Consistency" table in Appendix E of the adopted Local Coastal Plan provides that the Timberland Production and Resources and Rural Development zoning districts are consistent with both and

the Resources and Rural Development Land Use Designation of the General Plan and the Timber Land Use Designation of the Local Coastal Plan. The proposed zone change is being undertaken to ensure consistency with the Local Coastal Plan and land use maps is consistent with the purpose and intent of the Coastal Act.

3. Placing Robert Mann's 0.7 acres of land located at 15600 Highway 1, Jenner (APN 109-170-032, -033), into timberland production zoning and TPZ Assessment meets the criteria of Government Code Section 51104(f) and (g) because the land contains the soils and climate capable of producing timber and is contiguous to timberland already zoned as timberland production and therefore is consistent with Government Code Sections 51113.5 and 51141.
4. The proposed zone change is non-substantive in nature and will not change the development potential that would otherwise be allowed by the Local Coastal Plan.
5. The project is exempt from the California Environmental Quality Act under the General Rule, Section 15061(b)(3), as it can be seen with certainty that the project will not have a significant effect on the environment because the proposed change to the Official Zoning Database and Coastal Zoning Database consists of a technical correction that removes split zoning resulting from a prior project approval and further, that the proposed change will not result in any physical change to land or increase development potential; and

Be It Further Resolved, that the Board authorizes the County Assessor to assign TPZ Assessment to Robert Mann's land located at 15600 Highway 1, Jenner; APN 109-170-032, and -033; Supervisorial District No. 5.

Be It Further Resolved that the Board authorizes staff to submit the zone change to the Coastal Zoning Database to the California Coastal Commission for certification.

Be It Further Resolved, that the County of Sonoma will carry out the above Sonoma County Local Coastal Program Amendment in a manner fully consistent with the California Coastal Act (Coastal Act Section 30510) and that the amendment will take place automatically upon Coastal Commission certification.

Be It Further Resolved, that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based, including the original executed Contract and Land Conservation Plan. These documents may

Resolution #
Date: November 16, 2018
Page 4

be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE AND COASTAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6 160-ACRE DENSITY / RRD (RESOURCES AND RURAL DEVELOPMENT) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) TO TP (TIMBERLAND PRODUCTION), B6 160-ACRE DENSITY / TP (TIMBERLAND PRODUCTION) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) ZONING DISTRICT FOR 0.7 ACRES LOCATED AT 15600 HIGHWAY 1, JENNER; APN 109-170-032, AND -033.

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

Section I. The Official Zoning Database (OZD) and Coastal Zoning Database (CZD) 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 the RRD (Resources and Rural Development), B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the TP (Timberland Production) B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, for 0.7 acres located at located at 15600 Highway 1, Jenner; APN 109-170-032, and -033. File No. ZCE18-0011. The Director of the Permit and Resource Management Department is directed to reflect this amendment in the OZD and the CZD of the County as shown on the attached Exhibit A.

Section II. The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA guidelines as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of technical corrections and minor changes that remove split zoning resulting from a prior project approval.

Section III. The Board of Supervisors authorizes the County Assessor to assign Timber Production Zone (TPZ) Assessment to Robert Mann's land located at 15600 Highway 1, Jenner; APN 109-170-032, and -033.

Section IV. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or 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 V: This Ordinance shall be and the same is hereby declared to be in full force and effect automatically from and after thirty (30) days following California Coastal Commission certification, and shall be carried out in a manner fully consistent with the California Coastal Act. This item involves an amendment to the Local Coastal Program and is not effective until and unless approved by the California Coastal Commission.

SECTION VI: This Ordinance 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, introduced on the ____ day of ____, 2018, and finally passed and adopted this ____ day of ____, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: ____ Rabbitt: ____ Zane: ____ Hopkins: ____ Gore:____

Ayes: ____ Noes: ____ Absent: ____ Abstain: ____

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

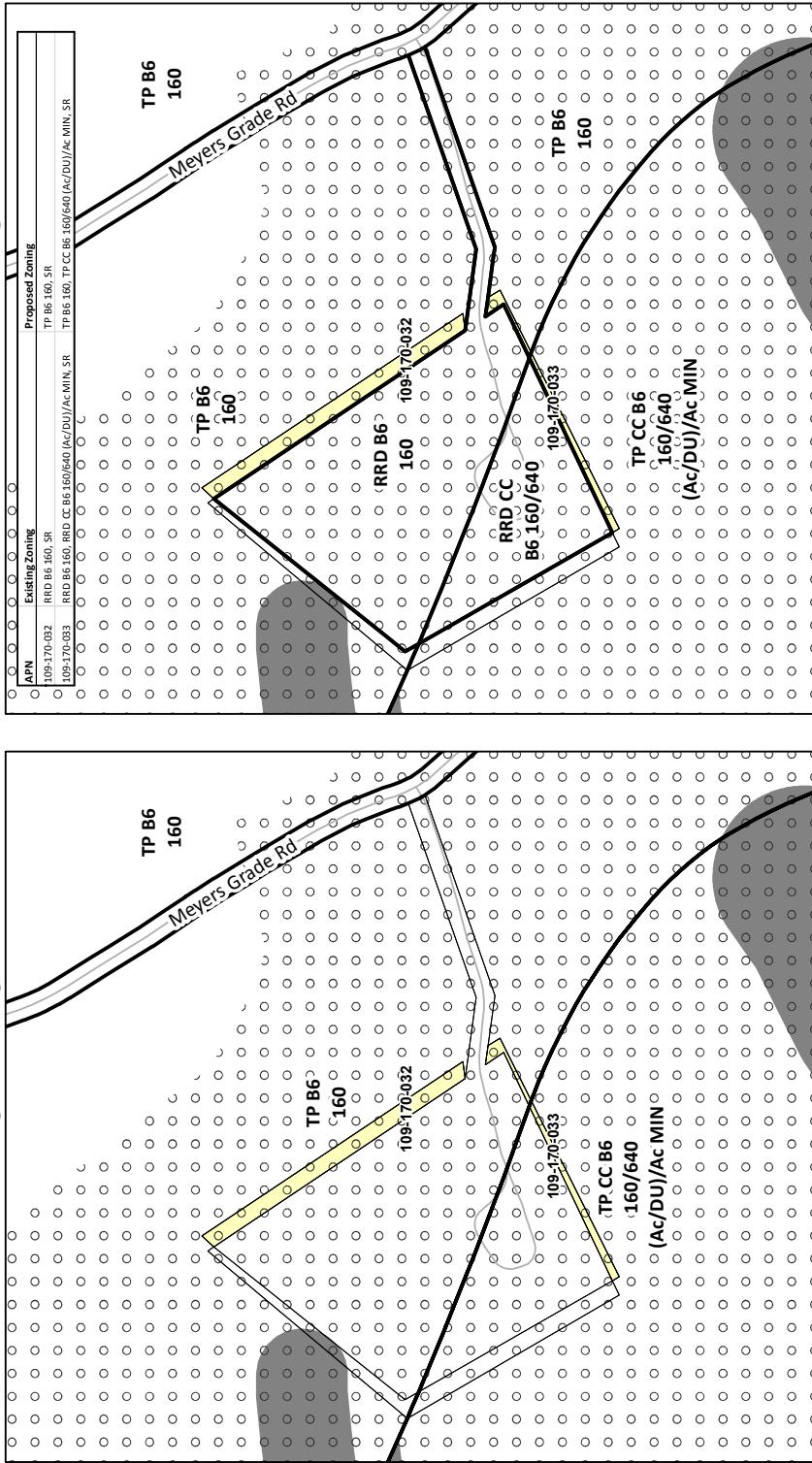
SO ORDERED.

James Gore
Chair, Board of Supervisors
County of Sonoma

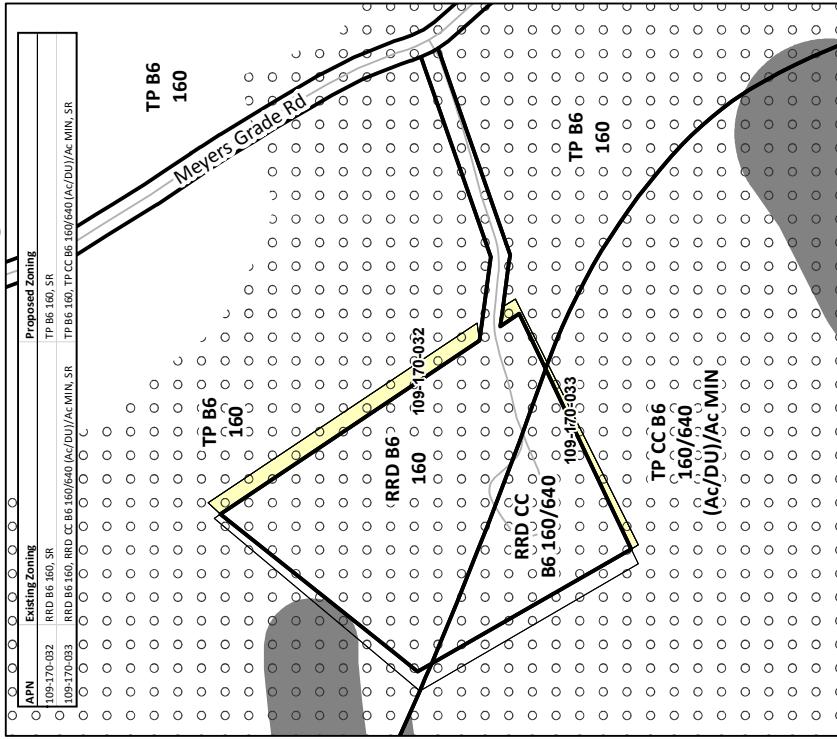
ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors

Existing Zoning



Proposed Zoning





**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: ZCE18-0011
DATE: October 4, 2018
TIME: 1:05pm
STAFF: Hannah Spencer

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

SUMMARY

Applicants: Tom Berry and County of Sonoma

Owners: Rachel Curran and Brian Wares
Robert Mann

Location: 14500 Meyers Grade Rd, Jenner; APNs 109-170-034 and -035.
15600 Highway 1, Jenner; APNs 109-170-032 and -033.

Subject: Technical Corrections to the Official Zoning Database and Coastal Zoning Database.

PROPOSAL: Amend the Official Zoning Database and Coastal Zoning Database to correct minor technical errors resulting from zoning map updates and prior approval of a noncontroversial lot line adjustment.

Environmental Determination: Categorically Exempt, CEQA Guidelines Section 15061(b)(3)

General Plan: Resources and Rural Development 160 and 640 acre densities

Specific/Area Plan: None
Land Use: N/A

Ordinance Reference: Sections 26-02-110 and 26-02-130

Zoning: TP (Timberland Production), B6 160 / TP (Timberland Production) CC (Coastal Zone) B6 160/640 (Ac/DU)/AcMIN, RC (Riparian Corridor) 50-foot and 100-foot setbacks, SR (Scenic Resources)

Land Conservation Contract: N/A

RECOMMENDATION: Adopt the Resolution recommending that the Board of Supervisors approve the proposed amendments to the Official Zoning Database as technical corrections.

ANALYSIS

Executive Summary:

Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database (OZD) and Coastal Zoning Database. Any discrepancies and minor zoning and land use amendments are then brought forward as technical corrections to improve the databases. While processing PRMD File No. ZCE18-0011, staff discovered zoning discrepancies that resulted from transcribing zoning maps during the 1991 and 1993 zoning map updates. These zoning discrepancies affect a total of 9.73 acres of land on two properties, located at 15600 Highway 1 and 14500 Meyers Grade Rd, Jenner. Without realizing the zoning discrepancies, Permit Sonoma approved a lot line adjustment for the two parcels in 2016, which resulted in inaccurate split zoning for both parcels. The purpose of this application is to correct the County's errors made in the 1990's and to complete minor zone changes to correct zoning discrepancies resulting from the 2016 lot line adjustment. This application does not propose any changes to General Plan or Local Coastal Plan land use designations.

Background:

While processing PRMD File No. ZCE18-0011, staff discovered zoning discrepancies that affect 0.7 acres of Robert Mann's 386.98-acre parcel located at 15600 Highway 1 (APN 109-170-032, -033, -036) and his neighbor's 9.03-acre parcel (owned by Rachel Curran and Brian Wares, "the Currans") located at 14500 Meyers Grade Road (APN 109-170-034, -035). Historic zoning maps and Permit Sonoma records show the County inadvertently zoned the Currans' 9.03-acre parcel in 1991, from the A1 (Primary Agriculture) / AP (Primary Agriculture) base zoning district to A1 (Primary Agriculture) / TP (Timberland Production) base zoning. The A1 (Primary Agriculture) zoning district applied to the Currans' portion of land that is outside of the Local Coastal Plan and, the AP (Primary Agriculture) zoning district applied to the Currans' portion of land that is within the Local Coastal Plan.

As part of the implementation of the 1989 General Plan, the Board of Supervisors adopted Ordinance No. 4643 rezoning agricultural and resource lands to match the new General Plan designations. In 1993, the County updated zoning maps to reflect these new land use and zoning designations. During this zoning map update, the County inadvertently zoned the Currans' entire parcel as TP (Timberland Production) base zoning.

Believing the Currans' land to be correctly zoned for timberland production, the County approved a lot line adjustment (file #LLA16-0023) between Robert Mann's parcel and the Currans' parcel, in which 0.7 acres of land was exchanged. According to staff's review of historic zoning maps and consultation with the Assessor's Office, Robert Mann's parcel is correctly zoned TP (Timberland Production) and has Timber Preserve Zone (TPZ) assessment value; yet the Curran's land is incorrectly zoned TP (Timberland Production) and therefore did not receive TPZ assessment value until the lot line adjustment went into effect. Further in the staff report, it provides information and history of timberland production zoning versus TPZ assessment value.

Due to the County's inadvertent rezoning of the Curran's parcel in the 1990's, the 2016 lot line adjustment resulted in the following:

- Robert Mann received 0.7 acres of land from the Currans that is incorrectly zoned TP (Timberland Production) and therefore does not have TPZ assessment. The Assessor assigned his property three Assessor Parcel Numbers with one APN receiving TPZ assessment.

- The Currans received 0.7 acres of Robert Mann's land that is correctly zoned TP (Timberland Production) with TPZ Assessment. The Assessor assigned their property two Assessor Parcel Numbers with one APN receiving TPZ assessment.

Robert Mann wishes for his entire property to remain in Timberland Production zoning and the TPZ assessment program. The Currans wish to correct their property's inaccurate zoning designation by rezoning to Resources and Rural Development. Both landowners would like their properties restored to a single APN. The proposed changes will allow the Assessor's Office to correctly assign TPZ assessment to Robert Mann's property and assign each property a single APN.

Project Description:

The primary purpose of the proposed changes is to correct technical errors in zoning that resulted from the 1991 and 1993 zoning map updates. Minor zone changes are also included in the project to remove split zoning resulting from a 2016 lot line adjustment approval. These proposed changes involve phasing a small portion of land out of Timberland Production zoning and placing an equal amount of land into Timberland Production zoning. Timberland Production zoning imposes additional land use restrictions for the purpose of conserving and protecting forestland and in exchange, the landowner receives a property tax reduction.

The proposed changes, as described below, will not result in any changes to the General Plan or Local Coastal Plan land use designations. The parcels are designated Resources and Rural Development which is consistent with Timberland Production and Resources and Rural Development zoning districts. No changes to combining zones are needed. The parcels will remain with a split density of 160 acres per dwelling unit and 160/640 (acres per dwelling unit)/acres minimum and combining zones of CC (Coastal Zone), RC (Riparian Corridor) 50-foot and 100-foot setbacks, SR (Scenic Resources).

A. Amendment to Zoning – Correcting zoning errors. Correct inadvertent errors made to the zoning designation for property located at 14500 Meyers Grade Rd (APN 109-170-034) and property located at 15600 Highway 1 (APN 109-170-032 and -033) during the 1991 and 1993 zoning map updates, by rezoning APN 109-170-032, -033, and -034 from the TP (Timberland Production) base zoning district to the RRD (Resources and Rural Development) base zoning district.

B. Amendments to Zoning – Minor zone changes. Implement minor zone changes to remove split zoning resulting from a prior lot line adjustment approval. In 2016, two properties located at 14500 Meyers Grade Rd and 15600 Highway 1 in Jenner exchanged 0.7 acres of land via Lot Line Adjustment file No. LLA16-0023. Due to inadvertent zoning errors that occurred in 1991 and 1993, the lot line adjustment resulted in split zoning for each parcel.

- i. **For the Curran's property located at 14500 Meyers Grade Rd,** initiate a rezone for 0.7 acres of land identified as APN109-170-035, to the RRD (Resources and Rural Development) base zoning district. Upon approval of the rezone, the County will record a Resolution authorizing TPZ Phase-Out for APN109-170-035. Effective 10 years from the date of approval, the Official Zoning Database will identify APN 109-170-035 with base zoning of RRD (Resources and Rural Development). This zone change will result in the Curran's entire property assigned to the RRD (Resources and Rural Development) base zoning district.
- ii. **For Robert Mann's property located at 15600 Highway 1,** rezone 0.7 acres of land identified as APN109-170-032 and -033 from the RRD (Resources and Rural Development) base zoning district to the TP (Timberland Production) base zoning district and record a Resolution authorizing TPZ Assessment for this land. This zone change will

result in Robert Mann's entire property assigned to the TP (Timberland Production) base zoning district with TPZ Assessment.

Site Characteristics:

The Curran's property located at 14500 Meyers Grade Rd is 9.03 acres in size and contains a residence, accessory structures and corrals. Their property is accessed from Meyers Grade Rd and is entirely surrounded by Robert Mann's property. Robert Mann's property located at 15600 Highway 1 is 386.98 acres in size and remains undeveloped. Mann's land is primarily covered in conifer forest and coastal grasslands. Both properties straddle the border of the Coastal Zone about 5 miles north of Jenner.

Surrounding Land Use and Zoning:

North: Parcels ranging from 3 acres to over 400 acres in size; base zoning is Timberland Production and Resources and Rural Development with allowable densities of 160 and 640 acres per dwelling unit.

East: Parcel of 425 acres in size; base zoning is Timberland Production with an allowable density of 160 and 640 acres per dwelling unit.

West: Parcels ranging from 385 acres to over 700 acres in size; base coastal zoning is Land Extensive Agriculture and Timberland Production with allowable densities of 160 and 640 acres per dwelling unit.

South: Parcels ranging from 8 acres to over 200 acres in size; base coastal zoning is Timberland Production with allowable densities of 160 and 640 acres per dwelling unit.

DISCUSSION OF ISSUES

Issue #1: General Plan Consistency

The primary purpose for the proposed changes to zoning is to ensure consistency between the General Plan and other planning documents and ordinances. Correcting zoning to accurately reflect applicable base zoning districts based on property boundaries eliminates split zoning and ensures the integrity and reliability of the information on which both the public and staff rely. Further, the zoning corrections and amendments do not result in changes to the Resources and Rural Development Land Use Designation of the General Plan nor to the Resources and Rural Development Land Use Designation of the Local Coastal Plan.

Issue #2: Zoning

As part of the implementation of the 1989 General Plan, the Board of Supervisors adopted Ordinance No. 4643 rezoning agricultural and resource lands to match the new General Plan land use designations. As a result, lands in the remote coastal mountain ranges previously zoned as A1 (Primary Agriculture) and AP (Primary Agriculture) and, either contained no agriculture, or were not capable of supporting an economically viable agricultural enterprise (due to constraints such as parcel size, soils, and water availability), were rezoned to the RRD (Resources and Rural Development) zoning district.

The historic zoning issues and site constraints listed below indicate the Currans' parcel should've been zoned RRD (Resources and Rural Development) during the zoning map updates resulting from Ordinance No. 4643.

- Prior to zoning errors made by the County, the parcel was zoned A1 (Primary Agriculture) / AP (Primary Agriculture).
- The parcel is located in the remote coastal mountain ranges of Sonoma County.
- The parcel is located in a Groundwater Availability Class 4 (Water Scarce Area).
- The parcel is less than 10 acres in size and likely too small to support an economically viable agricultural enterprise.

The Currans' property is surrounded by land zoned for timberland production. The nearest parcel that is zoned for resources and rural development is located approximately 1,200 feet to the northeast. Therefore, rezoning the Currans' land to the RRD (Resources and Rural Development) base zoning district would result in spot zoning. The County of Sonoma has attempted to implement a comprehensive land use plan through its Zoning Ordinance and spot zoning is generally considered undesirable. However, in this case spot zoning would be necessary because the Currans' property was inadvertently zoned for timberland production zoning (as discussed above) and does not meet the criteria for placing land into the TPZ Assessment program for timberland production zoned lands.

Although rezoning the Currans' property would result in spot zoning, rezoning this land to the Resources and Rural Development base zoning district would be consistent with the property's General Plan and Local Coastal Plan land use designation of Resources and Rural Development.

Issue #2: Timberland Production Zoning

The purpose of the Timberland Production zoning district is to provide for the conservation and protection of land capable of producing timber and forest products. Landowners receive reduced property taxes until timber harvest and a yield tax is then imposed. A TPZ (Timberland Preserve Zone) is a 10-year restriction on the use of land to the growing and harvesting of timber and compatible uses approved by the County in return for property tax benefits. All timberland production-zoned land is required to be located within a TPZ. Thus, all timberland production-zoned land receives TPZ assessment. Robert Mann's property was zoned TP (Timberland Production) shortly after the State passed the Forest Taxation Reform Act of 1976. Since the Timberland Productivity Act of 1982, his property has also been included in a TPZ.

To rezone land out of timberland production, Government Code Sections 51120 and 51140 requires the landowner submit a request to phase-out of timberland production zoning and the County record a Resolution approving the rezone and authorizing TPZ Phase-Out. The new zoning becomes effective 10 years from the date of approval of the rezone. Property taxes increase immediately upon approval, and continue to increase annually and incrementally over the ensuing 10 years that the TPZ restrictions remain in place.

To place land into timberland production zoning, Government Code Sections 51113.5 and 51104 (f) and (g) require the landowner submit a petition to place the land in timberland production zoning and demonstrate the land is capable of producing timber. The land must also be contiguous to timberland already zoned as timberland production. Upon approval of the rezone, Government Code Section 51141 requires recordation of a Resolution approving the rezone and authorizing the land be placed in TPZ Assessment.

On May 23, 2018, staff consulted with Cal Fire's Forester for the Sonoma-Lake-Napa Unit on the technical errors that resulted from zoning discrepancies affecting Robert Mann's property and the Currans' property. Cal Fire concurred with Permit Sonoma's proposal to make technical zoning

corrections to both properties. Normally, an immediate phase out of timberland zoning requires a timberland conversion permit that would be obtained from Cal Fire. However, Cal Fire is not requiring the Currans' obtain a timberland conversion permit due to the fact that that it was mistakenly zoned for timberland production. Cal Fire also concurred with Permit Sonoma's proposal to include Robert Mann's .7 acres into the timberland production zoning and TPZ assessment program, as there would be no net change in the TPZ acres.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the attached Resolutions recommending that the Board of Supervisors approve the proposed Zone Changes as technical corrections, authorizing to place Robert Mann's land into TPZ assessment, and authorizing the Currans' land to phase out of TPZ assessment.

FINDINGS FOR RECOMMENDED ACTION

1. The proposed amendments are necessary to correct errors and remove split zoning in the Official Zoning Database and Coastal Zoning Database that resulted from inadvertent rezoning in 1991 and 1993 and prior project approval of LLA16-0023, 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 and Local Coastal Plan in that the changes include technical corrections to zoning that ensure the integrity and reliability of the information on which both the public and staff rely. Further, the zoning corrections do not result in changes to the Resources and Rural Development Land Use Designation of the General Plan nor to the Resources and Rural Development Land Use Designation of the Local Coastal Plan.
3. Authorizing 0.7 acres of the Currans' land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035) to phase out of TPZ Assessment is consistent with Government Code Sections 51120 and 51140.
4. Placing Robert Mann's 0.7 acres of land located at 15600 Highway 1, Jenner (APN 109-170-032, -033), into timberland production zoning and TPZ Assessment meets the criteria of Government Code Section 51104(f) and (g) because the land contains the soils and climate capable of producing timber and is contiguous to timberland already zoned as timberland production and therefore is consistent with Government Code Sections 51113.5 and 51141.
5. The proposed Amendments are exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of technical corrections and minor changes that resolve zoning errors and remove split zoning resulting from a prior project approval.

LIST OF ATTACHMENTS

- EXHIBIT A: Draft Ordinance and Exhibit correcting zoning errors made by County in 1991 & 1993
EXHIBIT B: Draft Ordinance and Exhibit phasing Currans' land out of TP zoning to remove split zoning

- EXHIBIT C: Draft Ordinance and Exhibit placing Robert Mann's land into TP zoning to remove split zoning
- EXHIBIT D: Vicinity Map
- EXHIBIT E: General Plan Land Use Map
- EXHIBIT F: Assessor's Parcel Map (Current and pre-2016 lot line adjustment)
- EXHIBIT G: Timberland zoning and TPZ Government Code References
- EXHIBIT H: Draft Resolution correcting zoning errors made by County in 1991 & 1993
- EXHIBIT I: Draft Resolution phasing Currans' land out of TP zoning to remove split zoning
- EXHIBIT J: Draft Resolution placing Robert Mann's land into TP zoning to remove split zoning
-

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE AND COASTAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE TP (TIMBERLAND PRODUCTION), B6 160-ACRE DENSITY / TP (TIMBERLAND PRODUCTION) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) TO THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6 160-ACRE DENSITY / RRD (RESOURCES AND RURAL DEVELOPMENT) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) ZONING DISTRICT FOR 9.03 ACRES OF LAND LOCATED AT 15600 HIGHWAY 1 AND 14500 MEYERS GRADE ROAD, JENNER; APN 109-170-032, -033, AND -034.

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

Section I. The Official Zoning Database (OZD) and Coastal Zoning Database (CZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, are amended by reclassifying the following real property from the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, for 9.03 acres of land located at located at 15600 Highway 1 and 14500 Meyers Grade Road, Jenner; APN 109-170-032, -033, and -034. File No. ZCE18-0011. The Director of the Permit and Resource Management Department is directed to reflect this amendment in the OZD and the CZD of the County as shown on the attached Exhibit A.

Section II. The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA guidelines as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a technical corrections and minor changes that resolve inadvertent zoning errors.

Section III. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or 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 IV: This Ordinance shall be and the same is hereby declared to be in full force and effect automatically from and after thirty (30) days following California Coastal Commission certification, and shall be carried out in a manner fully consistent with the California Coastal Act. This item involves an amendment to the Local Coastal Program and is not effective until and unless approved by the California Coastal Commission.

SECTION V: This Ordinance 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, introduced on the ____ day of ___, 2018, and finally passed and adopted this ____ day of ___, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: ____ Rabbitt: ____ Zane: ____ Hopkins: ____ Gore:____

Ayes: ____ Noes: ____ Absent: ____ Abstain: ____

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

SO ORDERED.

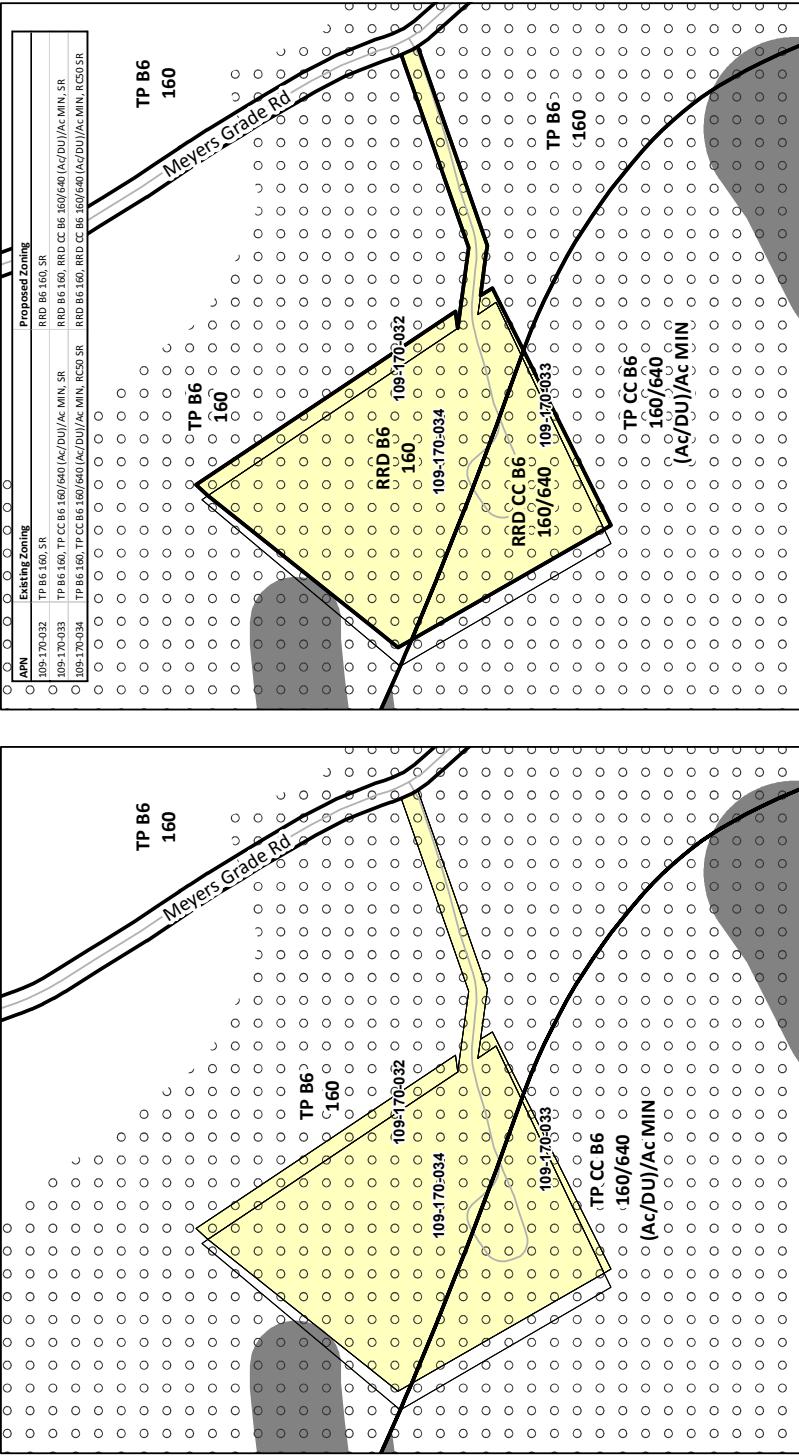
James Gore
Chair, Board of Supervisors
County of Sonoma

ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors

Proposed Zoning

Existing Zoning



ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE AND COASTAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE TP (TIMBERLAND PRODUCTION), B6 160-ACRE DENSITY / TP (TIMBERLAND PRODUCTION) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) TO THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6 160-ACRE DENSITY / RRD (RESOURCES AND RURAL DEVELOPMENT) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) ZONING DISTRICT FOR 0.7 ACRES LOCATED AT 14500 MEYERS GRADE ROAD, JENNER; APN 109-170-035.

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

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Section II. The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA guidelines as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a technical correction and minor change that removes split zoning resulting from a prior project approval.

Section III. On the date 10 years from the effective date of the ordinance, the Official Zoning Database and Coastal Zoning Database will identify 0.7 acres of land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035), with a RRD (Resources and

Rural Development) base zoning district. As part of the rezone, the Board of Supervisors approve the County Assessor to phase APN 109-170-035 out of Timber Production Zone (TPZ) Assessment. Property taxes for APN 109-170-035 will increase immediately upon approval of the rezoning, and continue to increase annually and incrementally over the ensuing 10 years that the TPZ Assessment restrictions remain in place.

Section IV. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or 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.

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In regular session of the Board of Supervisors of the County of Sonoma, introduced on the ____ day of ___, 2018, and finally passed and adopted this ____ day of ___, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: ____ Rabbitt: ____ Zane: ____ Hopkins: ____ Gore:____

Ayes: ____ Noes: ____ Absent: ____ Abstain: ____

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

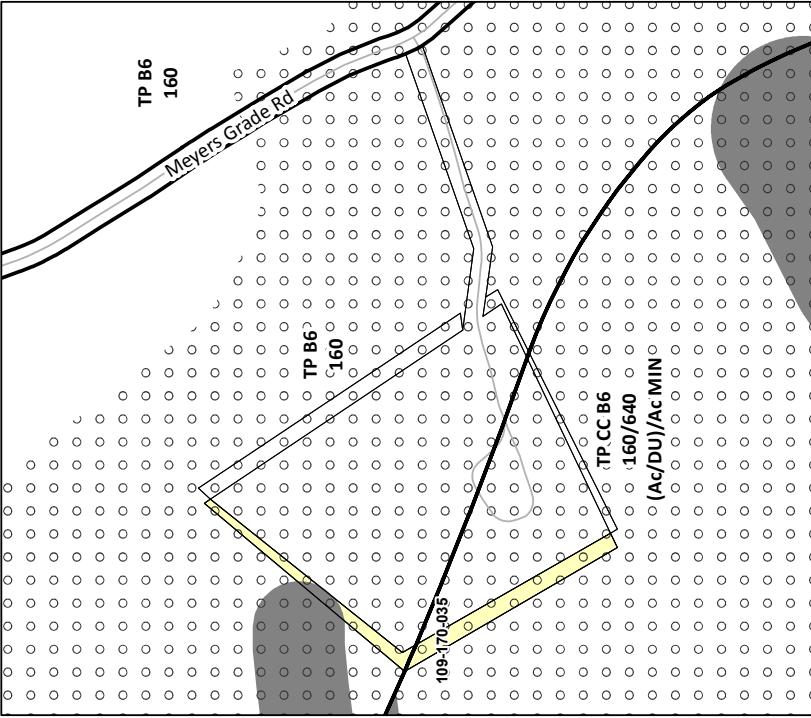
SO ORDERED.

James Gore
Chair, Board of Supervisors
County of Sonoma

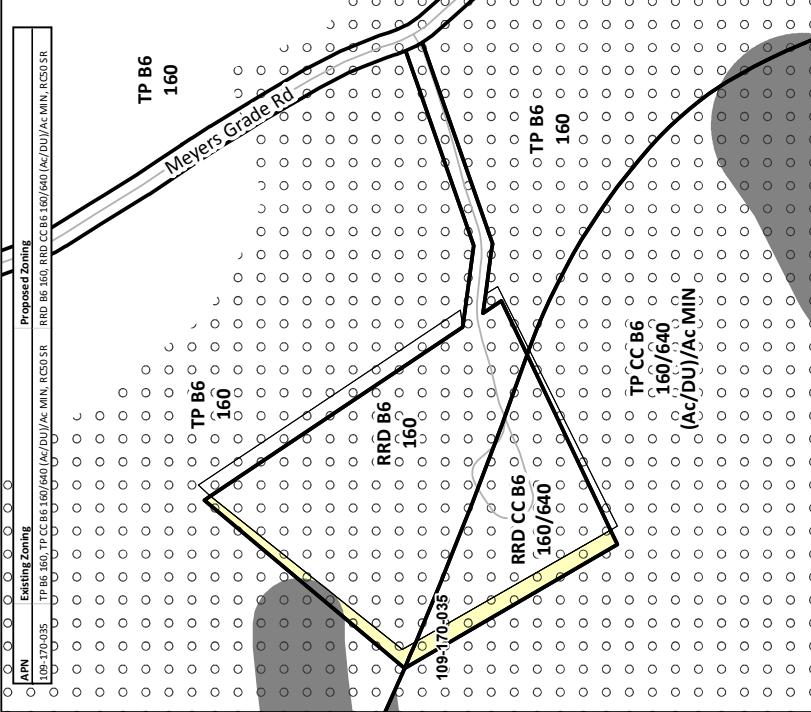
ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors

Existing Zoning



Proposed Zoning



Zoning Combining Districts

FILE: ZCE18-0011-C
APN: 109-170-035
Ordinance No. TBD
Sectional District Map No. TBD

Permit and Resource Management Department
Project Review Section
2550 Ventura Avenue, Santa Rosa, CA 95403
Fax (707) 565-1966
Permit #: 109-170-035
Date: 07/10/2018
Permittee: MosaicORDNCBy File No/ZCE18-0011-C Planning Commission Hearing Date: 10/04/2018

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE AND COASTAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6 160-ACRE DENSITY / RRD (RESOURCES AND RURAL DEVELOPMENT) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) TO TP (TIMBERLAND PRODUCTION), B6 160-ACRE DENSITY / TP (TIMBERLAND PRODUCTION) CC (COASTAL ZONE) B6 160/640-ACRE DENSITY/ACRES MINIMUM, RC 50/50 (RIPARIAN CORRIDOR WITH 50-FOOT SETBACKS), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES) ZONING DISTRICT FOR 0.7 ACRES LOCATED AT 15600 HIGHWAY 1, JENNER; APN 109-170-032, AND -033.

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

Section I. The Official Zoning Database (OZD) and Coastal Zoning Database (CZD) 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 the RRD (Resources and Rural Development), B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the TP (Timberland Production) B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, for 0.7 acres located at located at 15600 Highway 1, Jenner; APN 109-170-032, and -033. File No. ZCE18-0011. The Director of the Permit and Resource Management Department is directed to reflect this amendment in the OZD and the CZD of the County as shown on the attached Exhibit A.

Section II. The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA guidelines as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of technical corrections and minor changes that remove split zoning resulting from a prior project approval.

Section III. The Board of Supervisors authorizes the County Assessor to assign Timber Production Zone (TPZ) Assessment to Robert Mann's land located at 15600 Highway 1, Jenner; APN 109-170-032, and -033.

Section IV. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or 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 V: This Ordinance shall be and the same is hereby declared to be in full force and effect automatically from and after thirty (30) days following California Coastal Commission certification, and shall be carried out in a manner fully consistent with the California Coastal Act. This item involves an amendment to the Local Coastal Program and is not effective until and unless approved by the California Coastal Commission.

SECTION VI: This Ordinance 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, introduced on the ____ day of ____, 2018, and finally passed and adopted this ____ day of ____, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: ____ Rabbitt: ____ Zane: ____ Hopkins: ____ Gore:____

Ayes: ____ Noes: ____ Absent: ____ Abstain: ____

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

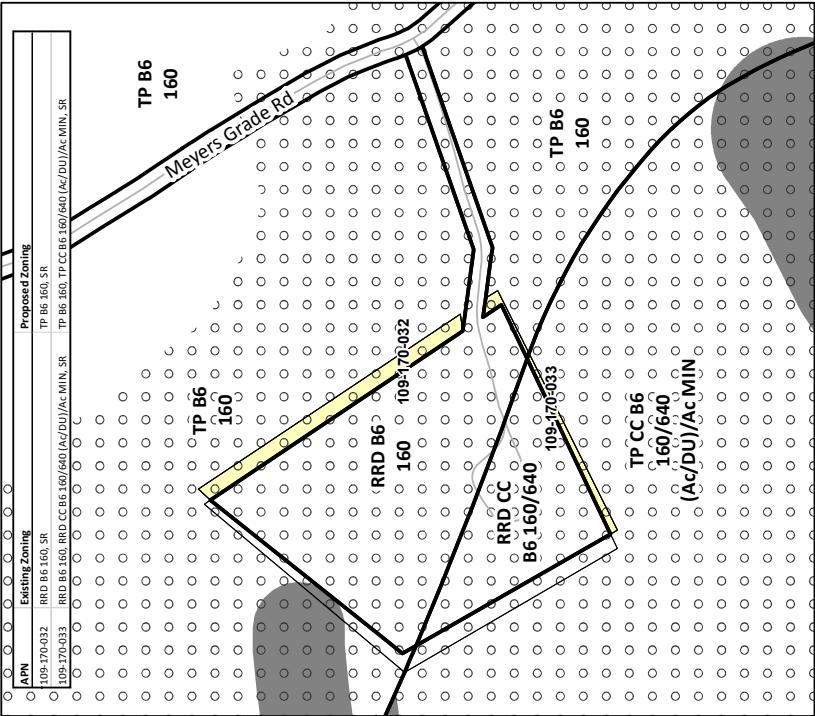
SO ORDERED.

James Gore
Chair, Board of Supervisors
County of Sonoma

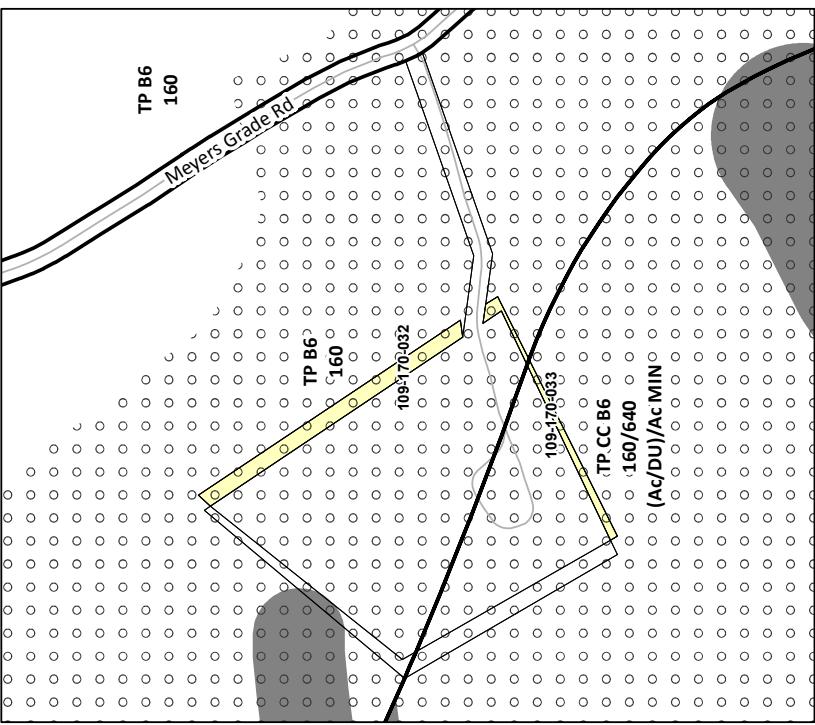
ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors

Proposed Zoning



Existing Zoning



Base Map Data

- Subject Parcel
- Parcel
- Basezoning by Area
- Street

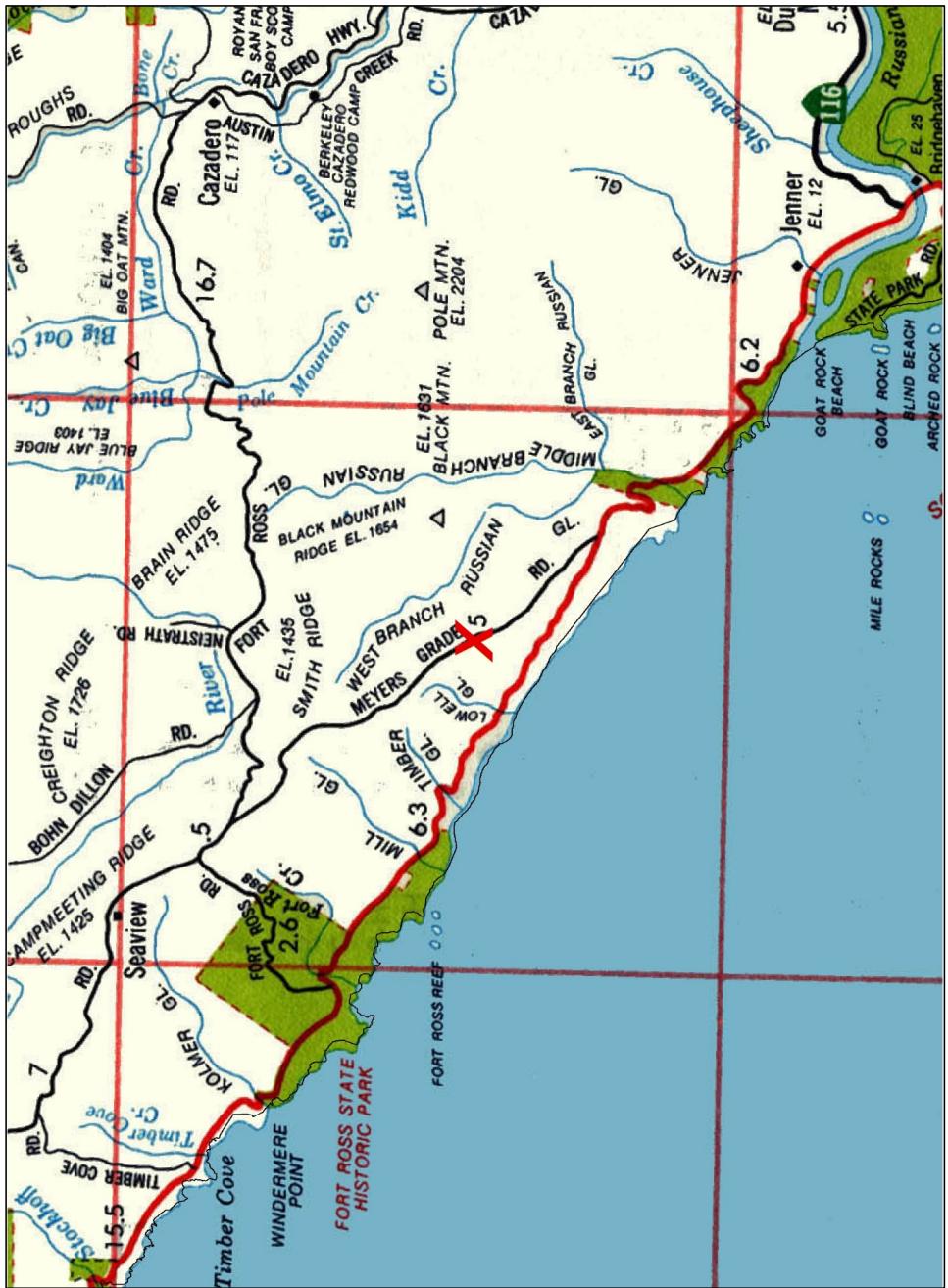
Zoning Combining Districts

FILE: ZCE18-0011-B
APNs: 109-170-032, & -033
Ordinance No. TBD
Sectional District Map No. TBD

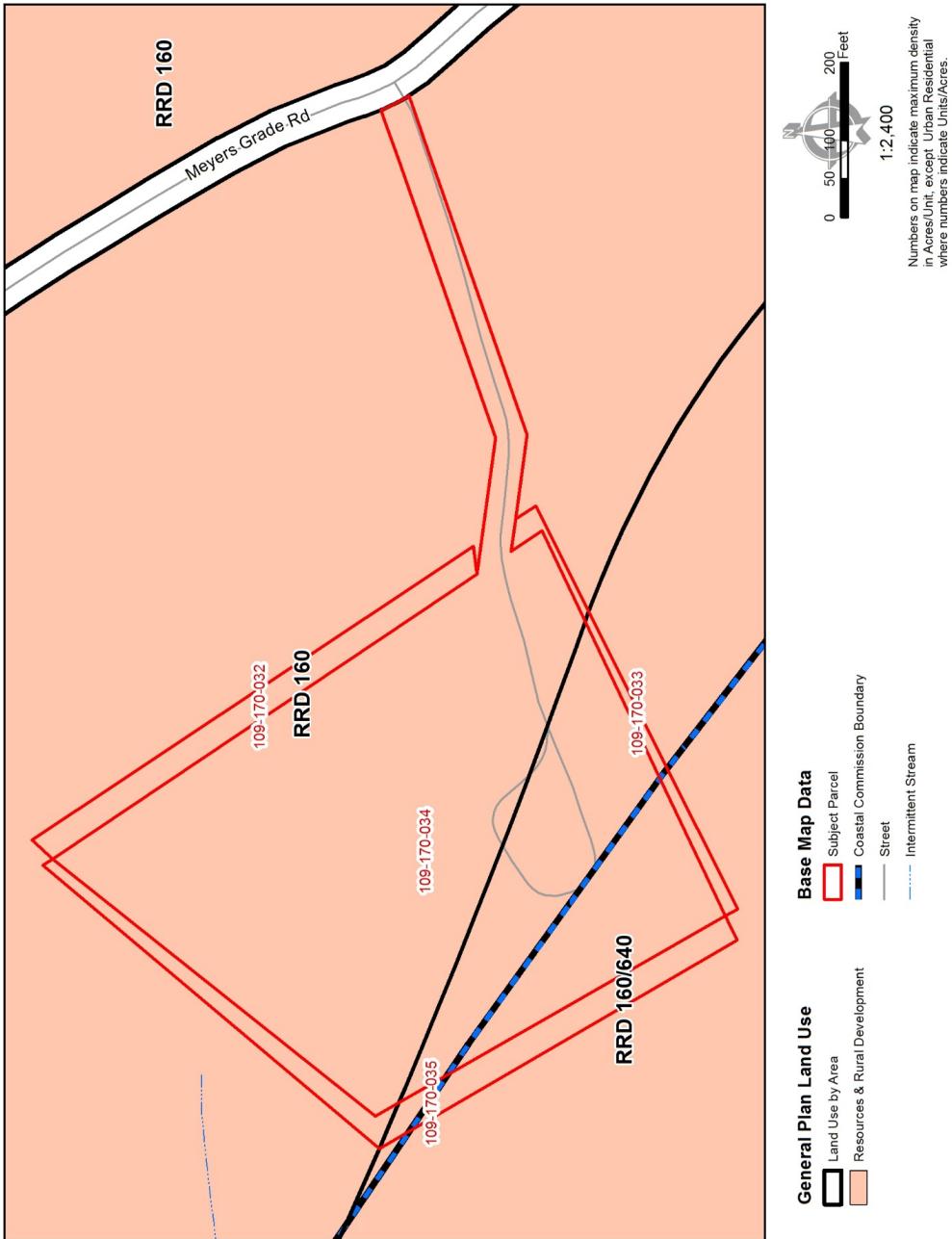
Permit and Resource Management Department
Project Review Section
2550 Ventura Avenue, Santa Rosa, CA 95403
Fax (707) 565-1966
Permit No.: 109-170-033
Date Issued: (707) 565-1966

Author: PRMD GIS File No: S:\GIS\DATA\PRMD_BASE\PRMD Department Projects\Project Review\Ordinance Mosaic\ORDNCE\By File No\ZCE18-2011-B Planning Commission Hearing Date: 10/04/2018

VICINITY MAP

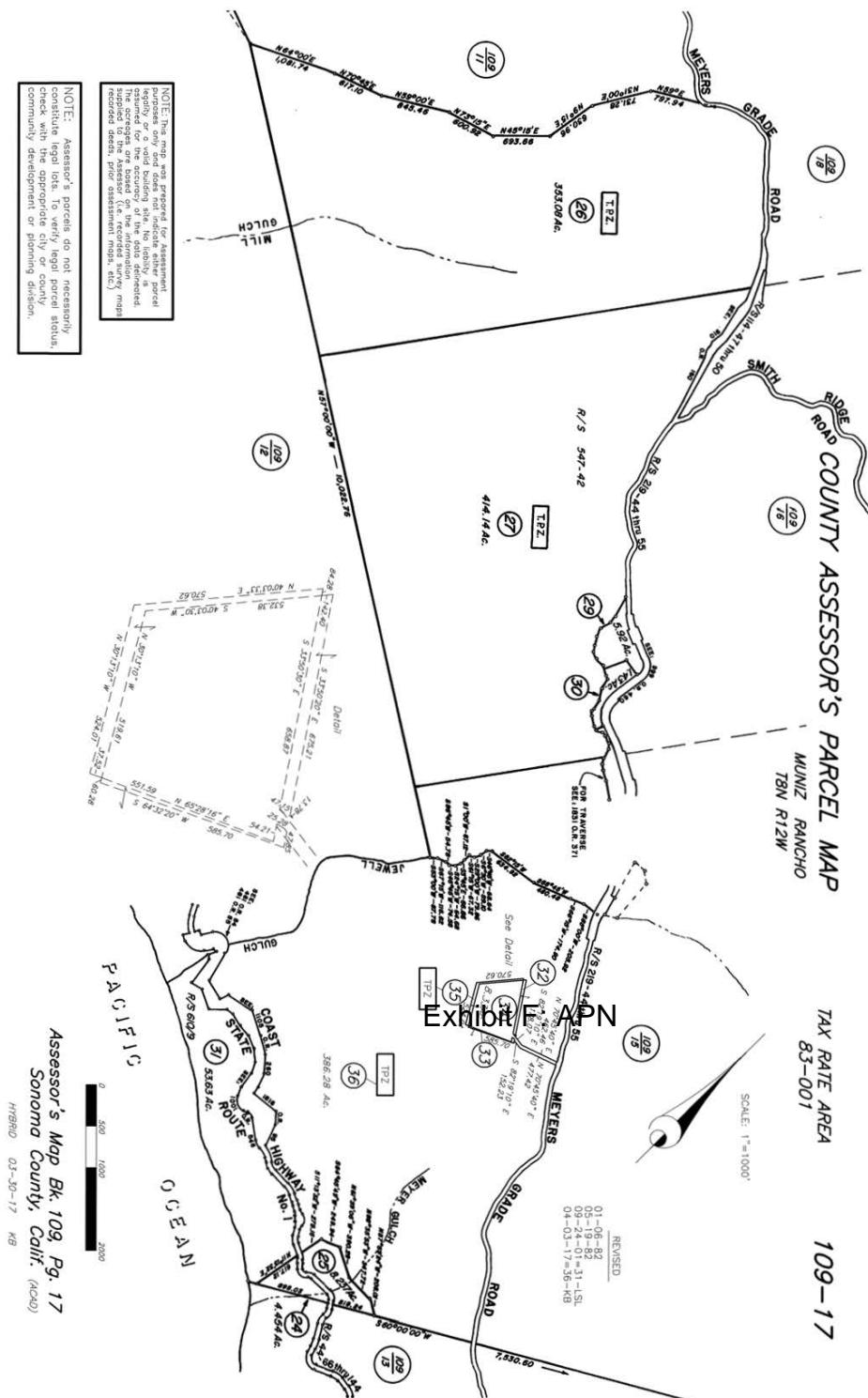


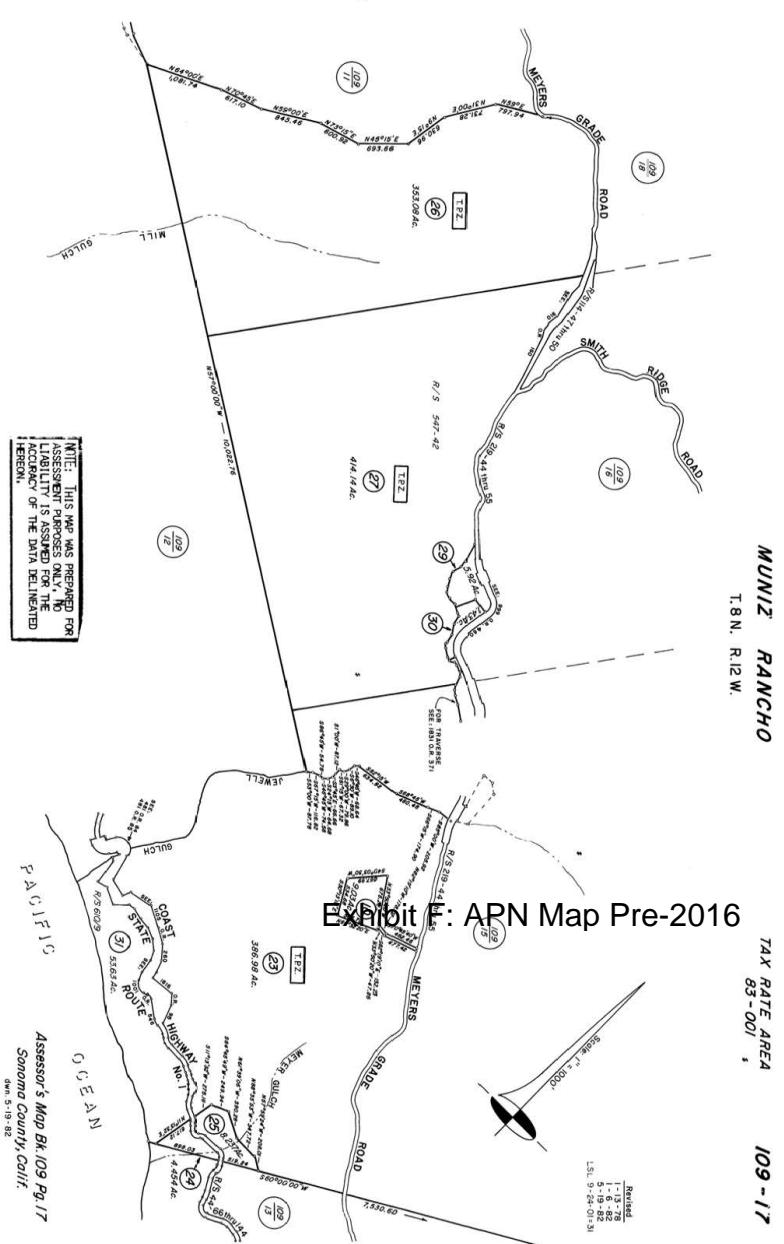
GENERAL PLAN LAND USE MAP



Exhibit

Exhibi





§ 51104. Definitions

As used in this chapter, unless otherwise apparent from the context:

- (a) "Board" means the board of supervisors of a county or city and county, whether general law or chartered, which establishes or proposes to establish a timberland production zone pursuant to this chapter.
- (b) "Contiguous" means two or more parcels of land that are adjoining or neighboring or are sufficiently near to each other, as determined by the board or council, that they are manageable as a single forest unit.
- (c) "Council" means the city council of a city, whether general law or chartered, which establishes or proposes to establish a timberland production zone pursuant to this chapter.
- (d) "County" or "city" means the county or city having jurisdiction over the land.
- (e) "Timber" means trees of any species maintained for eventual harvest for forest products purposes, whether planted or of natural growth, standing or down, on privately or publicly owned land, including Christmas trees, but does not mean nursery stock.
- (f) "Timberland" means privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.
- (g) "Timberland production zone" or "TPZ" means an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h).

With respect to the general plans of cities and counties, "timberland preserve zone" means "timberland production zone."

- (h) "Compatible use" is any use which does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber, and shall include, but not be limited to, any of the following, unless in a specific instance such a use would be contrary to the preceding definition of compatible use:

- (1) Management for watershed.
- (2) Management for fish and wildlife habitat or hunting and fishing.
- (3) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas.
- (4) The erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities.
- (5) Grazing.

(6)A residence or other structure necessary for the management of land zoned as timberland production.

(i)"Parcel" means that portion of an assessor's parcel that is timberland, as defined.

(j)"Anniversary date" means the anniversary of the date on which zoning is established pursuant to Section 51112 or 51113 takes effect.

(k)"Tax rate area" means a geographical area in which there is a unique combination of tax levies.

(l)"Nonconforming use" means any use within a TPZ which lawfully existed on the effective date of zoning established pursuant to Sections 51112 and 51113, and continuing since that time, which is not a compatible use.

History

Added Stats 1976 ch 176 § 4.5, effective May 24, 1976, as Gov C § 51100. Amended Stats 1977 ch 853 § 4, effective September 17, 1977; Stats 1979 ch 373 § 161; Amended and renumbered Stats 1982 ch 1489 § 1.

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[Cal Gov Code § 51113.5](#)

Currency Statement Missing

Deering's California Codes Annotated > GOVERNMENT CODE > Title 5 Local Agencies > Division 1 Cities and Counties > Part 1 Powers and Duties Common to Cities and Counties > Chapter 6.7 Timberland > Article 2 Timberland Production Zones

§ 51113.5. Petition by owner to add to timberland production zone; Land exchanges

- (a) After March 1, 1977, an owner with timberlands in a timberland production zone pursuant to Section 51112 or 51113 may petition the board or council to add to his or her timberland production lands that meet the criteria of subdivisions (f) and (g) of Section 51104 and that are contiguous to the timberland already zoned as timberland production. Section 51113 shall not apply to these lands.
- (b) In the event of land exchanges with, or acquisitions from, a public agency in which the size of an owner's parcel or parcels zoned as timberland production pursuant to Section 51112 or 51113 is reduced, the timberland production shall not be removed from the parcel except pursuant to Section 51121 and except for a cause other than the smaller parcel size.

History

Added Stats 1976 ch 176 § 4.5, effective May 24, 1976. Amended Stats 1977 ch 853 § 7, effective September 17, 1977; Stats 1982 ch 1489 § 7.

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Cal Gov Code § 51113

Currency Statement Missing

Deering's California Codes Annotated > GOVERNMENT CODE > Title 5 Local Agencies > Division 1 Cities and Counties > Part 1 Powers and Duties Common to Cities and Counties > Chapter 6.7 Timberland > Article 2 Timberland Production Zones

§ 51113. Zoning of land as timberland production upon petition of owner

(a)

(1)An owner may petition the board or council to zone his or her land as timberland production. The board or council by ordinance, after the advice of the planning commission pursuant to Section 51110.2, and after public hearing, shall zone as timberland production all parcels submitted to it by petition pursuant to this section, which meet all of the criteria adopted pursuant to subdivision (c). Any owner who has so petitioned and whose land is not zoned as timberland production may petition the board or council for a rehearing on the zoning.

(2)This section shall not be construed as limiting the ability of the board or council to zone as timberland production any parcel submitted upon petition that is timberland, defined pursuant to subdivision (f) of Section 51104, and which is in compliance with the compatible use ordinance adopted by the board or council pursuant to Section 51111.

(b)The board or council, on or before March 1, 1977, by resolution, shall adopt procedures for initiating, filing, and processing petitions for timberland production zoning and for rezoning. The rules shall be applied uniformly throughout the county or city.

(c)On or before March 1, 1977, the board or council by ordinance shall adopt a list of criteria required to be met by parcels being considered for zoning as timberland production under this section. The criteria shall not impose any requirements in addition to those listed in this subdivision and in subdivision (d). The following shall be included in the criteria:

(1)A map shall be prepared showing the legal description or the assessor's parcel number of the property desired to be zoned.

(2)A plan for forest management shall be prepared or approved as to content, for the property by a registered professional forester. The plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the plan.

(3)

(A)The parcel shall currently meet the timber stocking standards as set forth in [Section 4561 of the Public Resources Code](#) and the forest practice rules adopted by the State Board of Forestry and Fire Protection for the district in which the parcel is located, or the owner shall sign an agreement with the board or council to meet those stocking standards and forest practice rules by the fifth anniversary of the signing of the agreement. If the parcel is subsequently zoned as timberland production under subdivision (a), failure to meet the stocking standards and forest practice rules within this time period provides the board or council with a ground for rezoning of the parcel pursuant to Section 51121.

(B)Upon the fifth anniversary of the signing of an agreement, the board shall determine whether the parcel meets the timber stocking standards in effect on the date that the agreement was signed. Notwithstanding the provisions of Article 4 (commencing with Section 51130), if the parcel fails to

meet the timber stocking standards, the board or council shall immediately rezone the parcel and specify a new zone for the parcel, which is in conformance with the county general plan and whose primary use is other than timberland.

(4)The parcel shall be timberland, as defined in subdivision (f) of Section 51104.

(5)The parcel shall be in compliance with the compatible use ordinance adopted by the board or council pursuant to Section 51111.

(d)The criteria required by subdivision (c) may also include any or all of the following:

(1)The land area concerned shall be in the ownership of one person, as defined in [Section 38106 of the Revenue and Taxation Code](#), and shall be comprised of single or contiguous parcels of a certain number of acres, not to exceed 80 acres.

(2)The land shall be a certain site quality class or higher under [Section 434 of the Revenue and Taxation Code](#), except that the parcel shall not be required to be of the two highest site quality classes.

History

Added Stats 1976 ch 176 § 4.5, effective May 24, 1976. Amended Stats 1977 ch 853 § 6, effective September 17, 1977; Stats 1982 ch 1489 § 6; [Stats 1998 ch 972 § 5 \(SB 989\)](#).

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Cal Gov Code § 51120

Currency Statement Missing

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§ 51120. Procedure upon filing of owner's written notice of desire to rezone; Rehearing upon denial of request

- (a) If the owner desires in any year to rezone a parcel from its current timberland production zone, the owner shall give written notice, naming the new zone desired, and shall follow procedures established pursuant to Sections 65854 to 65857, inclusive. Unless the written notice is given at least 90 days prior to the anniversary date of initial zoning, the zoning term shall be deemed extended.
- (b) Within 120 days of receipt of the written notice of an owner's desire to rezone a parcel, the board or council, after a public hearing, shall rule on the request for rezoning.
- (c) The board or council by a majority vote of the full body may remove the parcel from the timberland production zone and shall specify a new zone for the parcel.
- (d) The new zone approved pursuant to subdivision (c) shall become effective 10 years from the date of approval. Upon rezoning the parcel shall be valued pursuant to *Section 426 of the Revenue and Taxation Code*, in the same manner as if a restriction were terminated as provided for in Section 51091 or 51245.
- (e) If the board or council denies the owner's request for change of zone pursuant to subdivision (b), the owner may petition for a rehearing.

History

Added Stats 1976 ch 176 § 4.5, effective May 24, 1976. Amended Stats 1982 ch 1489 § 17.

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§ 51121. Procedure upon written notice of board or council of intent to rezone; Protest by owner; Effective term of new zone

- (a) If the board or council after public hearing and by a majority vote of the full body desires in any year not to extend the term of zoning, the county or city shall give written notice of its intent to rezone following procedures established pursuant to subdivision (b) of Section 51113. A proposed new zone shall be specified. Unless the written notice is given at least 90 days prior to the anniversary date of the initial zoning, the zoning term shall be deemed extended.
- (b) Upon receipt by the owner of a notice of intent to rezone from the county or city, the owner may make written protest of the notice and may appeal to the board or council within 30 days of notice from the county or city. The board or council may at any time prior to the anniversary date withdraw the notice of intent to rezone.
- (c) The board or council shall hold a public hearing on the proposed change and by a majority vote of the full body may reaffirm its intent to change the zoning and specify a new zone.
- (d) A new zone of a parcel shall be effective 10 years from the date of the reaffirmation vote pursuant to subdivision (c). Upon rezoning the parcel shall be valued pursuant to [Section 426 of the Revenue and Taxation Code](#).
- (e) The owner may petition to be reheard.

History

Added Stats 1976 ch 176 § 4.5, effective May 24, 1976. Amended Stats 1977 ch 853 § 10, effective September 17, 1977.

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Cal Gov Code § 51140

Currency Statement Missing

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§ 51140. Certification and effective date of rezoning

Upon rezoning, the board or council shall certify the rezoning indicating the new zone and its effective date.

History

Added Stats 1976 ch 176 § 4.5, effective May 24, 1976.

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Cal Gov Code § 51141

Currency Statement Missing

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§ 51141. Certification together with map recorded by city or county; Assessment for tax purposes

A copy of the certification of rezoning together with the map and assessor's parcel numbers for the rezoned land shall be recorded by the city or county in the recorder's office in the same manner as deeds are recorded, and commencing on the lien date next following the effective date of the new zone, such land shall be assessed on the same basis as real property is assessed generally in that county. The assessor may require a description of the portion of the property rezoned as provided in [Section 456 of the Revenue and Taxation Code.](#)

History

Added Stats 1976 ch 176 § 4.5, effective May 24, 1976.

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County of Sonoma
Santa Rosa, California

October 4, 2018
ZCE18-0011 Hannah Spencer

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING THE PROJECT EXEMPT FROM CEQA AND RECOMMENDING APPROVAL OF THE ZONE CHANGE TO THE BOARD OF SUPERVISORS AS REQUESTED BY TOM BERRY AND THE COUNTY OF SONOMA, FOR PROPERTY LOCATED AT 15600 HIGHWAY 1 AND 14500 MEYERS GRADE ROAD, JENNER; APN 109-170-032, -033, AND -034.

WHEREAS, the applicant, Tom Berry, filed an application with the Sonoma County Permit and Resource Management Department to rezone 9.03 acres of land from the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, or other appropriate district on property located at 15600 Highway 1 and 14500 Meyers Grade Road, Jenner; APN 109-170-032, -033, and -034; Supervisorial District No. 5; and,

WHEREAS, this project has been found to be categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of technical corrections and minor changes that resolve zoning errors; and,

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on October 4, 2018, at which time all interested persons were given an opportunity to be heard; and,

WHEREAS, Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database and Coastal Zoning Database. Any discrepancies and minor zoning amendments are then brought forward as technical corrections to improve the zoning databases; and,

WHEREAS, while processing PRMD File No. ZCE18-0011, Permit Sonoma staff discovered zoning discrepancies that affect Robert Mann's parcel located at 15600 Highway 1 (APN 109-170-032, -033) and Rachel Curran's and Brian Wares' ("the Currans") parcel located at 14500 Meyers Grade Rd (APN 109-170-034); and,

WHEREAS, historic zoning maps and PRMD records show the County inadvertently rezoned the Currans' land in 1991, from the A1 (Primary Agriculture) / AP (Primary Agriculture) base zoning district to the A1 (Primary Agriculture) / TP (Timberland Production) base zoning district;

and again in 1993, by rezoning the Currans' land from the A1 (Primary Agriculture) / TP (Timberland Production) base zoning district to the TP (Timberland Production) base zoning district; and,

WHEREAS, the Board of Supervisors adopted Ordinance No. 4643 rezoning agricultural and resource lands to match the new General Plan designations and lands in the remote coastal mountain ranges that were previously designated as A1 (Primary Agriculture) and AP (Primary Agriculture) and had no agriculture and/or were not capable of supporting an economically viable agricultural enterprise (due to constraints such as parcel size, soils, and water availability), were rezoned to the RRD (Resources and Rural Development) base zoning district; and,

WHEREAS, consistent with Ordinance No. 4643, the Currans' land located at 14500 Meyers Grade Rd (formerly identified as APN 109-170-010) should have been rezoned from the A1 (Primary Agriculture) base zoning district to the RRD (Resources and Rural Development) base zoning district during the 1993 zoning map update; and,

WHEREAS, in 2016, 0.7 acres of land was exchanged between the Currans' and Robert Mann in Lot Line Adjustment File No. LLA16-0023 and as a result, 0.7 acres of inaccurately zoned land (currently identified as APN 109-170-032 and -033) was transferred to Robert Mann; and,

WHEREAS, the proposed zone change will correct technical zoning errors that resulted from the inadvertent rezoning that occurred in 1991 and 1993, affecting land identified as APN 109-170-032, -033, and -034; and,

WHEREAS, the Planning Commission recommends that the Board of Supervisors find the project exempt from CEQA.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The proposed amendments are necessary to correct errors in the Official Zoning Database and Coastal Zoning Database that resulted from inadvertent rezoning in 1991 and 1993 and 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 and Local Coastal Plan in that the changes include technical corrections to zoning that ensure the integrity and reliability of the information on which both the public and staff rely. Further, the zoning corrections do not result in changes to the Resources and Rural Development Land Use Designation of the General Plan nor to the Resources and Rural Development Land Use Designation of the Local Coastal Plan.
3. The proposed Amendments are exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of technical corrections and minor changes that resolve inadvertent zoning errors.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors approve the requested Zone Change; and,

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors authorizes staff to submit amendments to the Coastal Zoning

Database forthwith to the California Coastal Commission for certification.

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 the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

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

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Shahhosseini	Aye
Commissioner Kelley	Aye
Commissioner Davis	Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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

SO ORDERED.

County of Sonoma
Santa Rosa, California

October 4, 2018
ZCE18-0011 Hannah Spencer

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING THE PROJECT EXEMPT FROM CEQA AND RECOMMENDING APPROVAL OF THE ZONE CHANGE TO THE BOARD OF SUPERVISORS AS REQUESTED BY TOM BERRY, FOR PROPERTY LOCATED AT 15600 HIGHWAY 1, JENNER; APN 109-170-032, AND -033.

WHEREAS, the applicant, Tom Berry, filed an application with the Sonoma County Permit and Resource Management Department to rezone 0.7 acres of land from the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district to the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district on property located at 15600 Highway 1, Jenner; APN 109-170-032 and -033; Supervisorial District No. 5;

WHEREAS, this project has been found to be categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a technical correction and a minor change that removes split zoning resulting from a prior project approval; and,

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on October 4, 2018, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database and Coastal Zoning Database. Any discrepancies and minor zoning amendments are then brought forward as technical corrections to improve the zoning databases; and,

WHEREAS, while processing PRMD File No. ZCE18-0011, Permit Sonoma staff discovered inadvertent split zoning that resulted from approval of LLA16-0023, affecting Robert Mann's parcel located at 15600 Highway 1 (APN 109-170-032, -033); and,

WHEREAS, the 0.7 acres of land located at 15600 Highway 1, Jenner (APN 109-170-032, -033) contains the soils and climate capable of producing timber and is contiguous to timberland already zoned as timberland production; and,

WHEREAS, the proposed zone change will remove the split zoning resulting from approval and recordation of LLA16-0023; and,

WHEREAS, consistent with Government Code Section 51113.5, the Board of Supervisors must authorize the County Assessor to assign Timber Preserve Zone (TPZ) Assessment to Robert Mann's land located at 15600 Highway 1, Jenner (APN 109-170-032, -033); and

WHEREAS, the Planning Commission recommends that the Board of Supervisors find the project exempt from CEQA.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The proposed amendment is necessary to remove split zoning in the Official Zoning Database and Coastal Zoning Database that resulted from prior approval of LLA16-0023 to ensure the accuracy and reliability of the planning information on which the public relies.
2. The proposed amendment is consistent and compatible with the Sonoma County General Plan and Local Coastal Plan in that the change includes a technical correction to zoning that results in accurately reflecting the applicable base zoning district based on property boundaries and eliminates split zoning. Further, the zoning correction does not result in a change to the Resources and Rural Development Land Use Designation of the General Plan nor to the Resources and Rural Development Land Use Designation of the Local Coastal Plan.
3. Placing Robert Mann's 0.7 acres of land located at 15600 Highway 1, Jenner (APN 109-170-032, -033), into timberland production zoning and TPZ Assessment meets the criteria of Government Code Section 51104(f) and (g) because the land contains the soils and climate capable of producing timber and is contiguous to timberland already zoned as timberland production and therefore is consistent with Government Code Sections 51113.5 and 51141.
4. The proposed Amendment is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a minor change that removes split zoning resulting from a prior project approval.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors approve the requested Zone Change; and

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors authorize the County Assessor to assign TPZ Assessment to Robert Mann's land located at 15600 Highway 1, Jenner; APN 109-170-032, and -033; Supervisorial District No. 5.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors authorizes staff to submit amendments to the Coastal Zoning Database forthwith to the California Coastal Commission for certification.

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 the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

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

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Shahhosseini	Aye
Commissioner Kelley	Aye
Commissioner Davis	Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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

SO ORDERED.

County of Sonoma
Santa Rosa, California

October 4, 2018
ZCE18-0011 Hannah Spencer

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING THE PROJECT EXEMPT FROM CEQA AND RECOMMENDING APPROVAL OF THE ZONE CHANGE TO THE BOARD OF SUPERVISORS AS REQUESTED BY TOM BERRY FOR PROPERTY LOCATED AT 14500 MEYERS GRADE ROAD, JENNER; APN 109-170-035.

WHEREAS, the applicant, Tom Berry, filed an application with the Sonoma County Permit and Resource Management Department to rezone 0.7 acres of land from the TP (Timberland Production), B6 160-acre density / TP (Timberland Production) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor with 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) to the RRD (Resources and Rural Development) B6 160-acre density / RRD (Resources and Rural Development) CC (Coastal Zone) B6 160/640-acre density/acres minimum, RC 50/50 (Riparian Corridor 50-foot setbacks), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources) district, or other appropriate district on property located at 14500 Meyers Grade Road, Jenner; APN 109-170-035; Supervisorial District No. 5; and,

WHEREAS, this project has been found to be categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a technical correction and minor change that removes split zoning; and,

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on October 4, 2018, at which time all interested persons were given an opportunity to be heard; and,

WHEREAS, Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database and Coastal Zoning Database. Any discrepancies and minor zoning amendments are then brought forward as technical corrections to improve the zoning databases; and,

WHEREAS, while processing PRMD File No. ZCE18-0011, Permit Sonoma staff discovered the approval and recordation of Lot Line Adjustment File No. LL16-0023 between the Currans' land located at 14500 Meyers Grade Rd (formerly APN 109-170-010; currently APN 109-170-034, -035) and Robert Mann's land located at 15600 Highway 1 (formerly APN 109-170-023; currently APN 109-170-032, -033, -036) resulted in split zoning in which the Currans received 0.7 acres of land that is zoned TP (Timberland Production) with Timber Preserve Zone (TPZ) Assessment; and

WHEREAS, the majority of the Currans' land (APN 109-170-034) is zoned RRD (Resources and Rural Development); and,

WHEREAS, to remove the split zoning that resulted from LLA16-0023 on the Currans' land consistent with Government Code Section 51120, the Board of Supervisors must authorize the County Assessor to phase the Currans' 0.7 acres of land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035), out of TPZ Assessment; and,

WHEREAS, effective 10 years from the date of approval, the Official Zoning Database and Coastal Zoning Database will identify 0.7 acres of land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035) with a RRD (Resources and Rural Development) base zoning district; and,

WHEREAS, property taxes for land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035), will increase immediately upon approval of the rezoning, and continue to increase annually and incrementally over the ensuing 10 years that the TPZ Assessment restrictions remain in place; and,

WHEREAS, the Planning Commission recommends that the Board of Supervisors find the project exempt from CEQA.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The proposed amendment is necessary to remove split zoning in the Official Zoning Database and Coastal Zoning Database that resulted from prior approval of LLA16-0023 to ensure the accuracy and reliability of the planning information on which the public relies.
2. The proposed amendment is consistent and compatible with the Sonoma County General Plan and Local Coastal Plan in that the change includes a technical correction to zoning that results in accurately reflecting the applicable base zoning district based on property boundaries and eliminates split zoning. Further, the zoning correction does not result in a change to the Resources and Rural Development Land Use Designation of the General Plan nor to the Resources and Rural Development Land Use Designation of the Local Coastal Plan.
3. Authorizing 0.7 acres of the Currans' land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035) to phase out of TPZ Assessment, is consistent with Government Code Sections 51120 and 51140.
4. The proposed Amendment is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of a minor change that removes split zoning resulting from a prior project approval.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors approve the requested Zone Change; and,

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors approves the County Assessor to phase the Currans' 0.7 acres of land located at 14500 Meyers Grade Road, Jenner (APN 109-170-035), out of TPZ Assessment; and,

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the

Board of Supervisors authorizes staff to submit the amendment to the Coastal Zoning Database forthwith to the California Coastal Commission for certification.

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 the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

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

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Shahhosseini	Aye
Commissioner Kelley	Aye
Commissioner Davis	Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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

SO ORDERED.



Date:

Sonoma County Planning Commission

DRAFT MINUTES

Permit Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 565-1900

FAX (707) 565-1103

Date: October 4, 2018

Meeting No.: 18-12

ROLL CALL

Greg Carr
Larry Reed
Komron Shahhosseini
Ariel Kelley
Pamela Davis, Chair

STAFF MEMBERS

Jennifer Barrett
Hannah Spencer
Arielle Kohn, Secretary
Leslie A. Thomsen, Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Minutes Approved – August 2, 2018

Minutes Continued - Combined PC/BZA – November 9, 2017

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

PLANNING COMMISSION UNCONTESTED CALENDAR

PC Item No.: 1
Time: 1:05 pm
File: ZCE18-0011
Applicant: Tom Berry and County of Sonoma
Owners: Rachel Curran, Brian Wares and Robert Mann
Cont. from: N/A
Staff: Hannah Spencer
Env. Doc: Categorically Exempt, CEQA Guidelines Section 15061(b)(3)

Proposal: Amend the Official Zoning Database and Coastal Zoning Database to correct minor technical errors resulting from zoning map updates and prior approval of a noncontroversial lot line adjustment.
Location: 14500 Meyers Grade Rd and 5600 Highway 1 in Jenner
APNS: 109-170-034, -035 and 109-170-032, -033
District: 5

Zoning: TP (Timberland Production), B6 160 / TP (Timberland Production) CC (Coastal Zone) B6 160/640 (Ac/DU)/AcMIN, RC (Riparian Corridor) 50-foot and 100-foot setbacks, SR (Scenic Resources)

Hannah Spencer summarized the staff report, which incorporated herein by reference.

Public Hearing Opened: 1:16

Tom Berry, applicant, stated that when the Lot Line Adjustment was approved in 2016, the current situation would normally have been addressed at that time, but it was not. In the mean time, a title nightmare has been created involving grant deeds which created separate parcels, extra tax bills, and an inaccurate property description to the parcels being dropped from title. Mr. Berry asked for resolution of the problem.

Public Hearing Closed at 1:20

Commissioner Davis asked staff whether these zoning errors would have affected the Lot Line Adjustment. Staff Spencer stated that a way would have been found to approve it after consultation with CalFire. **Deputy Director Barrett** added that we would have required a rezone as a condition of approval. **Commissioner Carr** stated it should have been corrected earlier, and asked staff if the Assessor was OK with the proposed solution. Staff Spencer stated there were no issues with it, and the main issue has been why the current parcel was missing the TPZ assessment.

Action: **Commissioner Davis** motioned to recommend approval of the technical corrections to the Board of Supervisors. The motion also included recommending approval of the two other resolutions. Seconded by **Commissioner Carr** and passed with a 5-0 vote.

Appeal Deadline: N/A

Resolution No.: 18-018

Resolution No.: 18-019 (Zone change at 15600 Highway 1, Jenner APN 109-170-032 and -033)

Resolution No.: 18-020 (Zone change at 14500 Meyers Grade Road, Jenner APN 109-170-035)

Vote:

Commissioner Carr - aye
Commissioner Reed - aye
Commissioner Shahhosseini - aye
Commissioner Kelley - aye
Commissioner Davis - aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

ORDINANCE NO. 4643

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA
STATE OF CALIFORNIA AMENDING CHAPTER 26 OF THE SONOMA COUNTY
CODE (ZONING ORDINANCE) TO CONFORM TO THE UPDATED GENERAL
PLAN

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

SECTION I: Chapter 26 of the Sonoma County Code is hereby amended to read as shown in attached Exhibit B entitled "Final Draft, Board of Supervisors, January 26, 1993".

SECTION II: Section 26-8 of the Sonoma County Code as amended above, is further amended to rezone properties in the unincorporated area of Sonoma County as shown in Exhibit C, a set of assessor parcel maps showing said zoning, and the Planning Director is hereby directed to reflect this amendment on the County zoning maps.

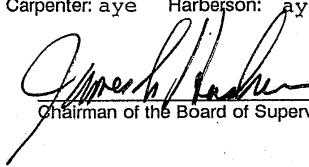
SECTION III: Severability. It is hereby declared to be the intention of the Board of Supervisors that the sections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or section of this code shall be declared unconstitutional or invalid by the valid judgement or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

SECTION IV: This Ordinance shall be and the same is hereby declared to be in full force and effect from and after 30 days after the date of its passage and shall be published once before the expiration of 15 days after its passage with the names of the supervisors voting for and against the same in the Press Democrat, 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, State of California, this ordinance was introduced and adopted this 9th day of March, 1993, on regular roll call of the members of said Board by the following vote:

SUPERVISORS VOTE:

Cale: aye Smith: aye Esposti: aye Carpenter: aye Harberson: aye

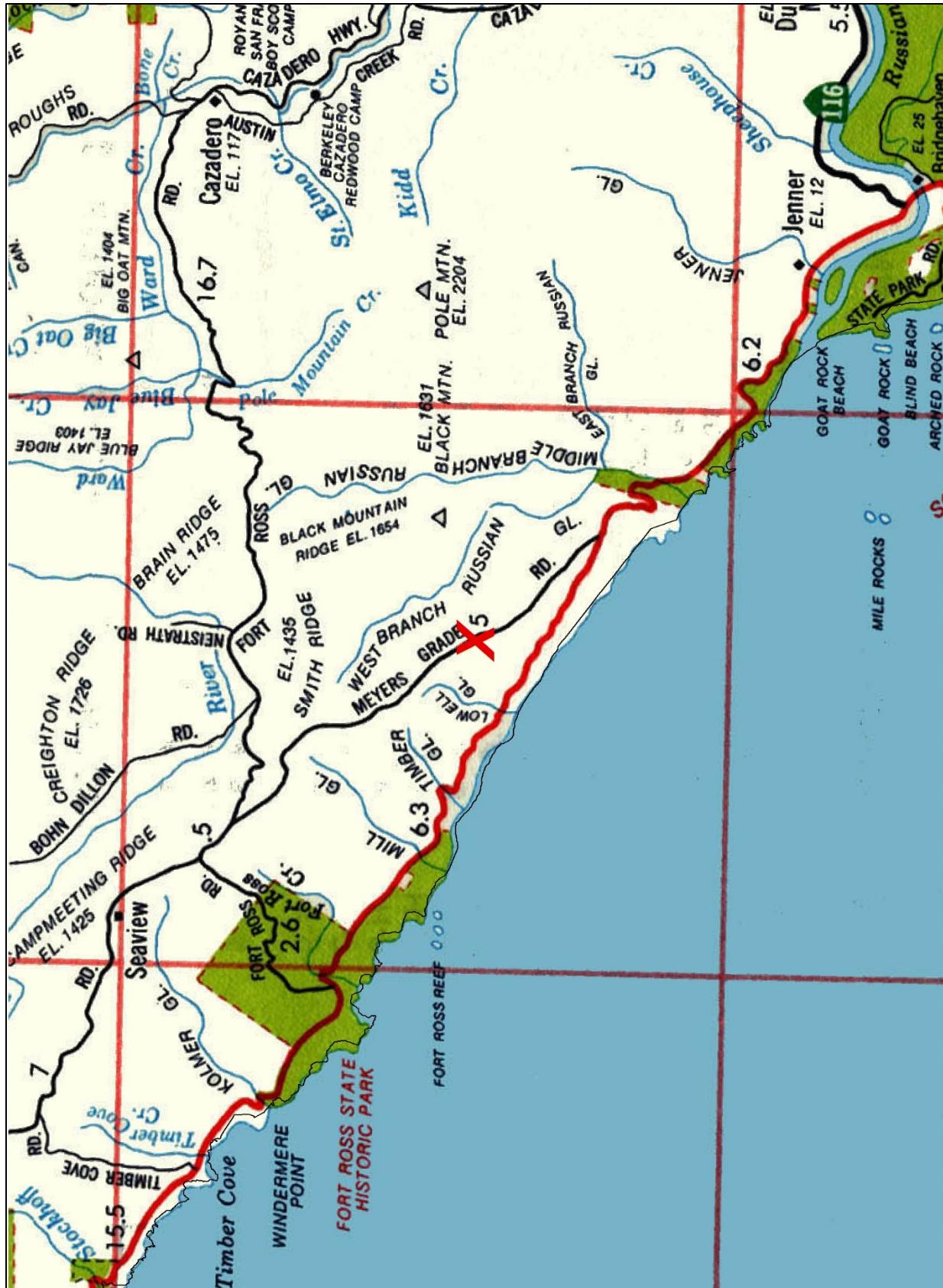


Chairman of the Board of Supervisors

ATTEST: Leve? Leau
County Clerk and ex-officio Clerk of the
Board of Supervisors

EMI DR10205

VICINITY MAP



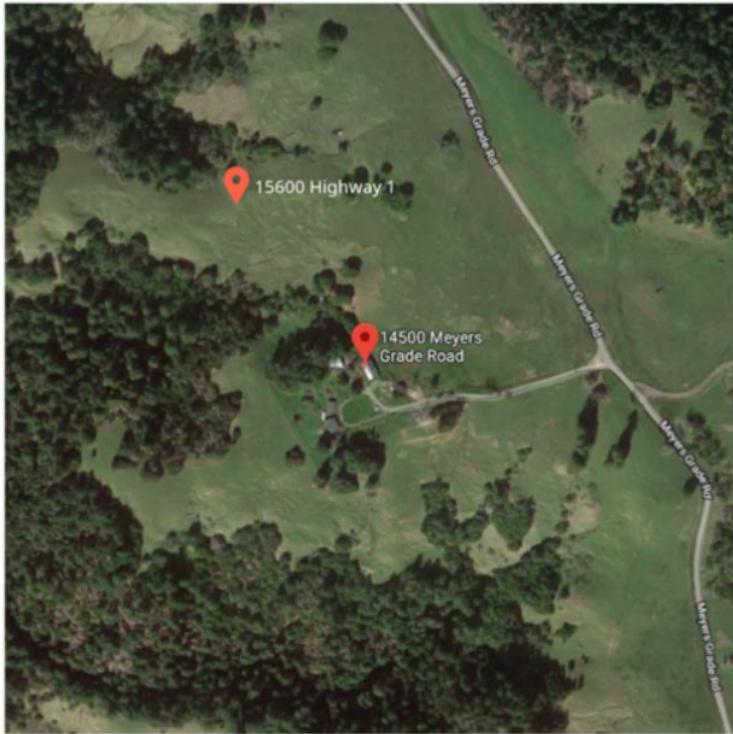


Exhibit 3
LCP-2-SON-18-0081-1
Page 1 of 2

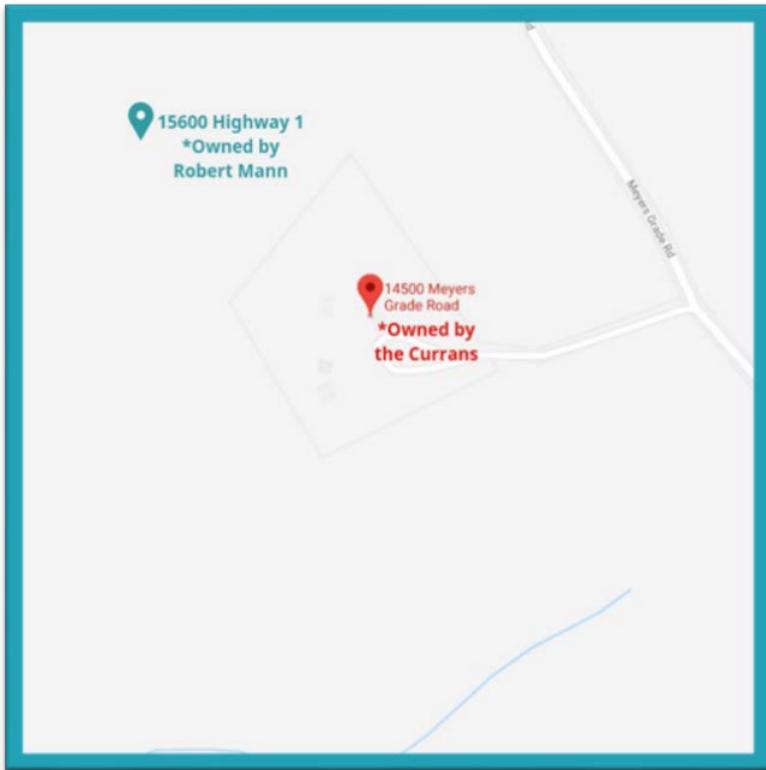


Exhibit 3
LCP-2-SON-18-0081-1
Page 2 of 2

Planning Application

PJR-001

File#: LLA16-0023

Type of Application:

- | | | | |
|---|---|---|---------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Coastal Permit | <input checked="" type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Sylvia Andreis

Name

388 Baile De Ciervos

Mailing Address

Santa Rosa

CA 95403

City/Town

(707) 953-2728

State

Zip

Phone

Fax

Sandreas@icloud.com

email

Sylvia Andreis

3-4-16

Date

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Tony Cinquini

Name

1360 N. Dutton Ave. Ste. 150

Mailing Address

Santa Rosa

CA 95401

City/Town

Land Surveyor

Title

(707) 542-6268

(707) 542-2106

Phone

Fax

tcinquini@cinquinipassarino.com

email

Name

Mailing Address

City/Town

State Zip

Name

Mailing Address

City/Town

State Zip

Title

Title

Phone

Fax

Phone

Fax

email

email

Project Information:

14500 Meyers Grade Road

Address(es)

109-170-010 & 109-170-023

Assessor's Parcel Number(s)

Jenner, CA

City/Town

9.037386.98

Acreage

Project Description: **Lot line adjustment between adjoining properties**

(Please attach additional sheet(s) if needed)

Site Served by Public Water? Yes No

Site Served by Public Sewer? Yes No

Number of new lots proposed 0

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 1 Supervisory District: 5 Current Zoning: TP B6100/40 R2C6UDS R General Plan Land Use:

Specific Plan: S.P. Land Use: Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____

New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____

Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor _____

Previous Files: _____

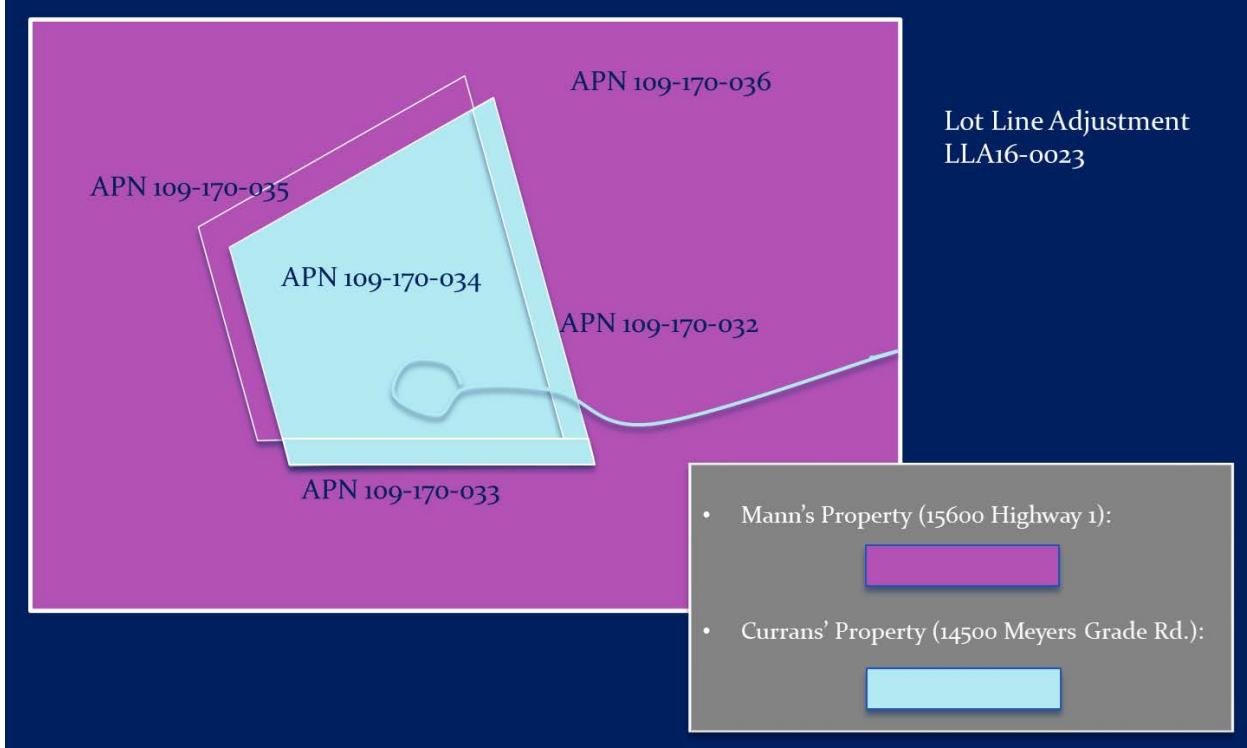
Application accepted by *JF*

Date 5/17/16

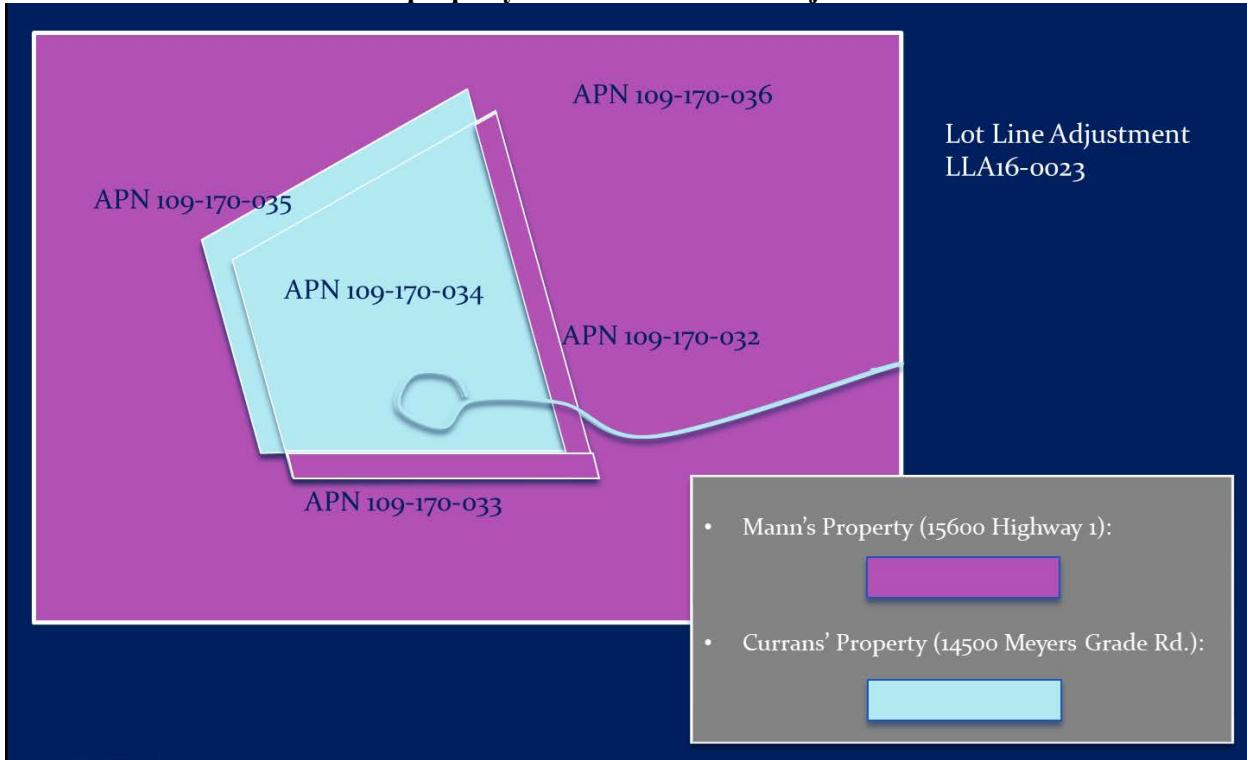
Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

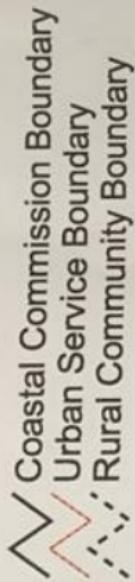
Robert Mann and the Currans' property lines prior to Lot Line Adjustment LLA16-0023



Robert Mann and the Currans' property lines after Lot Line Adjustment LLA16-0023



LEGEND



Land Use Inside Coastal Commission Boundary

Institutional

Planned Community

Medium Density Residential

Low Density Residential

Rural Residential

Sensitive and Hazardous

Timber

Agriculture

Dedicated Open Space

Recreation

Village Commercial

Commercial Center

Visitor Serving Commercial

Fishing Commercial

All Parcels

Exhibit 6
LCP-2-SON-18-0087-1
Page 1 of 2

0 Feet

County of Sonoma
Permit & Resource Management Department
2550 Ventura Ave., Santa Rosa, CA 95403
707-565-1900 Fax 707-565-3767

Author: PRMD
Cartography: D. Henry
File: C:\gis\proj\coastal\coastal.apr
Date: 09/27/00



Exhibit 6
LCP-2-SON-18-0087-1
Page 2 of 2

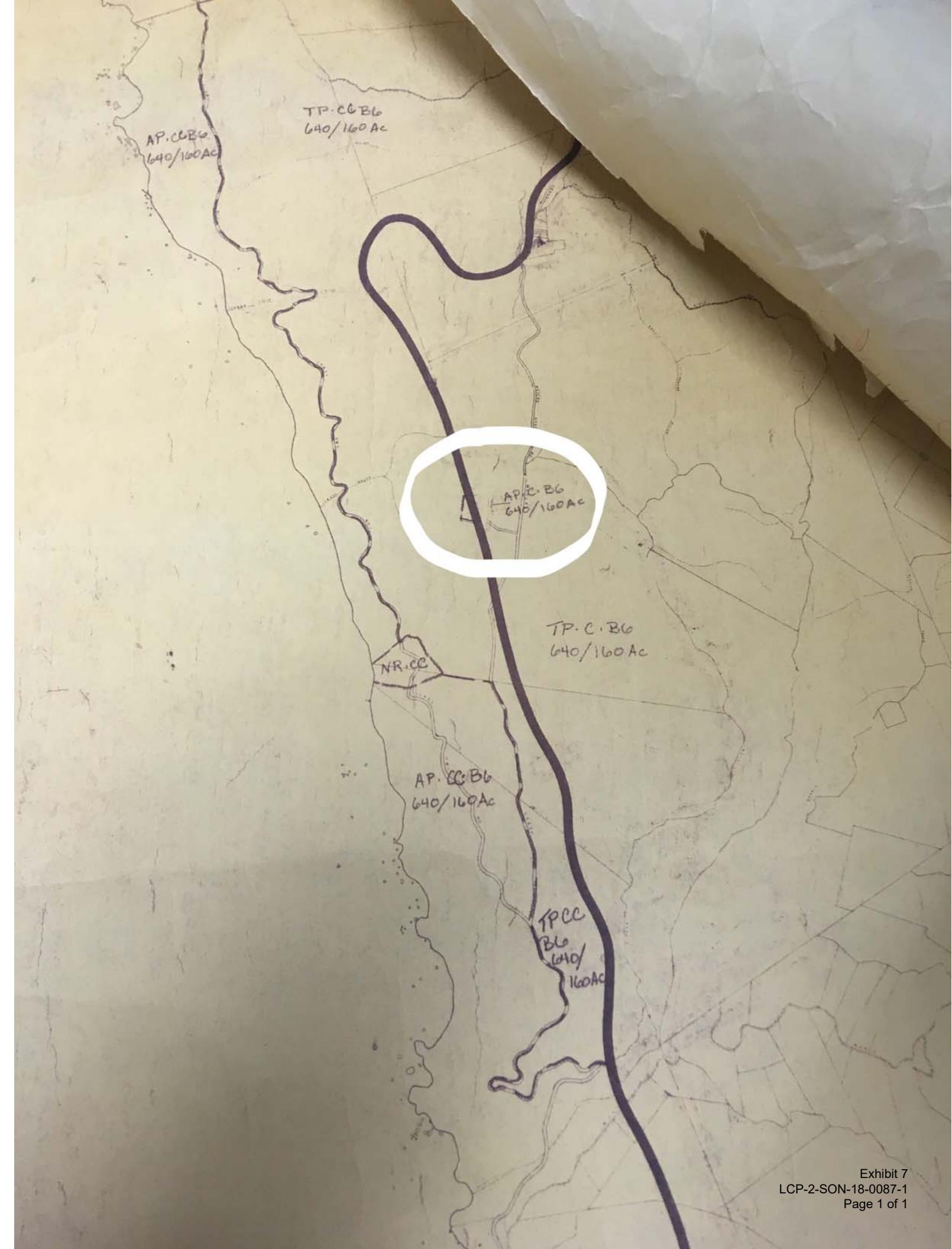


Exhibit 7
LCP-2-SON-18-0087-1
Page 1 of 1