



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

9 April 2026

Kelso G. Barnett, City Ventures
1185 Mason Street
San Francisco, CA 94123
kbarnett@cityventures.com

Mohammad A. Ahmadi, Petromart Retail Group, Inc.
3669 Mount Diablo Boulevard
Lafayette, CA 94549
gabriel@gawfco.com

RE: Updated Completeness Review and Consistency with Standards Determination

File No: PLP25-0006

SB 330 Preliminary Application File No: PRE25-0001

Address: 21837 Geyserville Ave, Geyserville, CA 95441

APN: 140-180-035

Parcel Zoning: R3 B6 20 DU (High Density Residential District with a density of 20 dwelling units per acre), RC50/25 (Riparian Corridor Combining Zone), SR (Scenic Resources Combining District)

Initial Complete Application Determination Date: October 15, 2025

Dear Mr. Barnett and Mr. Ahmadi,

In accordance with Government Code Section 65589.5(j)(2), this letter provides Permit Sonoma's determination that the resubmittal received on March 10, 2026 for the above referenced planning project for a Major Subdivision and Design Review application, previously determined complete on October 15, 2025, is **incomplete and inconsistent, not in compliance, or not in conformity** with an applicable objective plan, program, policy, ordinance, standard, requirement, or other similar provision. Please see the letter below for the completeness items and the specific plan, program, policy, ordinance, standard, requirement, or other similar provision with which the applications are not in compliance and corresponding explanations.

The resubmitted application is for a solar, all-electric townhome-style condominium development consisting of the following:

- 1) **83 for-sale, market-rate housing units** ranging in size from \pm 1,480 sf to 1,912 sf; and
- 2) **20 for-sale, deed restricted affordable housing units** just over 1,000 sq ft; and

- 3) **221 automobile parking spaces** comprised of two dedicated spaces within each dwelling unit’s garage plus 15 surface parking stalls and over 100 bicycle parking spaces.

COMPLETENESS ITEMS

1. **Photometric Site Plan.** The submitted light fixture specification sheets must be accompanied by a photometric site plan.
2. **Density Bonus Application.** Zoning Code Section 26-89-050 requires an application for a density bonus to identify the type of density bonus requested, in addition to the specific requests for concessions, incentives, or waivers of development standards. The application proposes the use of State Density Bonus Law (SDBL) and specifies requested waivers but does not identify the specific type of bonus requested. Please specify the subdivision of SDBL under which the application is eligible for a density bonus and requested concessions, incentives, or waivers of development standards (e.g. Government Code Section 65915(b)(1)(A)-(G)).

Under SDBL, all density calculations resulting in fractional units are rounded up (Government Code Section 65915(f)(5)). The project site’s base density is 102.2 units, rounded up to 103. Based on the project’s proposal to provide units affordable to low- and moderate-income households, the project would need to provide at least 10 percent of the total units for sale to lower income households (equal to 10.3 units rounded up to 11 units under SDBL), or 10 percent of the total units for sale to moderate-income households (equal to 10.3 units rounded up to 11 units under SDBL) in order to be eligible for a bonus under SDBL, provided that all moderate-income units in the development are offered to the public for purchase.

The project currently proposes 10 units for low-income and 10 units for moderate-income households and is therefore ineligible for either subdivision of SDBL.

CONSISTENCY ANALYSIS

This consistency analysis is provided in accordance with Government Code Section 65589.5(j), which requires the local agency to determine any inconsistency, nonconformity, or non-compliance with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision as specified in that subdivision, within 30 days of the date the application is determined to be complete; and in accordance with Government Code Section 65589.5(f), which permits a local agency to require a housing development project’s compliance with “objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction’s share of the regional housing need pursuant to Section 65584.”

Please note, this letter does not provide a determination of the project’s consistency with local or State building or fire codes, or the County’s Fire Safety Ordinance (Sonoma County Code Chapter 13).

SONOMA COUNTY GENERAL PLAN

The General Plan is the blueprint for land use in unincorporated Sonoma County. It includes maps that show where agricultural, residential, commercial and other land uses will be located, and a series of policies that guide future decisions about growth, development and conservation of resources.

LAND USE ELEMENT

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
|------------------|------------|--------------|
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| Policy for Urban Residential Areas | | |
|---|---|---|
| <p>Purpose and Definition. This category includes land planned for a full range of urban services for residential development. It accommodates a variety of housing types, such as stick built and manufactured homes, and all tenure types, depending upon the density allowed in the land use Element under state law.</p> | | |
| <p>Permitted uses: Primary land uses in high density residential areas are attached single family and multifamily dwellings, affordable housing projects as provided in the housing element, and mobile home parks. [...]</p> | X | |
| <p>Permitted Residential Densities and Development Criteria: Permitted residential density ranges from one to twenty units per gross acre and is shown on the land use map, provided, however, that the residential density for an affordable housing project may be increased in accordance with the provisions of the housing element and state law. [...]</p> | | X |
| <p>Permitted Development Intensities and Criteria: High density residential areas range from 12-20 units per gross acre. [...]</p> | | X |

Determination: The General Plan Urban Residential land use designation allows for high density residential uses, including multi-family housing projects. The project proposes a multi-family condominium housing project with affordable units. The permitted development intensity in the Urban Residential Land Use designation ranges from 4 to 20 units gross per acre. The project site is 5.11 acres, and the project proposes 103 units, for a density of 20.16 units per acre, which is allowable through the proposed use of State Density Bonus Law (SDBL). As currently proposed, the project is ineligible for a density bonus under SDBL and is therefore **inconsistent** with the Policy for Urban Residential Areas.

HOUSING ELEMENT

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
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| <p>POLICY HE-3F: Continue to apply the minimum residential density policy to all Urban Residential parcels.</p> | X | |

Determination: Housing Element Policy HE-3F requires that residential projects comply with the minimum residential density for the site. The project site has an Urban Residential land use designation with a density of 20 dwelling units per acre. The designated density would permit a project density of up to 102 units on the site. The project site is listed on the Housing Element Site Inventory ([Housing Element Appendix D, Table 15](#)), and the inventory assumes a minimum density of 90 units given potential for site constraints. To be found consistent with Housing Element Policy HE-3F, the project must meet the density identified in the Housing Element Site Inventory. While the project is consistent

with the minimum density required by Policy HE-3F, the project is **inconsistent** with the maximum density allowed by the site's General Plan Land Use Designation and zoning density, unless the project is revised to be eligible for a density bonus.

AGRICULTURAL RESOURCES ELEMENT

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
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| <p>Policy AR-4c: Protect agricultural operations by establishing a buffer between an agricultural land use and residential interface. Buffers shall generally be defined as a physical separation of 100 to 200' and/or may be a topographic feature, a substantial tree stand, water course or similar feature. In some circumstances a landscaped berm may provide the buffer. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of farmable land.*</p> | X | |

Determination: The project appears preliminarily **consistent** with Policy AR-4c provided the project demonstrates on a site plan a buffer of at least 100 feet from the agricultural land use designation (Land Intensive Agriculture) on the parcel northeast of the project site (APN 140-220-020).

CIRCULATION AND TRANSIT ELEMENT

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
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| <p>POLICY CT-3B: Use the policies of the Bikeways Plan whenever reviewing development projects to ensure that projects are consistent with the Bikeways Plan and incorporate necessary bicycle and pedestrian improvements identified in the Bikeways Plan as a condition of project approval.</p> | X | |
| <p>POLICY CT-3N (Bicycle and Pedestrian Plan Policy 2.06): Use the following criteria to determine consistency of public and private projects with the Bikeways Plan:</p> <p>(1) Development of lands traversed or adjoined by an existing or future class I bikeway shall not preclude establishment of the bikeway, nor conflict with use and operation of the bikeway or adversely affect long term maintenance and safety of the facility.</p> <p>(2) Construction, widening, or maintenance of roads with designated bikeways meets the design and maintenance standards for the appropriate class of bikeway as specified by the Bikeways Plan.*</p> | X | |

Determination: The Circulation and Transit Element, including the 2010 Bicycle and Pedestrian Plan, sets transportation policy for Sonoma County, including potential future routes for active transportation. Canyon Road and Geyserville Avenue are designated for proposed Class II bike routes in the Bicycle and Pedestrian Plan. The project is **consistent** with Policies CT-3B and CT-3N because the project will not preclude establishment of the proposed Class II bike routes, and the project may be conditioned for consistency with the Bicycle and Pedestrian Plan.

Other policies in the Circulation and Transit Element and the Bicycle and Pedestrian Plan related to development projects cannot be applied to the housing development project because they are not objective standards, as defined in Government Code Section 65589.5(h)(9), and would require the use of subjective judgement to apply.

OPEN SPACE AND RESOURCE CONSERVATION ELEMENT

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
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| <p>Policy OSRC-3d: Establish a building setback of 20 feet along the Highway 101 Scenic Corridor in Urban Service Areas to be reserved for landscaping. Where a sound barrier or other sound mitigating structure must be located along a Scenic Corridor, ensure that the landscaped area is visible from the highway. Cooperate with State agencies to achieve compatible goals with regard to visual quality along Scenic Corridors.</p> | | X |
| <p>Policy OSRC-4a: Require that all new development projects, County projects, and signage utilize light fixtures that shield the light source so that light is cast downward and that are no more than the minimum height and power necessary to adequately light the proposed use.*</p> | | X |
| <p>Policy OSRC-8e: Prohibit, except as otherwise allowed by Policy OSRC-8d, grading, vegetation removal, agricultural cultivation, structures, roads, utility lines, and parking lots within any streamside conservation area. Consider an exception to this prohibition if:</p> <p>[...]</p> <p>(4) It can be clearly demonstrated through photographs or other information that the affected area has no substantial value for riparian functions, or...</p> <p>[...]</p> | X | |

Determination: The property lies adjacent to the designated Highway 101 Scenic Corridor. The project proposes to build 10 feet from the rear property line that runs adjacent to Highway 101, which is **inconsistent** with the 20 feet landscaped setback required by Policy OSRC-3d. The project proposes the use of State Density Bonus Law (SDBL) and the associated waiver of the 20-foot landscaped setback requirement but has not demonstrated eligibility for a density bonus and waivers based on the current proposed affordability levels. If the project is revised to be eligible for a density bonus, SDBL requires the

County to grant waivers or reductions of development standards that would physically preclude the construction of a development that is in compliance with SDBL. The project is **inconsistent** with Policy OSRC-4a because it proposes the Stratford LED Outdoor Sconce, a fixture that is not fully shielded and does not direct light downward. The applicant proposes new buildings and development within a designated Riparian Corridor setback area. Policy OSRC-8d contains allowances for development within the Riparian Corridor if it can be proven that the affected area has no substantial value for riparian functions. The applicant submitted additional information demonstrating that the affected area has no substantial value for riparian functions, therefore the project is **consistent** with Policy OSRC-8e.

ZONING REGULATIONS (SONOMA COUNTY CODE CHAPTER 26)

The Zoning Regulations implement the Sonoma County General Plan and other adopted Area Plans or Specific Plans through land use regulations and standards.

Article 08 – Residential Zones, Sec. 26-08-040 – Development standards, Subsection (L). Planned Developments and Condominiums

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
|---|------------|--------------|
| 1. Where Allowed. Planned developments and condominiums are permitted in the RR, R1, R2, and R3 zones. | X | |
| 2. Development Standards. Lot size, setback, and coverage requirements in Table 8-2 do not apply to planned developments and condominiums. | X | |
| 3. Common Walls. Dwelling units in planned developments or condominiums may be attached and share common walls. | X | |

Determination: The project is **consistent** with the development standards for a condominium project, which are permitted in the R3 zoning district and may deviate from standard lot size, setback, and lot coverage requirements and have dwelling units that share common walls.

Article 08 – Residential Zones, Sec. 26-08-050 – Multifamily development standards.

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
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| <p>B. Underground Utilities.</p> <p>1. All utility distribution facilities (including but not limited to electric, communication and cable television lines) installed in and for the purpose of supplying service to any residential development shall be placed underground, except for equipment appurtenant to underground facilities, (e.g., surface-mounted transformers, pedestal- mounted terminal boxes and meter cabinets, and concealed ducts).</p> <p>2. The developer is responsible for complying with the requirements of this section, and shall make the necessary</p> | X | |

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| arrangements with the utility companies involved for the installation of the facilities. | | |
| C. Landscaping. Landscaping shall be provided and perpetually maintained in all required yards for the life of the project. | X | |
| D. Drainage. Adequate drainage and stormwater management using low-impact development guidelines is required. | X | |
| E. Refuse Collection Areas. 1. All refuse collection areas shall be enclosed on at least three (3) sides by a five-foot high wall, such wall to be constructed of masonry or other material as specifically approved by design and site plan review. 2. Alternate methods of refuse and recycling storage and screening thereof may be approved by the director. | X | |
| F. Parking. 1. To the extent possible, all off-street parking areas shall be screened from view of surrounding residents by a fence not less than four feet (4') in height, or by landscape materials having a normal growth of not less than four feet (4') in height. 2. All points of vehicular access and vehicular circulation to and from off-street parking areas and driveways and onto public rights of way shall be approved by the director of transportation and public works. 3. Unless an alternative permeable treatment is approved by the director of transportation and public works and design review, all off-street parking areas shall be paved with asphalt or its equivalent, and shall conform to the off-street parking design standards of Article 86. Use of alternative permeable surfaces is strongly encouraged wherever feasible in order to maintain or enhance groundwater absorption and recharge. | X | |
| G. Public Utilities. Public utilities and necessary easements shall be provided as required by applicable public utilities and agencies. | X | |
| H. Privacy. 1. Main buildings shall be placed such that privacy issues are minimized. 2. Building-to-building window placement shall be staggered, or otherwise designed to provide adequate privacy between the units, as determined by design and site plan review. | N/A | N/A |
| I. Open/Recreational Space Requirement. | N/A | N/A |

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| <p>1. In developments of four (4) or more rental units on a single lot, a landscaped, usable open recreational and leisure area, totaling at least two hundred (200) square feet for each dwelling unit, shall be provided except that for projects limited to seniors, at least one hundred fifty (150) square feet of landscaped, usable open area shall be provided for each dwelling unit.</p> <p>2. Landscaped areas shall be conveniently located and readily accessible to each dwelling unit, as determined by the review authority.</p> <p>3. Private open space areas (i.e., patios and balconies) may be considered for up to 50 percent of the required open recreational and leisure area.</p> <p>4. The following areas shall not be considered as contributing to the required recreational and leisure areas:</p> <p>a. Any required front or side yard.</p> <p>b. Any paved (non-permeable) area used for parking or vehicular circulation</p> <p>c. Any area with a dimension of less than six feet (6').</p> | | |
| <p>J. Exterior Lighting.</p> <p>1. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare.</p> <p>2. Lighting shall not wash out structures or any portions of the site.</p> <p>3. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky.</p> <p>4. Flood lights are not permitted.</p> <p>5. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated.</p> | | X |
| <p>K. Water Conservation.</p> <p>1. A water conservation plan including the best available conservation technologies or measures to reduce water demand to the maximum extent feasible including installation of recycled water plumbing, ultra low-flow fixtures, rainwater collection systems and graywater reuse.</p> <p>2. Landscaping plans must comply with the county code Chapter 7D3 (Water Efficient Landscape).</p> <p>3. Prior to building permit issuance, a landscape permit application shall be submitted for all new and rehabilitated landscapes, as required by county code Chapter 7D3. Verification from a qualified</p> | X | |

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| irrigation specialist that landscaping plan complies with Chapter 7D3 shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by department staff prior to certificate of occupancy or operation of the use. | | |
| L. Vacation Rentals. No vacation rental, timeshares, or transient occupancies are allowed. | X | |
| M. Design Review. Prior to issuance of a building permit, design review approval is required for all dwelling groups, apartments, and similar residential developments with four (4) or more dwelling units. | X | |

Determination: The project is a multifamily condominium development under Sonoma County Code. Section 26-08-050 of the Zoning Code outlines the development standards for multifamily structures involving four or more dwelling units. The project is **inconsistent** with the exterior lighting standards because it proposes the Stratford LED Outdoor Sconce, a fixture that is not fully shielded and does not direct light downward. The project is **consistent** with the remaining objective standards in Zoning Code Sec. 26-08-050. The privacy requirement in Sec. 26-08-050(H) cannot be applied to the project because it is not an objective standard. The open space/recreational requirement in Sec. 26-08-050(I) does not apply because the project is an ownership project and does not involve rental units.

Article 65 – RC Riparian Corridor Combining Zone, Subsection 26-65-030

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
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| <p>Except as allowed by Section 26-65-040, grading, vegetation removal, agricultural cultivation, structures, roads, utility lines, and parking lots shall be prohibited within any stream channel or streamside conservation area.</p> <p>A. An exception to this prohibition may be approved by the director with a zoning permit if:</p> <ol style="list-style-type: none"> 1. It makes a parcel unbuildable, provided vegetation removal is minimized; 2. The use involves the minor expansion of an existing legally established structure in conformance with Article 94 where it is demonstrated that the expansion will be accomplished with minimum vegetation removal and protection of riparian functions; 3. The use involves only the maintenance, restoration, or reconstruction of an existing legally established structure or use in conformance with Article 94; or | X | |

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| 4. The director determines that the affected area has no substantial value for riparian functions. | | |
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Determination: The project is **consistent** with Article 65 because the Zoning Code (and General Plan, as outlined above) contains allowances for development within the Riparian Corridor if it can be proven that the affected area has no substantial value for riparian functions. Because the applicant proposes new buildings and development within a designated Riparian Corridor setback area, additional information was submitted which demonstrates that the affected area has no substantial value for riparian functions.

Article 86 – Parking Regulations

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
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| <p>Sec. 26-86-010. - Required parking. All uses permitted in <u>Chapter 26</u> of the Sonoma County Code shall provide on-site parking according to the following formulas, except when in conflict with state law.</p> <p><i>Condominiums and planned unit developments: 1 covered space/unit plus 1 uncovered guest space/unit</i></p> | | X |

Determination: Section 26-86-010 requires two parking spots per unit: one covered space and one uncovered guest space. The 103-unit project proposes a total of 224 parking spaces for automobiles (on-street and off-street) and over 100 parking spaces for bicycles located in each private garage and distributed throughout the site. Of the 224 parking spaces, 206 will be located within each unit’s covered garage, and the remaining 15 parking spots uncovered dispersed through the project site. Since the required number of *uncovered* guest spaces is not met, the project is **inconsistent** with Article 86 requirements. The project proposes the use of State Density Bonus Law (SDBL) and the associated waiver of the uncovered guest parking requirement, but has not demonstrated eligibility for a density bonus and waivers based on the current proposed affordability levels. If the project is revised to be eligible for a density bonus, SDBL requires the County to grant waivers or reductions of development standards that would physically preclude the construction of a development that is in compliance with SDBL.

Article 88 – General Exceptions and Special Use Standards, Subsection 26-88-040(f)

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
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| <p>(f) Protect and encourage agricultural production by establishing a buffer between agricultural production on lands either designated in one (1) of the three (3) agricultural land use categories in the general plan or lands included within the AR zoning district, where any such lands abut a nonagricultural land use conducted on land outside the three general plan land use categories.</p> | | X |

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| <p>Generally, buffers shall be defined as a physical separation of one hundred (100) to two hundred feet (200'). These may be modified based upon topographic feature, a substantial tree stand, watercourse or similar existing feature. In some circumstances, a landscaped berm or other man-made feature may enhance the buffer. The requirement for buffer may be modified after hearing by the advisory agency following a written recommendation by the agricultural commissioner.</p> <p>[...]</p> <p>"Agricultural production," as used herein, means either an existing agricultural operation or an agricultural operation that would be a reasonably anticipated use. No buffer or setback shall be created by the acquisition of a portion of a parcel devoted to an agricultural operation.</p> | | |
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Determination: The project is **inconsistent** with Section 25-88-040(f) because the project proposes a 90-foot buffer from agricultural production on the adjacent AR-zoned parcel. The project proposes the use of State Density Bonus Law (SDBL) and the associated waiver of the agricultural buffer/setback, but has not demonstrated eligibility for a density bonus and waivers based on the current proposed affordability levels. If the project is revised to be eligible for a density bonus, SDBL requires the County to grant waivers or reductions of development standards that would physically preclude the construction of a development that is in compliance with SDBL.

Article 89 – Affordable Housing Program Requirements and Incentives

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
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| <p>Section 26-89-040(A) – Affordable Housing Requirements for Residential Developments</p> <p>A. Applicability and requirements. Unless otherwise exempt under Subsection 26-89-040.B (Exempt Projects), any person who constructs or develops one (1) or more residential units, whether a single-family home, units in multi-family dwellings, or by condominium conversions or otherwise, shall provide affordable housing through one (1) or more of the following three (3) methods:</p> <p>1. On-site construction of the required affordable units. Provide the required affordable unit(s) on-site, in compliance with the Section 26-89-040.C (Minimum Requirements for Construction of Affordable Units On-Site);</p> | <p>X</p> | |

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| <p>2. Payment of affordable housing fee. Pay an affordable housing fee in compliance with Subsection 26-89-040.D (Affordable Housing Fee); or</p> <p>3. Alternative equivalent actions. Perform an alternative equivalent action in compliance with Subsection 26-89-040.E (Alternative Equivalent Action); which may be allowed to fulfill the affordable housing requirements of this Section if approved by the Director, at his or her sole discretion.</p> | | |
| <p>Sec. 26-89-070 – Design and Construction Standards</p> <p>3. Unit size.</p> <p>a. The average floor area of the affordable units shall be at least 75 percent of the average floor area of the other units in the development.</p> | | X |

Determination: The applicant has proposed an alternative equivalent action. The alternative equivalent action is under review, and the project appears to be generally **consistent** with the Affordable Housing Program Requirements in Zoning Code Section 26-89-040. The project proposes market rate housing units ranging in size from 1,480 sf to 1,912 sf and affordable housing units just over 1,000 sq ft, which is **inconsistent** with the affordable unit size standards listed under Sec. 26-89-070.

SUBDIVISION REGULATIONS (SONOMA COUNTY CODE CHAPTER 25)

The subdivision code of Sonoma County is adopted for the purpose of regulating the division of land in the unincorporated area of the County pursuant to Article XI, Section 7 of the California Constitution and the State Subdivision Map Act and to eliminate:

- (a) The creation of parcels of inadequate size and poor design;*
- (b) The creation of building sites in areas where topography, flooding or other factors will prevent orderly and beneficial land development;*
- (c) The creation of roads of improper width, alignment, grade and improvements;*
- (d) Hazards to life or property from sewage effluent or inadequate drainage;*
- (e) The lowering of property values and the loss of opportunity for satisfactory overall development of neighborhoods caused by successive, uncontrolled and haphazard land divisions; and*
- (f) Potential environmental damage whenever feasible and appropriate.*

Article IV. Design Standards Generally, Section 25-42 – Lots

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
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| (a) Minimum lot sizes shall conform to the standards established by the county zoning regulations and any additional requirements which may be adopted by formal resolution of the Board of Supervisors. | X | |

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| (b) In no case shall lot width be less than sixty feet on the building setback line, nor the depth less than that necessary to provide the minimum lot size required nor shall the depth be less than eighty-five feet, nor greater than three times the width, exclusive of rights of way or easements necessary for road purposes | X | |
| (d) The side lines of lots shall run at right angles to the street upon which the lot faces, as far as practicable. | X | |
| (e) Double frontage lots of less than two hundred feet in depth shall be avoided, except where essential to provide separation of residential development from traffic arteries, or where required by unusual or excessive topographic conditions... | X | |
| (g) All residential lots shall have a minimum twenty-foot building setback line. Such setback shall be maintained on all street frontages on corner lots. A building setback line shall also be provided adjacent to streams and measured from the toe of the stream bank outward at a slope of 2.5:1 plus thirty feet or thirty feet outward from the top of bank, whichever is greater, or, where stream bank conditions do not reasonably allow such measurement because of the natural topography, bank erosion or other factors, a width shall be determined to reasonably meet the goals of this chapter. | | X |

Determination: The proposed project includes a Major Subdivision and is subject to the standards and policies outlined in Chapter 25 of the Sonoma County Code. The subdivision involves the creation of 93 residential condominiums on a common lot. The project is **consistent** with the required lot size, width, depth, and side lines standards in Sonoma County Code Sections 25-42(a), (b), (d), and (e). Design Standards in Section 25-42(g) require residential lots to have a minimum of 20-foot building setback lines. The proposed development proposes a minimum 10.3-foot front building setback and an 11.3-foot corner building setback. The project is therefore **inconsistent** with Sonoma County Code Section 25-42(g). The project proposes the use of State Density Bonus Law (SDBL) and the associated waiver of the 20-foot building setback requirement, but has not demonstrated eligibility for a density bonus and waivers based on the current proposed affordability levels. If the project is revised to be eligible for a density bonus, SDBL requires the County to grant waivers or reductions of development standards that would physically preclude the construction of a development that is in compliance with SDBL.

Article IV. Design Standards Generally, Section 25-44 – General requirements

| POLICY/STANDARDS | CONSISTENT | INCONSISTENT |
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| (K)(1) Projects consisting of ten (10) lots or more shall provide a minimum of two thousand (2,000) gallons storage per lot either in the form of a pressurized distribution | X | |

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| <p>system with storage, said storage at the building site, or centralized storage equipped to accommodate emergency equipment. In any method used, water flow rates shall be five hundred (500) g.p.m. Total storage need not exceed forty thousand (40,000) gallons plus daily flow. Storage may consist not only in tanks but also in ponds, lakes, pools, etc., which are accessible for use by emergency equipment.</p> <p>(2) For projects consisting of ten (10) lots or fewer, the planning commission or zoning administrator, after consultation with the local fire district/California Department of Forestry (CDF), may require a note placed on the parcel map/final map stating that a minimum of two thousand (2,000) gallon storage facility for fire protection shall be required at the time of building permit issuance for new dwellings.</p> <p>(3) A fire management plan shall be prepared and submitted with the subdivision application that includes (but is not limited to) identification of fire hazards on the site, the development's relationship to these constraints, necessary protection measures, and provision for maintenance of any water system for the project.</p> <p>(4) Where projects are proposing a "tie-in" with existing public or mutual water systems, the storage requirement may be adjusted based on the capability and/or storage capacity of the existing system.</p> <p>(5) A design for the cleared area at the building site for a two hundred and thirty-six inch (236") wheelbase vehicle shall be required to insure adequate emergency vehicle circulation.</p> <p>(6) Access for fire protection purposes shall be provided consistent with Section 25-17(j) ...</p> | | |
| <p>(M) Development allowed under the general plan in designated resource areas shall be permitted subject to the following design/siting requirements.</p> <p>[...]</p> <p>(3) Development shall not adversely affect the natural course or riparian habitat of any stream. Mitigation measures shall be required of the project where development may result in impacts to such areas.</p> | X | |
| <p>(N)(1) Utility lines shall be placed underground on projects with a density greater than one (1) unit/three (3) acres...</p> | X | |
| <p>(P) Protect and encourage agricultural production by establishing a buffer between agricultural production on</p> | | X |

| | | |
|---|--|--|
| <p>lands either designated in one (1) of the three (3) agricultural land use categories in the general plan or lands included within the "AR" zoning district, where any such lands abut a nonagricultural land use conducted on land outside the three (3) general plan land use categories. Generally, buffers shall be defined as a physical separation of one hundred feet (100') to two hundred feet (200'). These may be modified based upon topographic feature, a substantial tree stand, water course or similar existing feature. In some circumstances, a landscaped berm or other manmade feature may enhance the buffer. The requirement for buffer may be modified after hearing by the advisory agency following a written recommendation by the agricultural commissioner.</p> <p>[...]</p> | | |
|---|--|--|

Determination: The project is **consistent** with Section 25-44(k) and (n). The proposed subdivision will be served by the Cal-American public water system, which will provide a year-round, pressurized public water supply with adequate capacity to meet both domestic and fire flow demands, including storage. Preliminary engineering indicates fire flows will meet or exceed 1,500 gallons per minute (gpm). A Fire Safe Management Plan was submitted with the application. Access to the project site will be provided from Geyserville Avenue (Highway 128) with internal circulation consisting of a looped, paved private road between 24-26 feet in width. Utility lines will be placed underground.

Because the applicant proposes new buildings and development within a designated Riparian Corridor setback area, additional information was submitted demonstrating that the affected area has no substantial value for riparian functions. The project is **consistent** with Section 25-44(m)(3) because the affected area has no substantial value for riparian functions.

The project is **inconsistent** with Section 25-44(p) because the project proposes a 90-foot buffer from agricultural production on the adjacent AR-zoned parcel. The applicant is waiving the 200-foot agricultural buffer required by Section 25-44(p).

ADVISORY ITEMS

SB 330 PRELIMINARY APPLICATION

A preliminary application for this project was submitted on January 10, 2025, in accordance with Government Code Section 65941.1. Preliminary applications reserve a project’s right to only be subject to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted unless the number of residential units or square footage of construction changes by 20 percent or more (Government Code Sections 65941.1, 65589.5(o)).

The resubmitted project materials included an analysis of the net square footage of the current proposal compared with the preliminary application to demonstrate that the project has not changed by more than 20 percent. However, Government Code Section 65589.5(o)(2)(e) states that “for purposes of this subdivision, “square footage of construction” means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).” Title 24 of the California Code of Regulations (CCR) defines building area as “the area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal

projection of the roof or floor above.” Therefore, the use of net square footage to demonstrate compliance with the change limitations in Government Code Sections 65941.1 and 65589.5(o) is not permitted.

Please submit information demonstrating that the project complies with the 20 percent change limitation in State law using building area as defined in CCR Title 24.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The project site is identified as GEY-1 in the Housing Element Site Inventory (Table 15 in the Housing Element, Appendix D), which was rezoned as part of the [2023-2031 Housing Element update](#) and is subject to applicable mitigation measures identified in the certified Environmental Impact Report (EIR) for the Housing Element Update. Applicable mitigation measures may apply at various stages of the project such as during entitlement processing and prior to construction permit issuance.

CONCLUSION

Permit Sonoma looks forward to providing continued assistance with the processing of this application. If you feel any item in this letter requires further discussion, please do not hesitate to contact me. I can be reached via telephone at (707) 565-2605 or email at Alisa.Rossetti@sonomacounty.gov.

Sincerely,



Alisa Rossetti
Planner II

ec: File No. PLP25-0006
Katrina Braehmer, Supervising Planner
Joshua Miranda, Supervising Planner
Ross Markey, Comprehensive Planning Manager
Cecily Condon, Deputy Director Planning
Scott Orr, Interim Director