



# Rezoning Sites for Housing Project

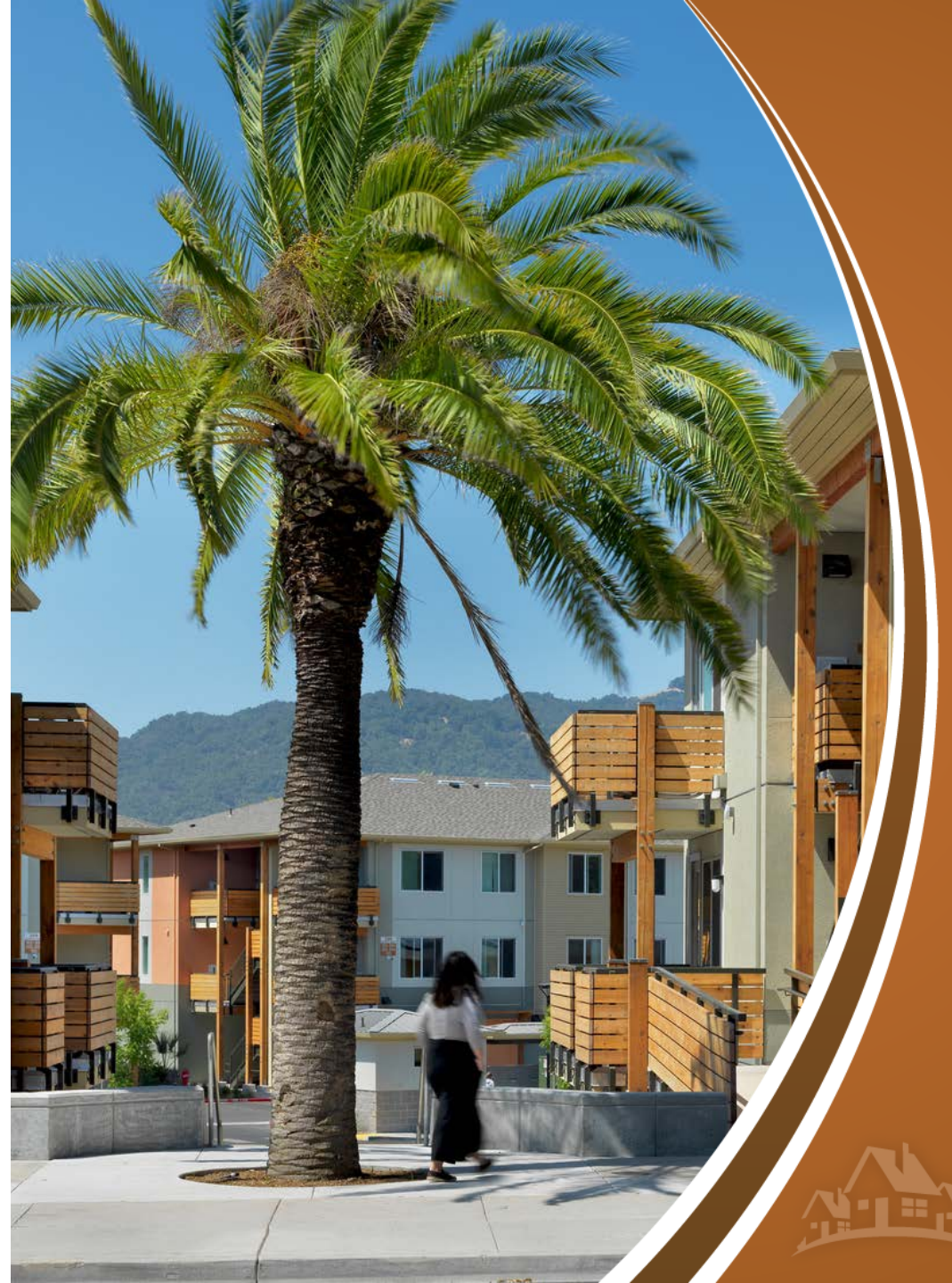
Public Scoping  
Presentation



May 6, 2020

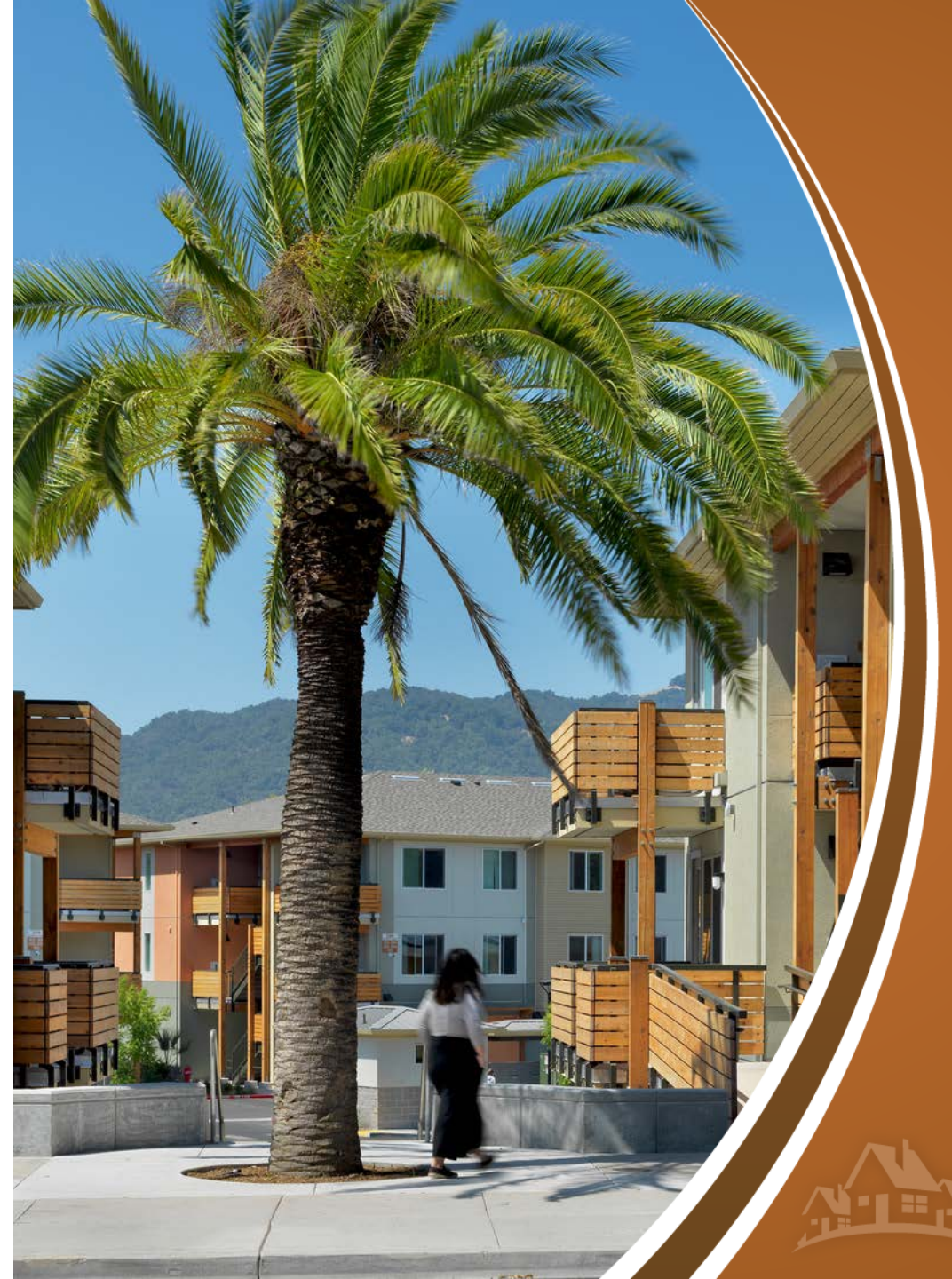
# Agenda

- Introduction
- Project Description
- What is CEQA?
- What is Scoping?
- Schedule and Next Steps
- How to Submit Comments
- Questions



# Ground Rules

- Phones and microphones will be muted during the presentation and unmuted upon request during Q&A.
- Chat function is available for questions during the presentation, and they will be answered in the order received during Q&A.
- Please keep comments and questions concise (2-3 minutes each).
- We will be unable to go into detail about any particular site at this time.
- A recording of this presentation will be available in its entirety on the website tomorrow.



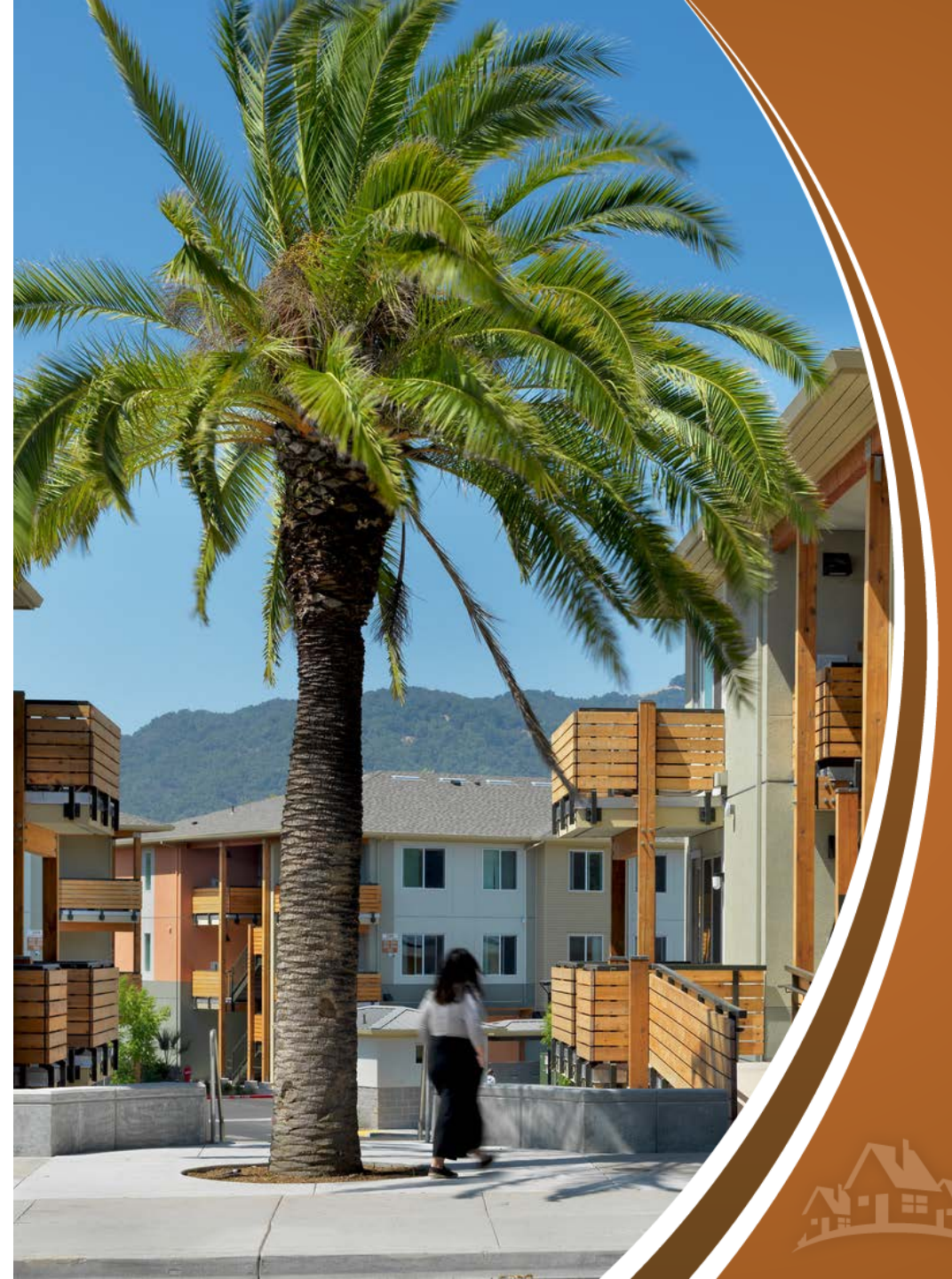


# Introduction



# Introduction

- County staff
  - Nina Bellucci
  - Chris Seppeler
  - Jane Riley, AICP
- Environmental staff – Rincon Consultants
  - Darcy Kremin, AICP
  - Matthew Maddox, AICP
  - Katherine Green, AICP





# Project Description



# Project Description

The Sonoma County Permit and Resource Management Department (Permit Sonoma) is preparing a Program Environmental Impact Report (EIR) to rezone selected sites throughout the County for housing.

This project will identify sites to be added to the County's General Plan Housing Element site inventory to comply with State law, and will implement current General Plan Policies and Programs that require the County to identify urban sites near jobs and transit which may appropriately accommodate additional housing. It will also identify appropriate sites on which to place the Workforce Housing Combining Zone, which would allow the development of jobs and/or housing on the same site or within walking distance from one another.

# Project Description

- Permit Sonoma has identified 59 potential sites throughout the County as identified on the following maps.
- The potential sites are grouped into 11 general areas by the nearest community to the sites.
- Further analysis will inform the County about the opportunities and constraints of each site.



# Project Objectives

1. Encourage the development of affordable and workforce housing in the County, increasing the overall availability of housing.
2. Provide housing development opportunities throughout the urban areas of the unincorporated County near jobs, transit, services, and schools.
3. Maintain an adequate inventory of sites zoned for housing sufficient for the County to meet its projected housing need, in compliance with California Housing Element law (Gov. Code 65583(a)(3)).
4. Implement goals, objectives, and policies of the Sonoma County General Plan that focus growth in established Urban Service Areas and encourage the development of infill sites to prevent sprawl and protect open space.

# Site Eligibility

In order to be considered for rezoning, sites must meet these basic requirements:

- Site must be located in the unincorporated County.
- Site must be located within an established Urban Service Area where public sewer and water service is available.
- Site must not be located within a Community Separator.
- If a site is near an incorporated city, it must not be located outside of a city's Urban Growth Boundary.

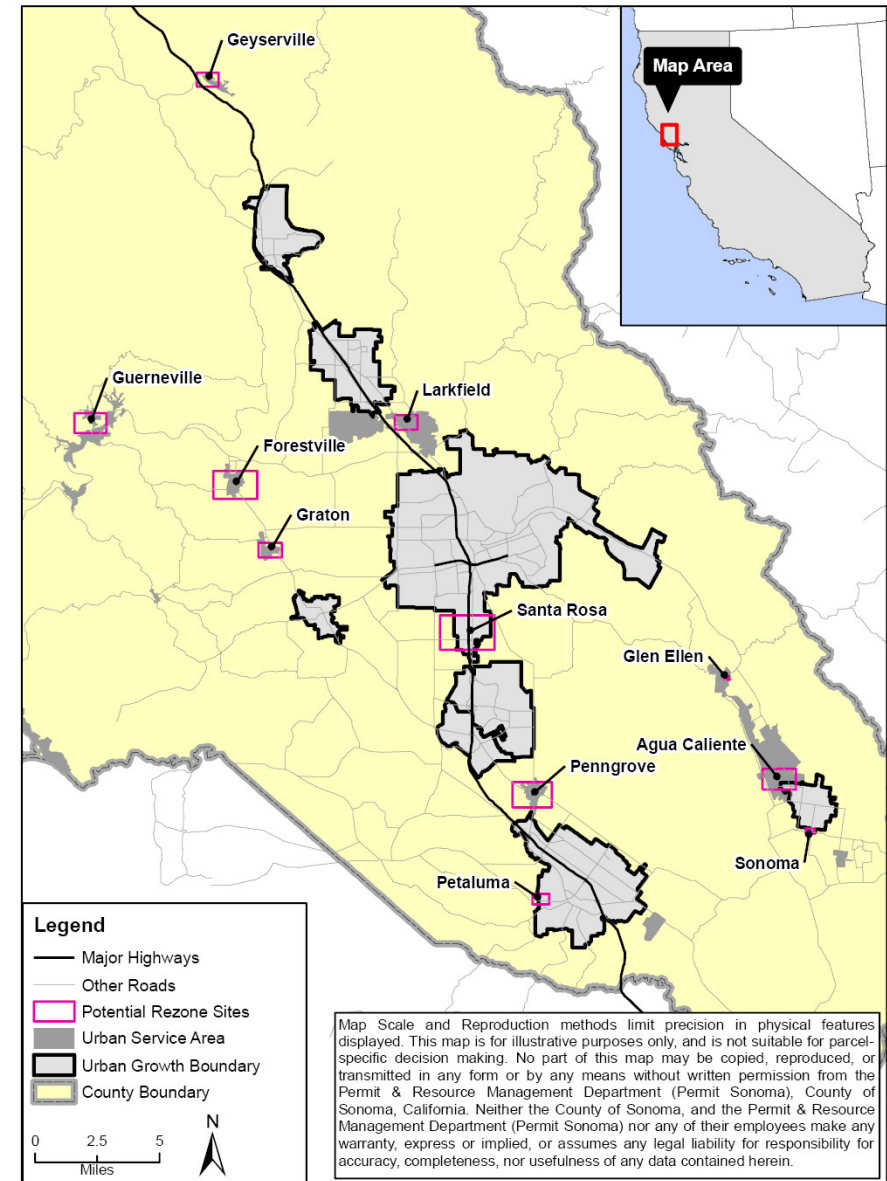
# Site Eligibility

In addition to these criteria, the General Plan sets forth additional criteria to be used in considering which sites to rezone for housing ([Housing Element](#) Policy HE-2f and Programs 11 and 20). These factors include proximity to jobs, transit, services, and schools.

The [Workforce Housing Combining Zone](#) has additional eligibility criteria:

- Site must have commercial or industrial base zoning.
- Site must be located within 3,000 feet of a transit center, or within 3,000 feet of at least three acres of commercial-zoned land or 10 acres of industrial-zoned land.

# Countywide Potential Rezone Sites

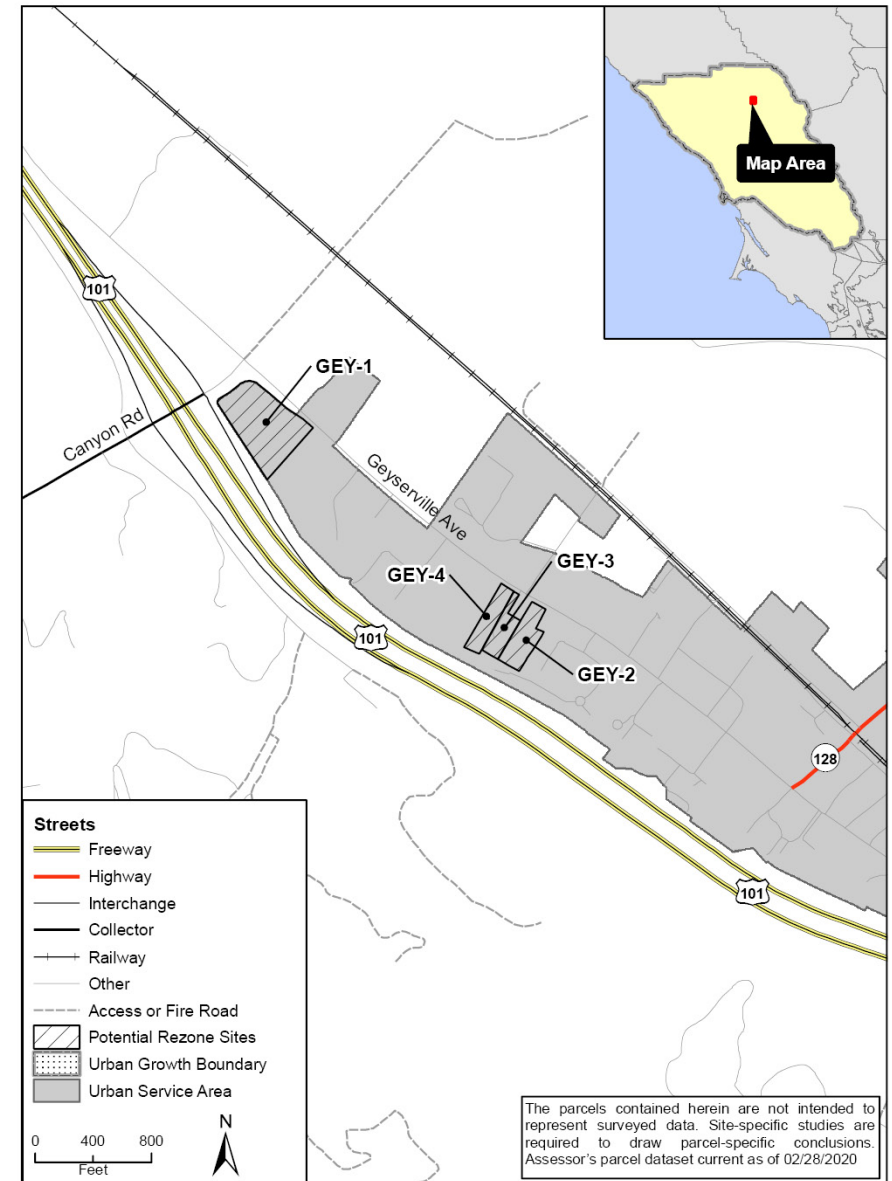


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Countywide Potential Rezone Sites

Figure 1

# Geyserville Potential Rezone Sites



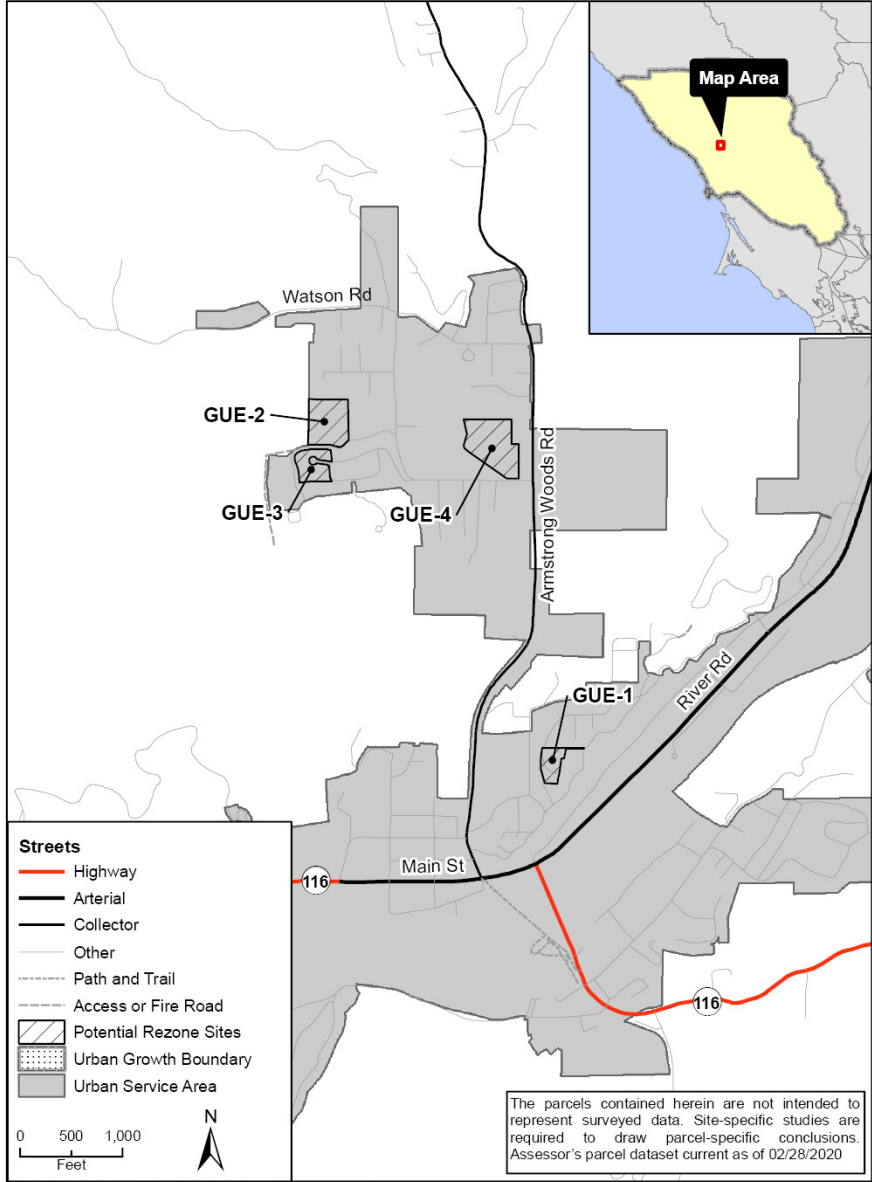
The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel dataset current as of 02/28/2020

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Geyserville Potential Rezone Sites

Figure 2

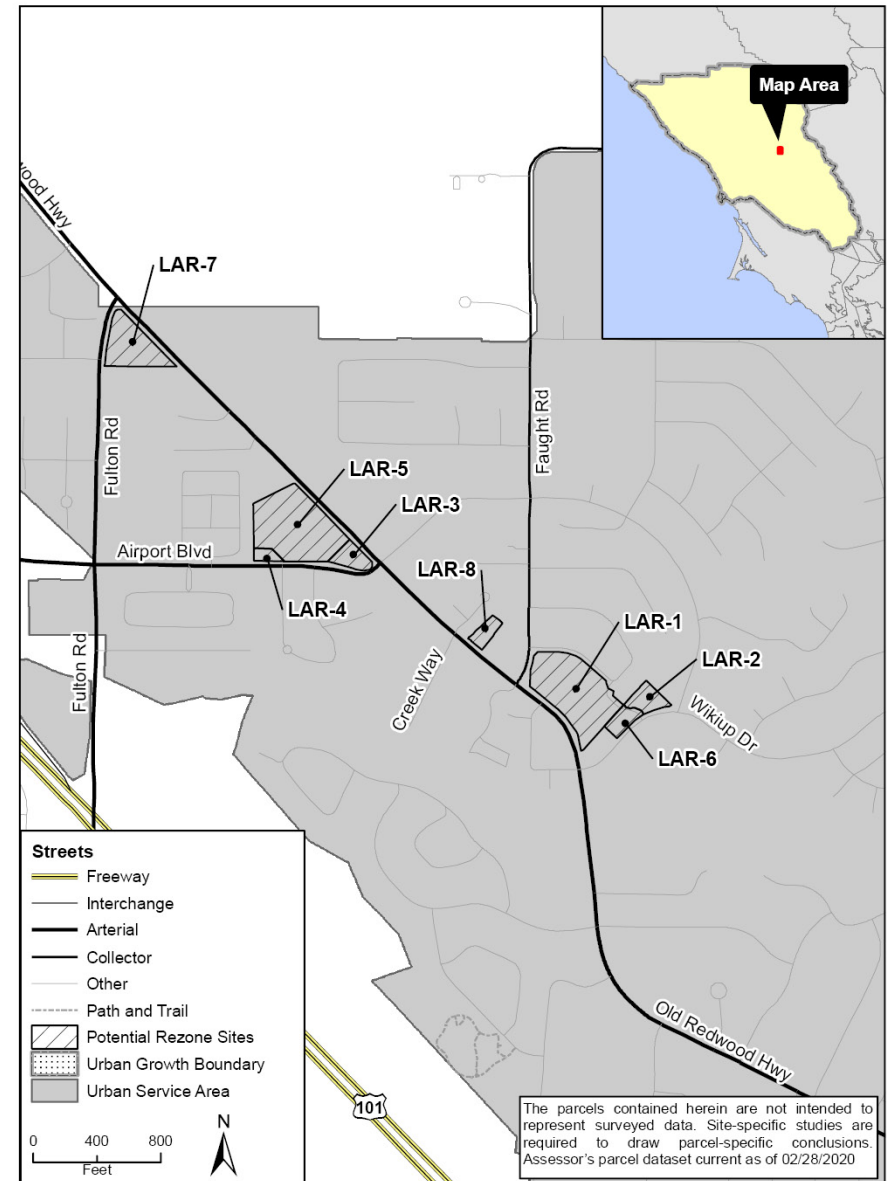
# Guerneville Potential Rezone Sites



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Guerneville Potential Rezone Sites Figure 3

# Larkfield Potential Rezone Sites

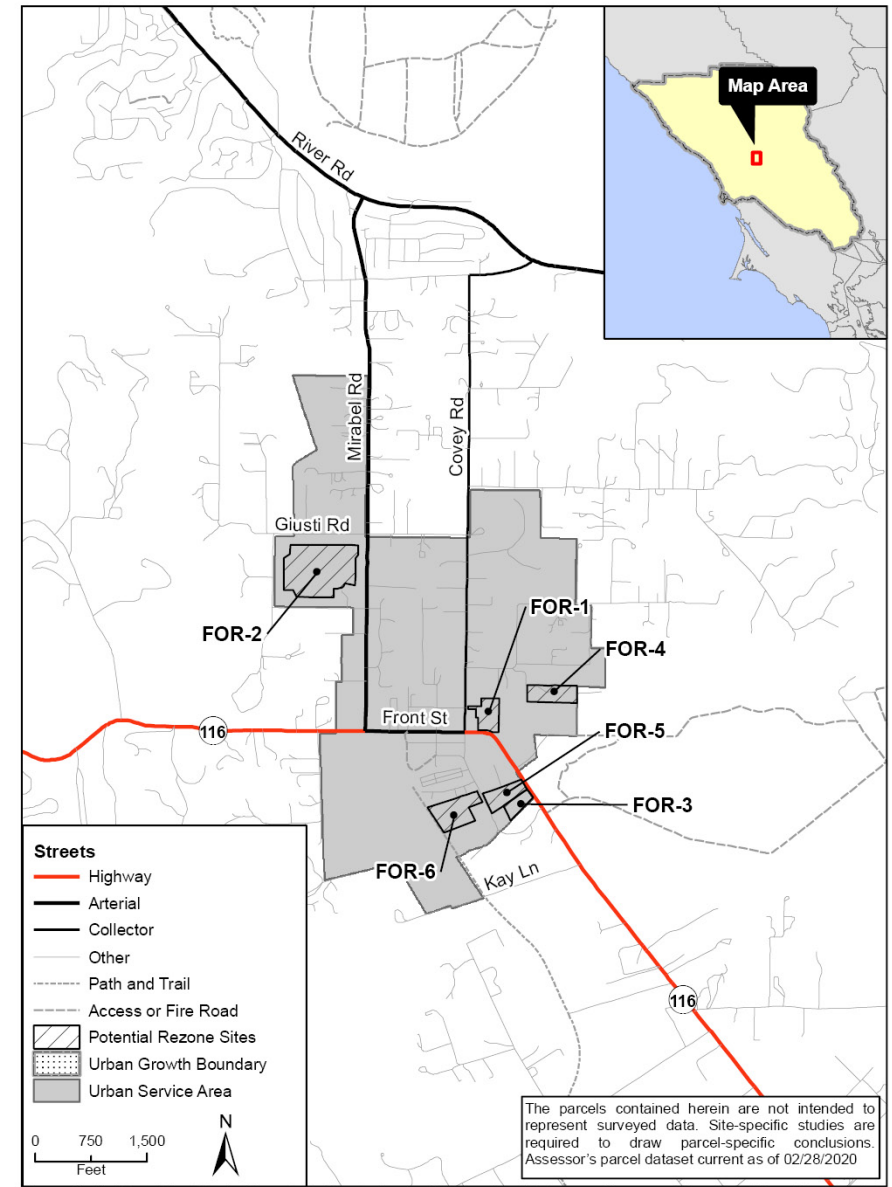


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Larkfield Potential Rezone Sites

Figure 4

# Forestville Potential Rezone Sites



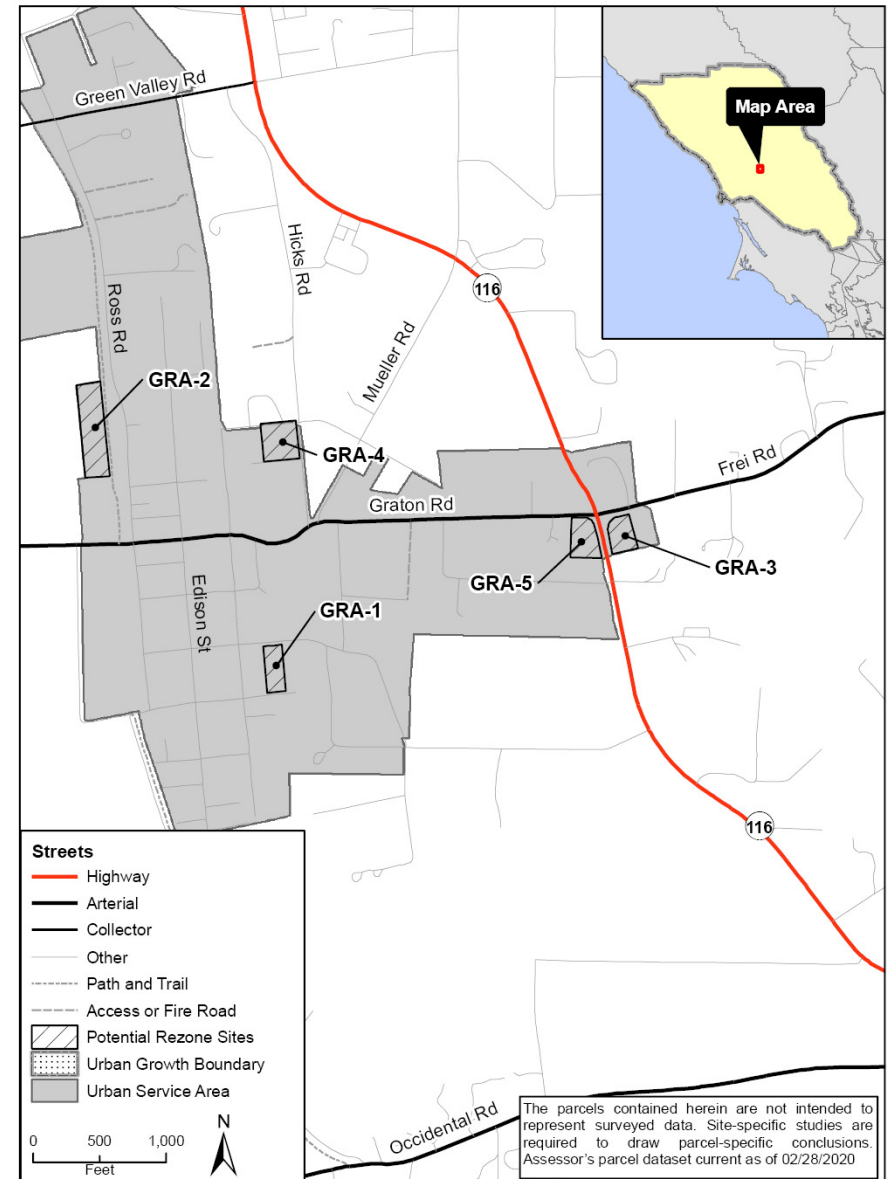
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Forestville Potential Rezone Sites

Figure 5



# Graton Potential Rezone Sites

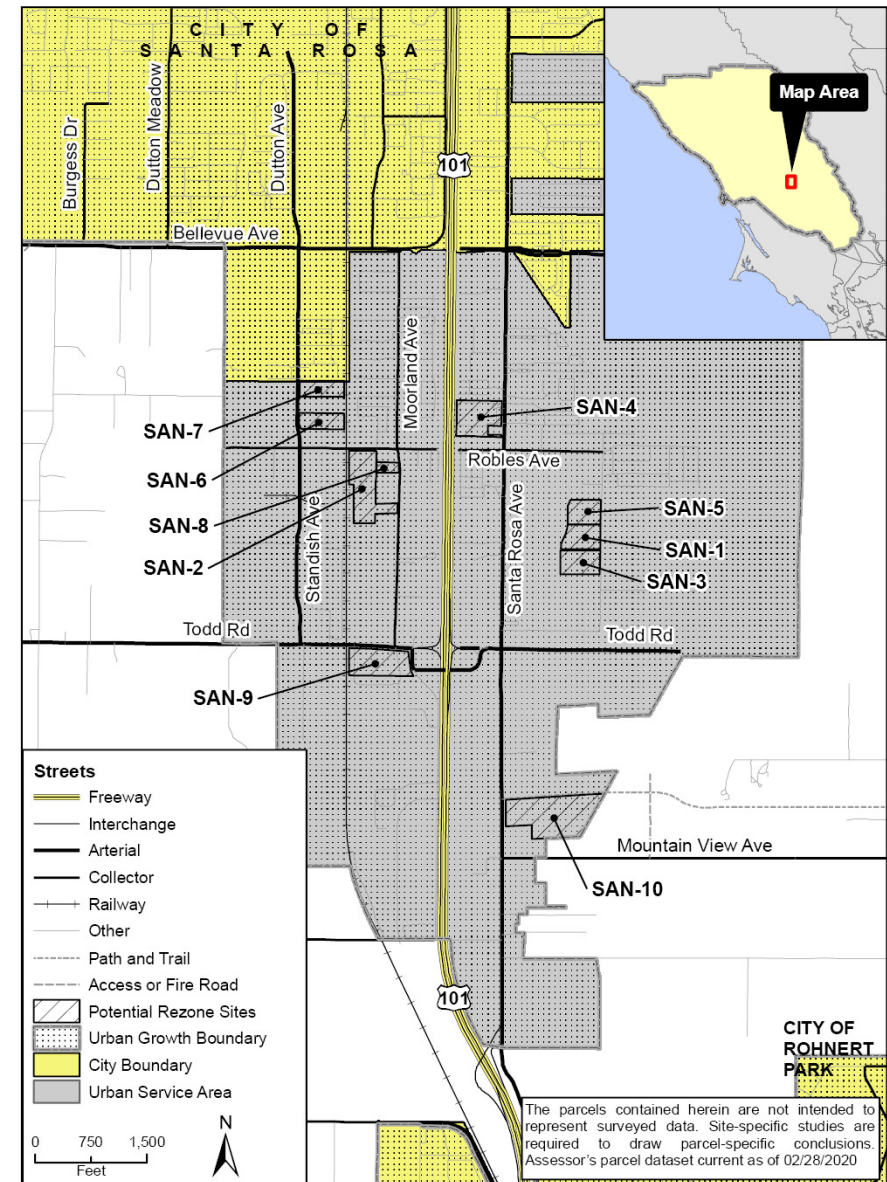


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Graton Potential Rezone Sites

Figure 6

# Santa Rosa Potential Rezone Sites

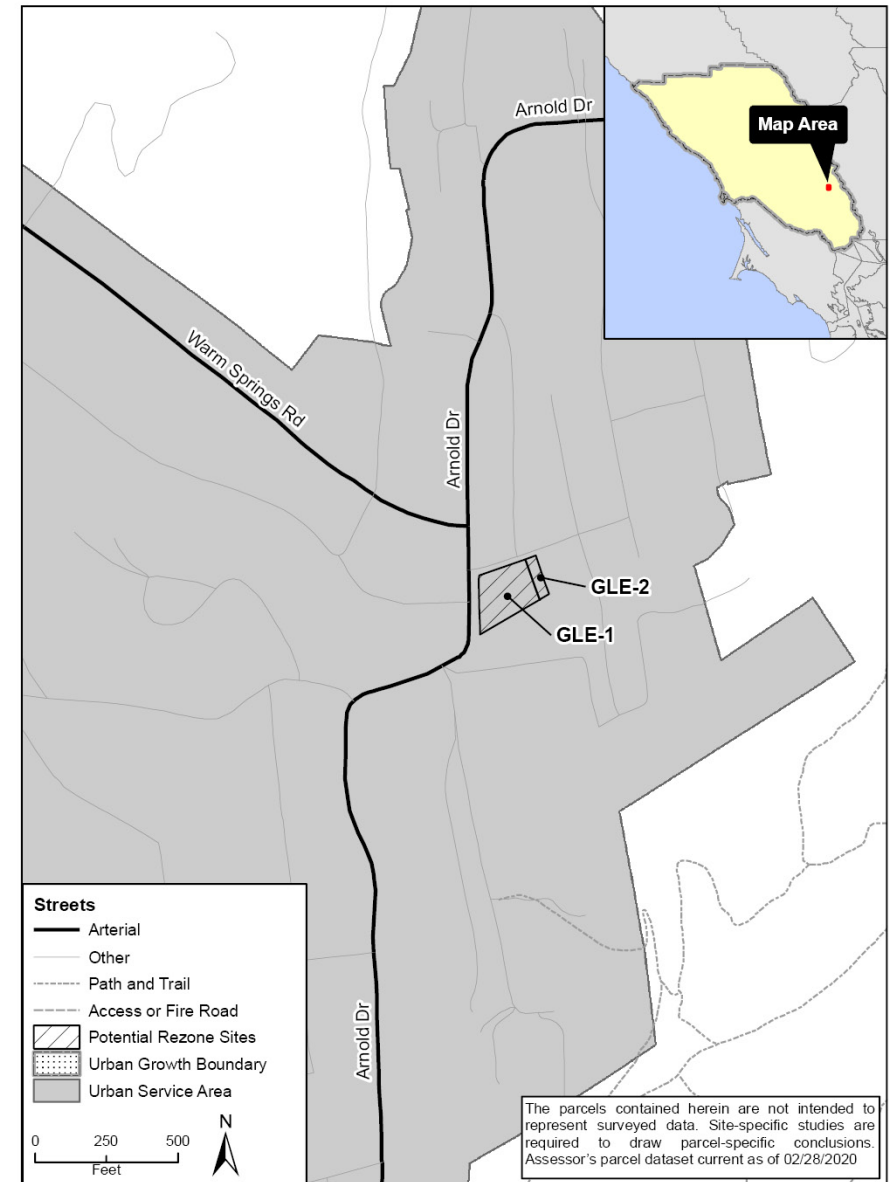


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Santa Rosa Potential Rezone Sites

Figure 7

# Glen Elen Potential Rezone Sites

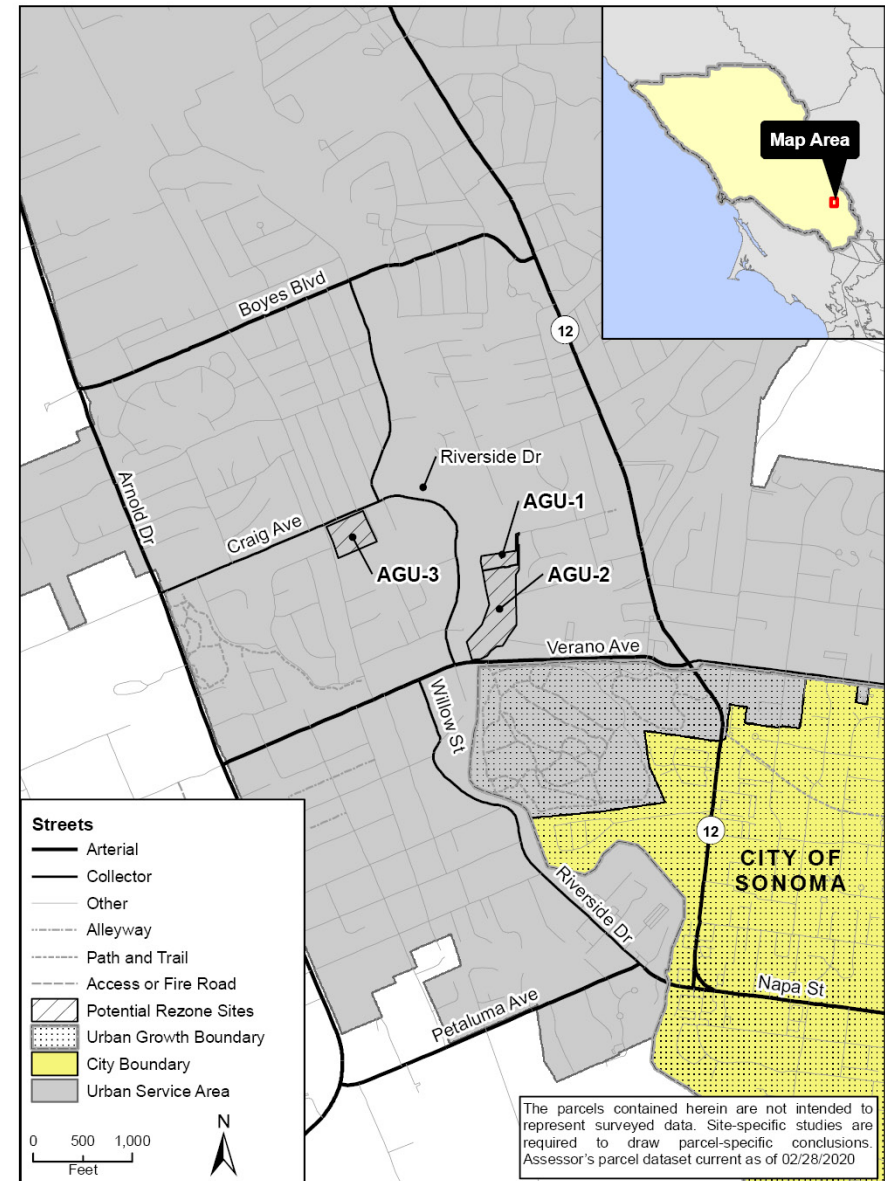


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Glen Ellen Potential Rezone Sites

Figure 8

# Agua Caliente Potential Rezone Sites

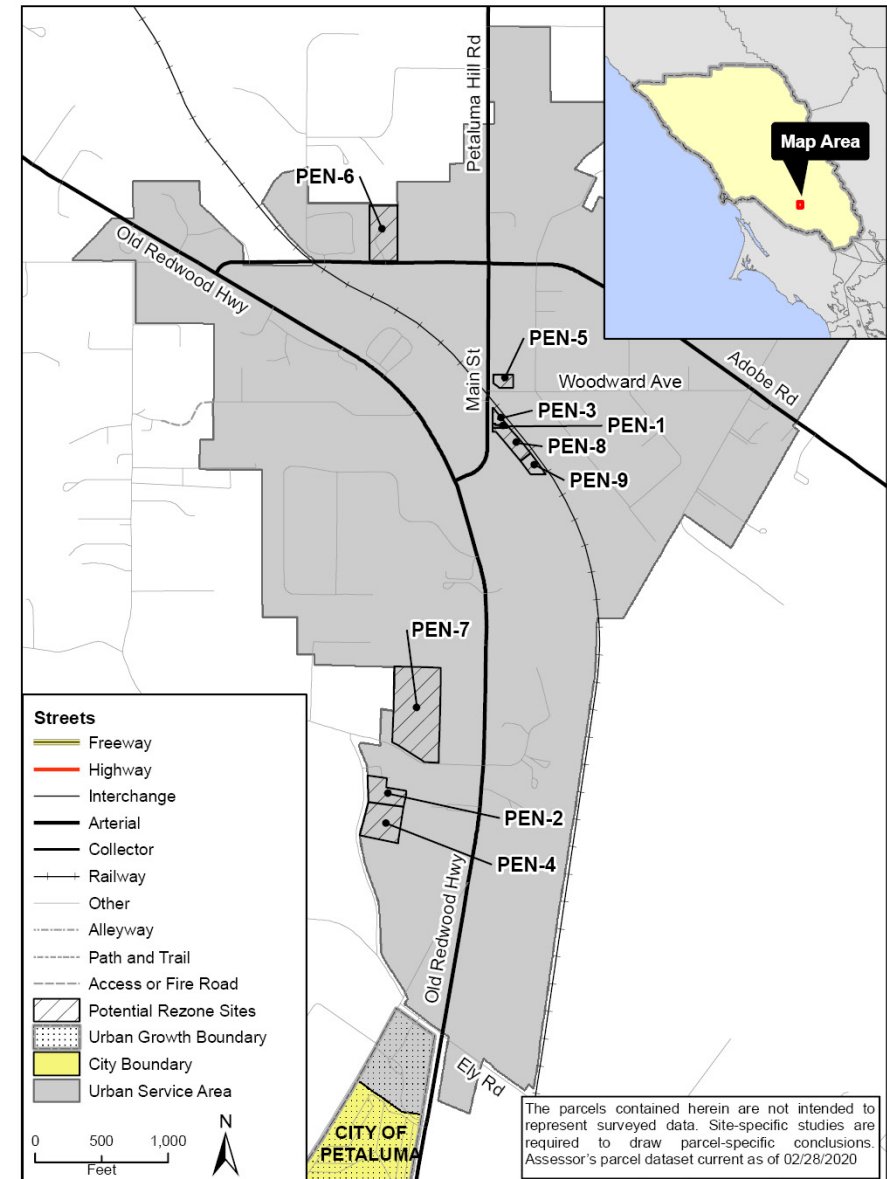


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Agua Caliente Potential Rezone Sites

Figure 9

# Penngrove Potential Rezone Sites

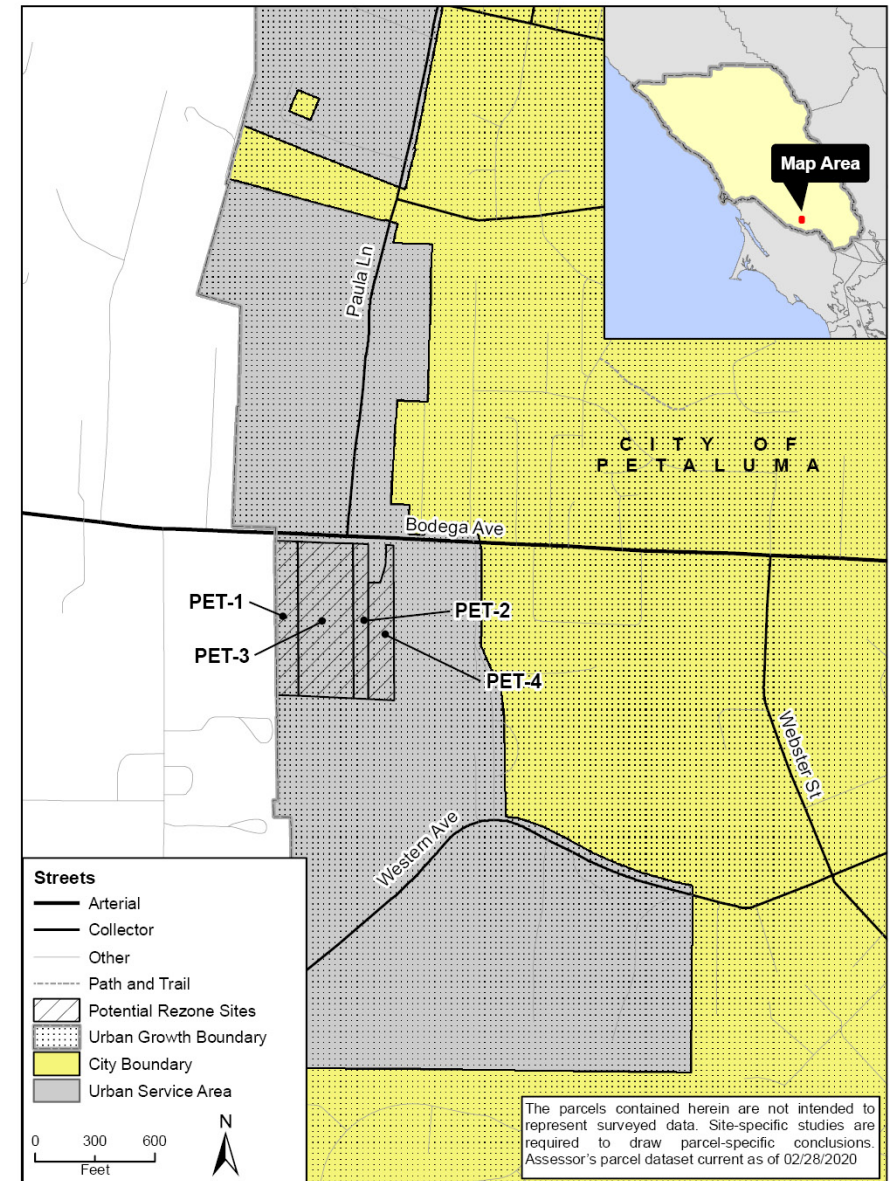


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Penngrove Potential Rezone Sites

Figure 10

# Petaluma Potential Rezone Sites

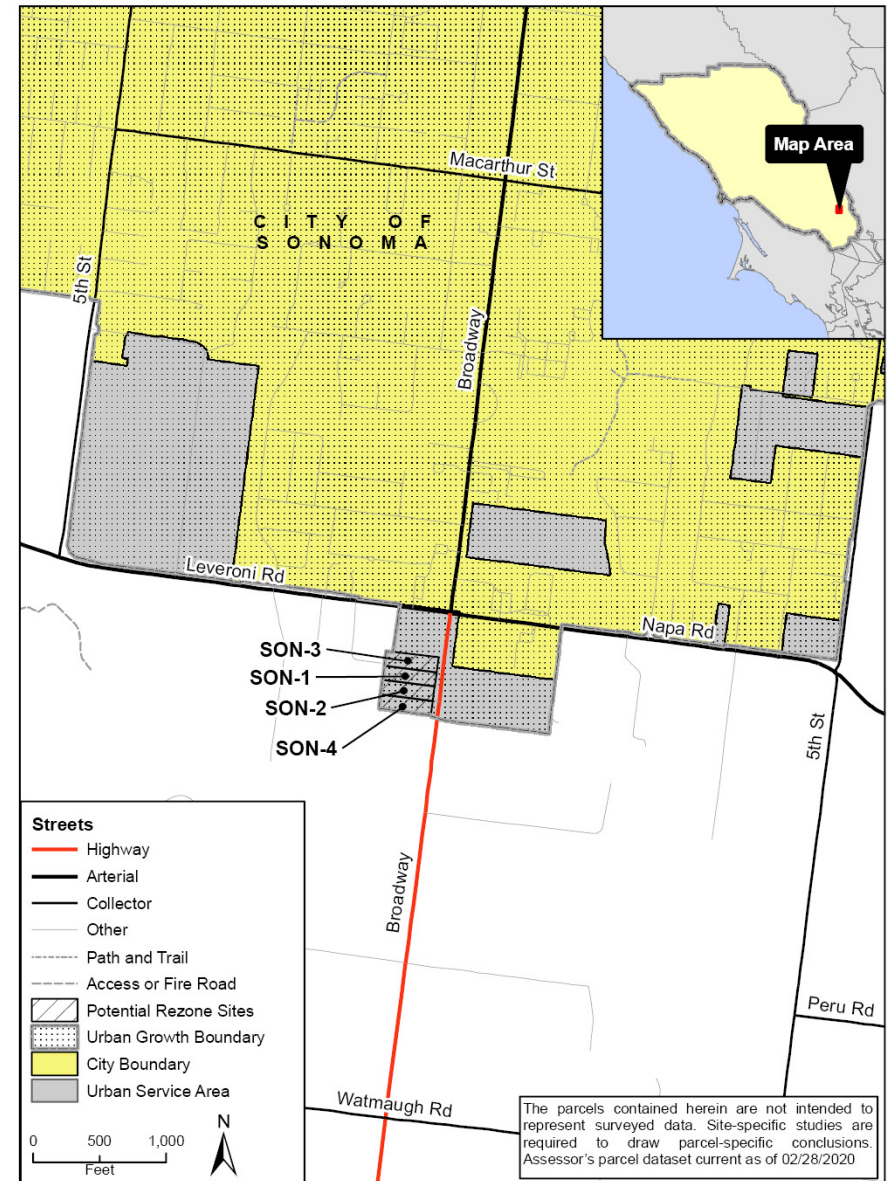


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Petaluma Potential Rezone Sites

Figure 11

# Sonoma Potential Rezone Sites



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Sonoma Potential Rezone Sites

Figure 12



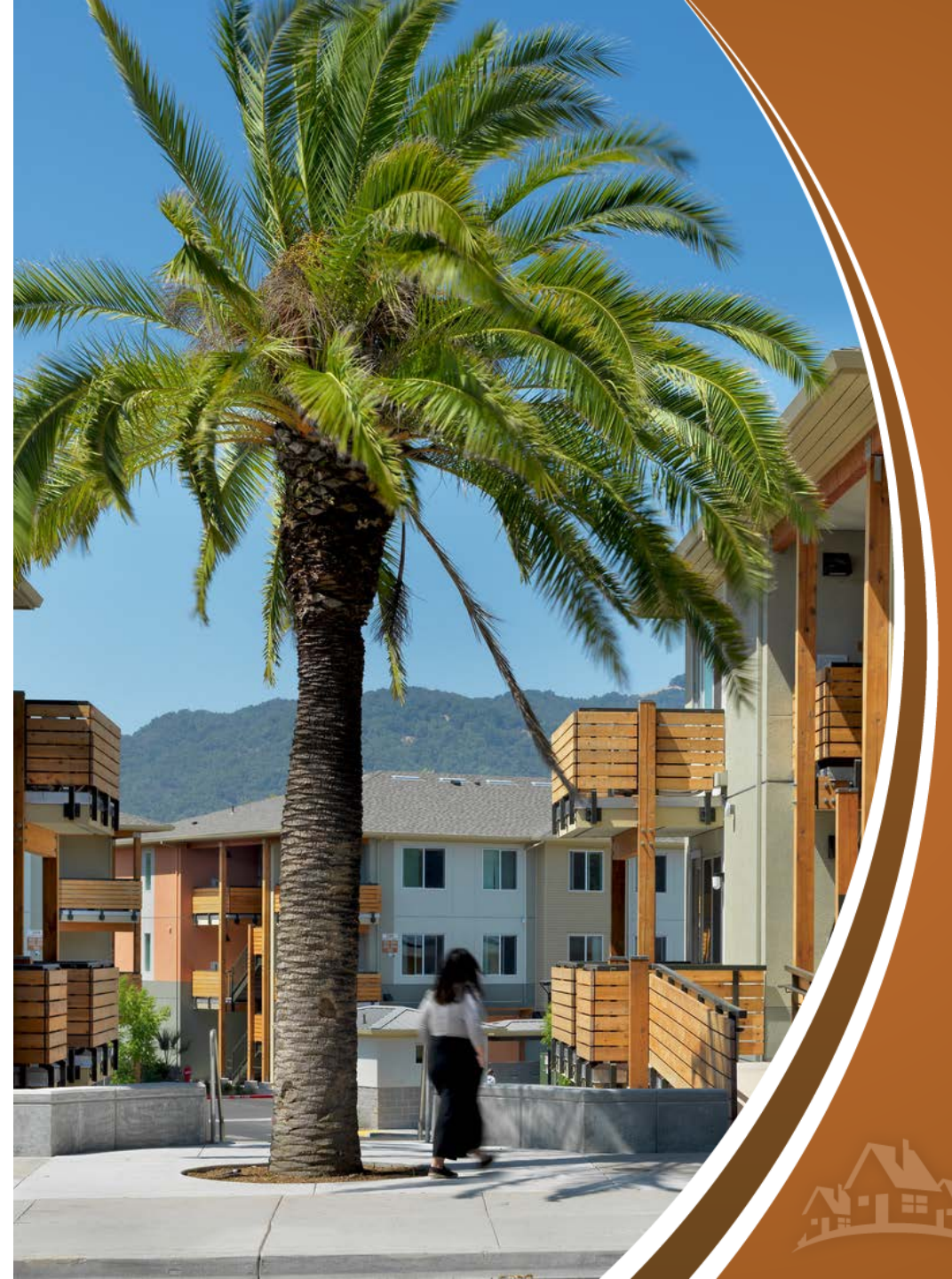
# What is CEQA?



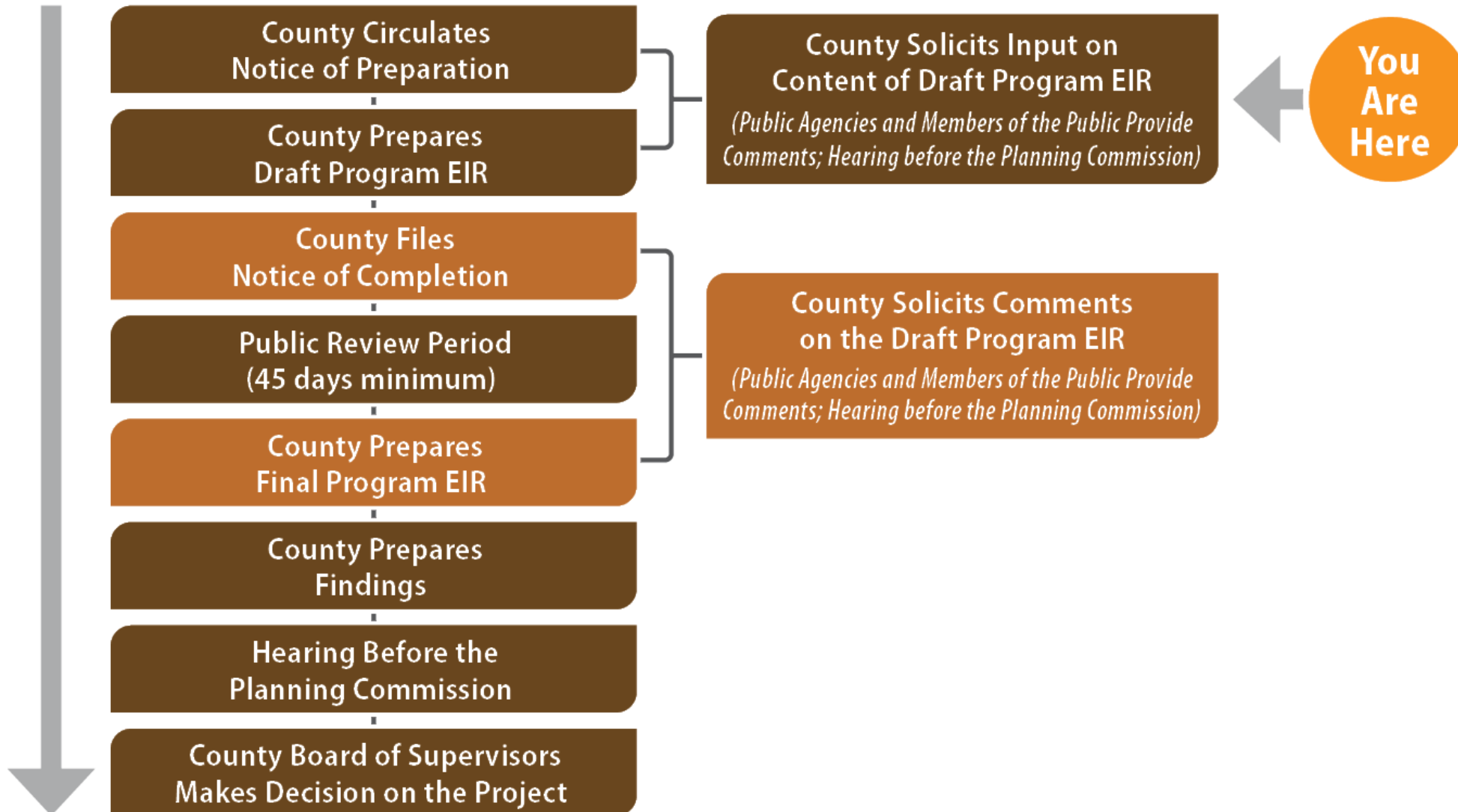


# What is CEQA? (See-Qua)

- California Environmental Quality Act (1970)
- Public disclosure and input process
- Minimize, reduce or avoid environmental impacts
- Adopt mitigation monitoring program



# CEQA Environmental Review Process



# Environmental Analysis for Program EIR

- Aesthetics/Visual
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazards Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Effects
- Growth Inducing Effects

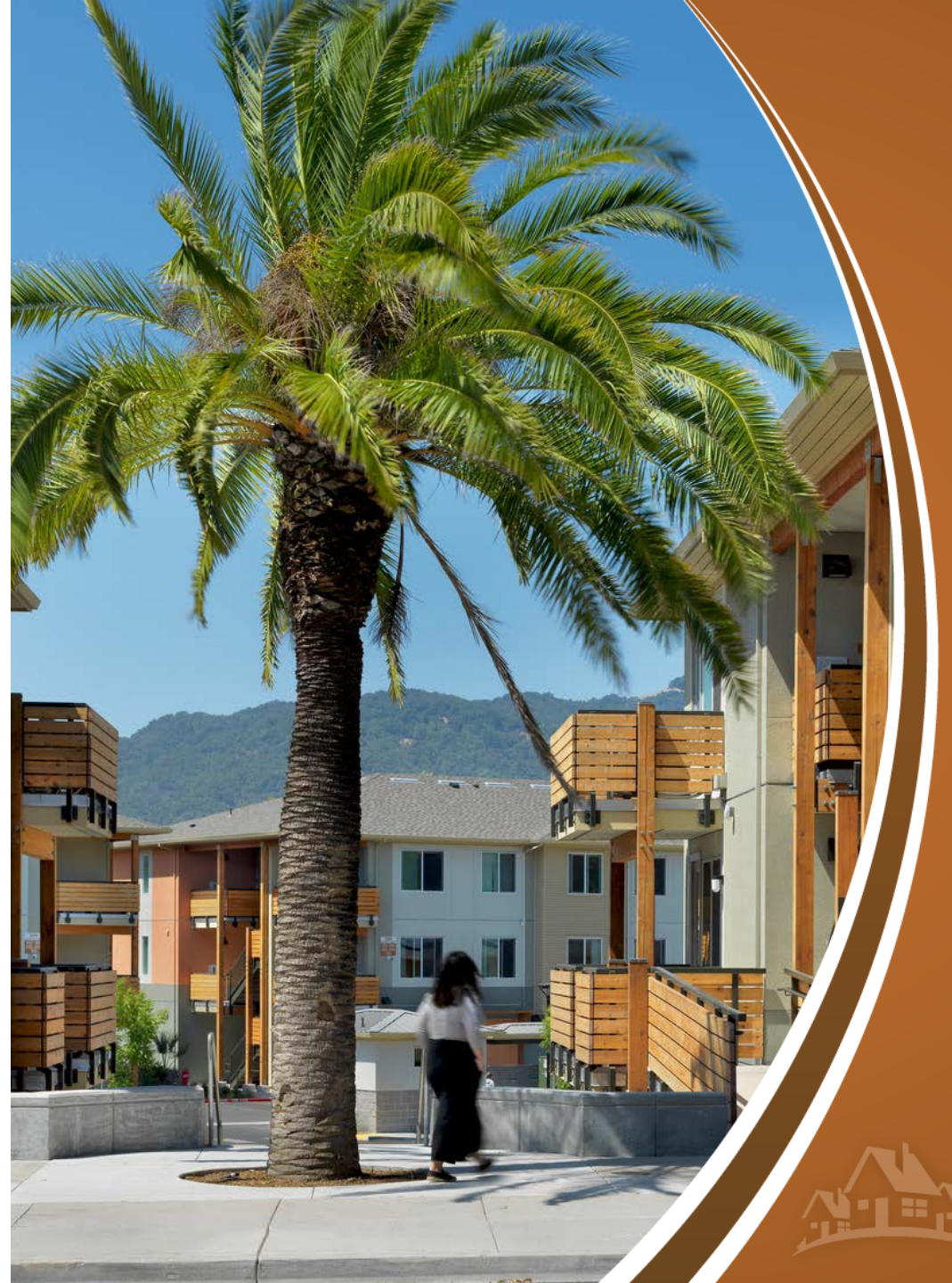


# What is Scoping?



# What is Scoping?

- Public input on the environmental analyses
- Topic areas
- Issues of concern
- Potential alternatives to the project
- Proposed mitigation measures



# What Scoping is Not?

- About the merits of the project
- Discussion of property values

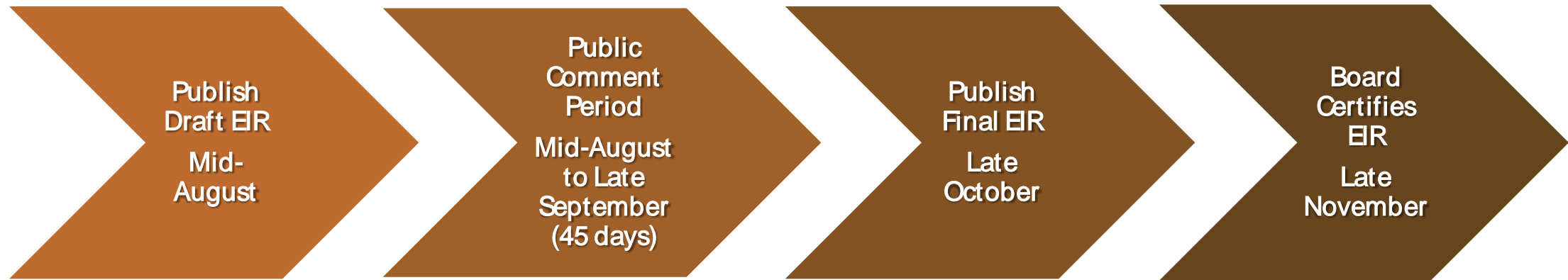




# Schedule and Next Steps



# Schedule and Next Steps







# How to Submit Scoping Comments



# How to Submit Comments

May 8, 2020 by 5:00 p.m.

- Email: [HousingSites@sonoma-county.org](mailto:HousingSites@sonoma-county.org)
- Interactive map with comment form here:  
[sonomacounty.ca.gov/PRMD/Regulations/Housing/Housing-Sites-ER](http://sonomacounty.ca.gov/PRMD/Regulations/Housing/Housing-Sites-ER)
- Fax: (707) 565-1103

# How to Submit Comments

**May 8, 2020 by 5:00 p.m.**

- **Regular Mail:**

Permit Sonoma

Attn: Nina Bellucci

2550 Ventura Avenue

Santa Rosa, California 95403

The scoping presentation will be available at this website:

[sonomacounty.ca.gov/PRMD/Regulations/Housing/Housing-Sites-ER](http://sonomacounty.ca.gov/PRMD/Regulations/Housing/Housing-Sites-ER)

# Website

We value your participation in this process  
and we want to hear from you!

For more information and to sign up for email updates, please visit:

[sonomacounty.ca.gov/PRMD/Regulations/Housing/Housing-Sites-EIR/](https://sonomacounty.ca.gov/PRMD/Regulations/Housing/Housing-Sites-EIR/)

At this website, you will be able to access project information,  
updates, and more.





Questions?

