

### 3.10 LAND USE AND PLANNING

This section describes existing land uses and land use designations for the project site and identifies Sonoma County General Plan policies and zoning regulations that relate to land use. The purpose of this section is to provide the regulatory and environmental setting necessary to analyze potential impacts on land use and planning associated with the project and to present the land use impact analysis.

Note that consistency with the County General Plan will be determined by the Board of Supervisors for this project. The following analysis is intended to inform that ultimate decision.

#### 3.10.1 Environmental Setting

The project development site is approximately 53 acres and is located in unincorporated Sonoma County roughly northwest of the Santa Rosa city limits. The site is bordered by Mark West Springs Road to the north (with residential beyond), US 101 to the west (with vineyard beyond); vineyard to the south; and a vineyard, commercial, and residential neighborhood, the Berrybrook subdivision, to the east.

The development site is designated PQP (Public/Quasi Public) in the General Plan, zoned PF (Public Facilities), and historically been used for public/quasi public/institutional uses, primarily the Wells Fargo Center for the Arts, owned and operated by the Luther Burbank Memorial Foundation (LBMF), and associated uses.

In addition to the development site, the project includes placing one additional adjacent 1.41-acre parcel (APN 058-040-036) inside the Larkfield-Wikiup Urban Service Boundary. This parcel is designated Rural Residential 1 acre density in the General Plan, is zoned RR (Rural Residential) – B6 – 1 acre density – VOH (Valley Oak Habitat), and is currently developed with one single family dwelling served by a well and septic system. The purpose of including this parcel within the Urban Service Boundary is to prevent the formation of ‘island’ parcels which do not have sewer service available inside the Urban Service Boundary (if the overall development project is approved). Including the subject residential parcel inside the Urban Service Boundary would not change the land use designation or the allowed uses on that property.

#### 3.10.2 Regulatory Setting

##### 3.10.2.1 *State*

Article XI, Section 7 of the State Constitution authorizes California cities and counties to regulate land use in their communities. The California State Planning and Land Use Law (California Government Code Section 65000 et seq.) promulgates minimum standards for land use and planning regulation at the local level. It requires cities and counties to adopt general plans and zoning ordinances. California Government Code Section 65300 et seq. requires cities to implement and maintain general plans that are internally consistent and consistent with other applicable land use plans, laws, and policies, including those contained in the zoning ordinance and other planning documents. Cities are required to adopt and enforce zoning ordinances under California Government Code Section 65850 et seq. The Subdivision Map Act (California

Government Code Section 66410 et seq.) requires local government approval for all subdivisions of land in California.

### 3.10.2.2 *Local*

The project site is located in unincorporated Sonoma County and is subject to the land use and planning policies set forth in the *Sonoma County General Plan 2020* (the General Plan; PRMD 2008, revised 2009) and in the *Sonoma County Zoning Regulations* (the Zoning Regulations), which are in Chapter 26 of the *Sonoma County Municipal Code*. The Zoning Regulations prescribe permitted land uses on individual parcels of land throughout Sonoma County.

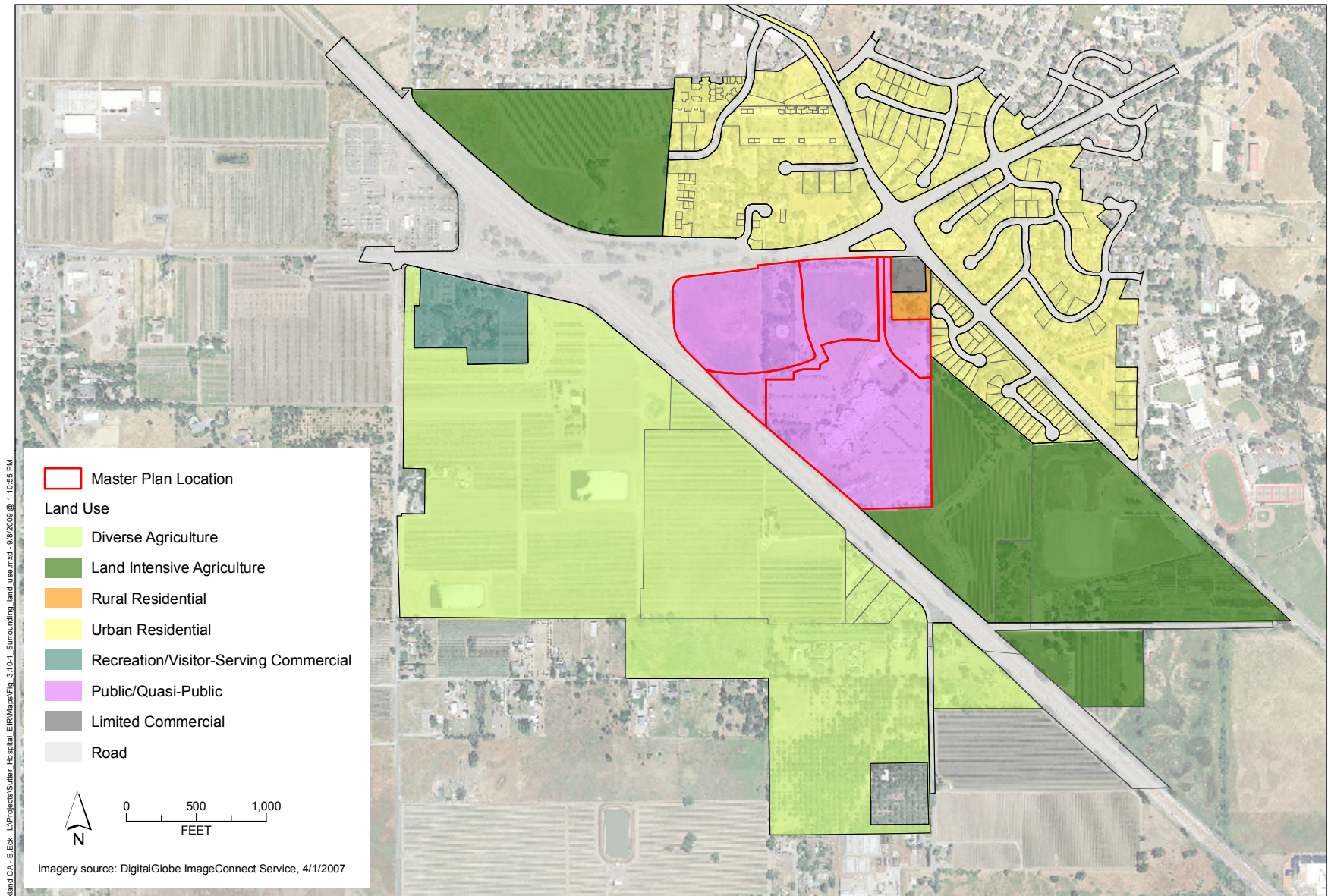
### 3.10.2.3 *Land Uses Adjacent to the Project Site*

**Figure 3.10-1** shows land use designations in the project vicinity. A residential neighborhood composed of a mixture of single-family homes and apartments is located to the north of the project site (across Mark West Springs Road) in an area with a General Plan land use classification of Urban Residential (UR) 11 units per acre. This area has a base zoning of R2 (Medium Residential) - B6 – 11 dwelling unit per acre, and R2 - B7 (Frozen lot size). The parcels immediately northeast of the project site contain commercial and detached residential buildings and have General Plan land use classifications of Limited Commercial (LC) and Rural Residential (RR), 1 unit per acre. These parcels are base zoned LC (Limited Commercial), and CO (Administrative and Professional District), and RR (Rural Residential) – B6 – 1 acre density. The Berrybrook residential subdivision to the east of the project has a General Plan land use classification of Urban Residential (UR), 11 dwelling units per acre and a base zoning of R1 (Low Density Residential) – B6 – 3.49 dwelling units per acre. East and south of the project site and south of the Berrybrook subdivision is a vineyard, which has a General Plan land use classification of Land Intensive Agricultural (LIA) 1 unit per 20 acres and a base zoning district of LIA (Land Intensive Agriculture) – B6 – 1 unit per 20 acres. The agricultural fields south and west of the project site (across US 101) have a General Plan land use classification of Diverse Agriculture (DA) 1 unit per 10 acres and a base zoning of Diverse Agricultural – B6 – 1 unit per 10 acres.

### 3.10.2.4 *Project Site Land Uses*

The project development site is composed of four contiguous Assessor's Parcels, which are referred to in this EIR as Parcels A, B, C, and D and shown in **Figure 2-2**. The land uses and sizes of the parcels are as follows:

- Parcel A (Assessor's Parcel Number [APN] 058-040-058) is approximately 15 acres and is owned by Sutter. It contains a barn used for LBMF maintenance activities, a wastewater treatment plant used by LBMF, and undeveloped land used for pasture. It is bordered by US 101 to the west, Mark West Springs Road to the north, and Parcel B to the east and south.
- Parcel B (APN 058-040-059) is approximately 10 acres and is also owned by Sutter. The land on this parcel consists primarily of athletic fields used by LBMF; the rest is undeveloped. Generally, it is bordered by Parcel A to the west, Mark West Springs Road to the north, Parcel C to the east and south, and US 101 to the southwest.



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Sutter/LBMF Joint Master Plan

**Figure 3.10-1**  
Surrounding Land Use



- Parcel C (APN 058-040-060) is approximately 25 acres and contains the Wells Fargo Center for the Arts (WFC), which is owned and operated by LBMF. Parcel C is used to host community and arts events at the WFC. The parcel has 903 parking spaces and a lawn area known as the East Lawn, which is used for civic and community-based functions, private receptions, and limited amplified events within County General Plan parameters. The parcel is bordered by US 101 to the west and south, Parcels B and D to the north, and a vineyard to the east.
- Parcel D (APN 058-040-061) is approximately 3 acres and is owned by LBMF. It is undeveloped and is primarily covered with grassy areas bordered by trees to the north and the east. It is bordered by Parcel C to the west and south and residential development to the east and north.

The project also includes placing one additional adjacent 1.41-acre parcel (APN 058-040-036) inside the Larkfield-Wikiup Urban Service Boundary. This parcel is designated Rural Residential 1 acre density in the General Plan, is zoned RR (Rural Residential) – B6 – 1 acre density – VOH (Valley Oak Habitat), and is currently developed with one single family dwelling and a number of outbuildings served by a well and septic system. It is owned by the Severns-Cargile Pietrina Trust and the Thomas W. Cargile Trust.

### 3.10.2.5 *Existing Land Use Classification and Policies*

The Sonoma County General Plan classifies the current land uses on all four development parcels at the project site as Public/Quasi Public (PQP). The stated purpose of this designation is to “provide sites that serve the community or public need and are owned or operated by government agencies, non profit entities, or public utilities” (PRMD 2008, revised 2009). The operation of hospitals is among the land uses permitted within areas designated as PQP.

The additional 1.41-acre parcel to be included in the Larkfield-Wikiup Urban Service Boundary has a General Plan designation of Rural Residential 1 acre density. Including the subject residential parcel inside the Urban Service Boundary would not change the land use designation or the allowed uses on that property.

The project site is in the Santa Rosa and Environs Planning Area, as designated by the Sonoma County General Plan. This area surrounds the Santa Rosa city limits and includes the flat terrain of the Santa Rosa Plain, several small valleys surrounded by rolling hills, and the mountainous areas of the Sonoma and Mayacamas mountain ranges. Major drainages within this area include Santa Rosa Creek, Mark West Creek, and the Laguna de Santa Rosa natural resource area. According the Sonoma County General Plan, the primary land use issues confronting this area are:

- The ability of public services to accommodate projected residential, commercial, and industrial growth;
- Protection of agricultural lands, as proximity to urban Santa Rosa has resulted in pressure to convert such lands to rural residential use; and
- Future development in southwest Santa Rosa before the annexation by the City and annexation of the Roseland area and other existing developed land within the City’s Urban Growth Boundary (SCPRMD 2008, revised 2009).

The General Plan includes the following two specific objectives for the Santa Rosa and Environs Planning Area:

- Objective LU-16.1: Avoid urban development within the Urban Service Boundary of Santa Rosa until annexation except where allowed by Specific or Area Plan as of 1986.
- Objective LU-16.2: Limit future rural residential development to infill within areas already designated for such use (SCPRMD 2008, revised 2009).

In regard to LU-16.1, it is noted that the proposed project is both located outside of the Santa Rosa Urban Service Boundary, and is proposed to be included within the Larkfield-Wikiup Urban Service Boundary (not Santa Rosa).

In regard to LU-16.2, it is noted that the project does not involve any land use changes or development related to residential uses.

### **3.10.2.6 Existing Zoning Regulations**

All four development parcels that comprise the project area are subject to the same four zoning designations and regulations: a base zoning designation of Public Facilities (PF; County Zoning Regulations Article 52); and three Combining District Overlay zoning designations—Scenic Design (SD; County Zoning Regulations Article 62), Scenic Resources (SR; County Zoning Regulations Article 64), and Valley Oak Habitat (VOH; County Zoning Regulations Article 67). Combining District zoning regulations apply to parcels in addition to the regulations prescribed by base zoning designations. Each zone is defined in the County Zoning Regulations as follows:

- PF: The purpose of areas zoned PF is “to provide sites which serve the community or public need and to protect those sites from encroachment of incompatible uses.”
- SD Combining District: The purpose of this designation is to “provide for the preservation of the scenic beauty of the county.”
- SR Combining District: The purpose of this designation is to “preserve the visual character and scenic resources of lands in the county.” SR Combining District zoning contains criteria for structures located within Scenic Corridors, Community Separators, and Scenic Landscape Units.
- VOH Combining District: The purpose of this overlay is to “protect and enhance valley oaks and valley oak woodlands and to implement the provisions of Section 5.1 of the general plan resource conservation element.” VOH zoning regulations require specific mitigation measures for the removal of any valley oak trees resulting from a project. These mitigation measures are specific to the size of valley oak tree that is removed.

In addition to the development site, the project includes placing one additional adjacent 1.41 acre parcel (APN 058-040-036) inside the Larkfield-Wikiup Urban Service Boundary. This parcel is zoned RR (Rural Residential) – B6 – 1 acre density – VOH (Valley Oak Habitat). The purpose of the Rural Residential zoning district is to “preserve the rural character and amenities of those lands best utilized for low density residential development pursuant to Section 2.2 of the general plan. Rural residential uses are intended to take precedence over permitted agricultural uses, but the district does not allow agricultural service uses. The rural residential district may also be

applied to lands in other land use categories where it is desirable to use zoning to limit development.”

### ***3.10.2.7 Text Amendment***

Although not proposed by the project applicant, PRMD Planning staff has indicated that if the project is approved, a General Plan Area Policy text amendment may be implemented with it to specifically identify the intent of the Board of Supervisors for the site. Such a text amendment may include language such as:

Policy LU-16z: The intent of County of Sonoma Board of Supervisors in extending the Urban Service Boundary to include the Sutter/Wells Fargo Center site is to allow for a project of significant public benefit consisting of and limited to: A medical hospital and ancillary medical facilities and offices on APN=s 058-040-058 & 059; and a performing arts community center and ancillary community serving uses on APN=s 058-040-060 & 061. All new uses and structures on the 53 acre site shall be subject to use permit review to demonstrate: 1) A significant overriding public benefit, 2) Integration within the larger 53 acre site area in regards to shared infrastructure, roads, parking and open space, and 3) A high level of architectural and landscape quality suitable to a highly visible major community-serving site.

Such a General Plan Area Policy would have the effect of limiting the uses on site to only those specifically approved with the proposed project; therefore, such a policy would not be expected to create any environmental impacts or inconsistencies with the General Plan.

## **3.10.3 Impact Analysis**

### ***3.10.3.1 Approach and Methodology***

The analysis in this section focuses on the compatibility of the project with existing and planned land uses and planning policies within the vicinity of the project site. In addition, the analysis focuses on the compatibility of project with the Sonoma County General Plan 2020 and the Sonoma County Zoning Regulations.

### ***3.10.3.2 Thresholds of Significance***

According to Appendix G of the *CEQA Guidelines*, the project would have a significant impact if it would:

- Physically divide an established community.
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

### 3.10.3.3 *Less Than Significant Impacts Not Requiring Further Analysis*

The following potential project impacts have been evaluated and determined to be less than significant. These impacts thus are not evaluated in this EIR in further detail.

The project would not physically divide an established community. The project site is surrounded by open space and agricultural land to the south, US 101 to the west, and primarily unincorporated commercial and residential development to the north and east. The project would not establish new development between existing components of an established community. Mark West Springs Road divides the project site from the residential neighborhood to the north. All homes in the Berrybrook subdivision, which adjoins a small portion of the project site's eastern boundary, face away from the site and toward an existing residential street, Darbster Place. Darbster Place provides access to the Berrybrook subdivision independent of the project site. Development of the project site would introduce new land uses between US 101 and residential areas to the east. However, the project would not physically divide an existing community as a result of the new land uses.

The proposed project is within the boundaries of the study area for the Santa Rosa Plain Conservation Strategy. The Conservation Strategy identifies eight conservation areas for special-status species, but the project site is not located within any of these areas. The proposed project would not conflict with implementation of the Santa Rosa Plain Conservation Strategy or any other habitat conservation plan or natural community conservation plan.

### 3.10.3.4 *Impacts and Mitigation*

**Impact LU-1: Conflict with an established land use plan, policy, or regulation** Potential inconsistencies with General Plan adopted land use designations, and the proposed amendment to include the project site within the Larkfield-Wikiup Urban Service Boundary established in the County General Plan. As part of the project, this boundary would be relocated to include the project site and maintain consistency with adopted land use plans and policies.

**Significance:** Less than significant

**Discussion:**

The proposed project would convert the vacant land in Parcels A and B to the institutional uses associated with a hospital and medical offices (see Section 2.3.2). The project would relocate the athletic field on Parcel B to the south end of Parcel C. Land uses at WFC (Parcel C) would not be significantly altered after implementation of the proposed project. A small WFC maintenance facility would be relocated from parcel A to parcel D.

All of these uses are related to the proposed hospital and existing large scale community event facility of the Wells Fargo Center. As previously noted, the stated purpose of the General Plan Public/Quasi Public designation is to “provide sites that serve the community or public need and are owned or operated by government agencies, non profit entities, or public utilities”. The operation of hospitals is among the land uses permitted within areas designated as PQP. Given the above, it appears the proposed uses in the development project would be consistent with the intent of the Public/Quasi Public General Plan land use designation on site to serve large institutional and quasi public uses.

In addition to the development site, the project includes placing one additional adjacent 1.41 acre parcel (APN 058-040-036) inside the Larkfield-Wikiup Urban Service Boundary. This parcel is designated Rural Residential 1 acre density in the General Plan. The purpose of including this parcel within the Urban Service Boundary is to prevent the formation of ‘island’ parcels which do not have sewer service available inside the Urban Service Boundary (if the overall development project is approved). Such ‘island’ parcels are inconsistent with LAFCO (Local Agency Formation Commission) policies. Including the subject residential parcel inside the Urban Service Boundary would not change the allowed uses on that property, although it would allow the existing dwelling on site to potentially connect to public sewer at some point in the future. The General Plan does not contain any prohibitions against Rural Residential designated properties connecting to public sewer. Given the above, it would appear the continued use of the Rural Residential designated property for residential purposes would be consistent with the intent of the Rural Residential land use designation.

The project also includes a General Plan amendment to place the 53 acre development area of the property inside the Larkfield-Wikiup Urban Service Boundary (in addition to the Rural Residential parcel noted above), to ultimately allow annexation of the site to the local sewer district. That amendment and other aspects of the project are analyzed for potential inconsistencies with the General Plan policies below.

**General Plan Land Use and Policies**

The General Plan includes land use policies designed to achieve the plan’s objectives for the County and Santa Rosa and Environs Planning Area. **Table 3.10-1** identifies the applicable policies to the proposed project and describes how the proposed project would comply.

**Table 3.10-1. Land Use Policy Consistency Analysis**

<b>General Plan Land Use Policies (PRMD 2008, revised 2009)</b>	<b>Project Consistency Analysis</b>
LU-16a: Require full urban improvement standards and services for discretionary commercial, industrial, and urban residential projects within the Urban Service Boundary.	The Urban Service Boundary would be relocated to include the project site. Full urban improvement standards, including bicycle and pedestrian improvements, would be implemented for the proposed project.
LU-16b: Consider requiring joint city/county design review for projects within the Santa Rosa Urban Service Boundary.	The project site is not within the Santa Rosa Urban Service Boundary. The Larkfield-Wikiup Urban Service Boundary would be relocated to include the project site. Joint city/county design review does not apply to that Urban Service area, but full County Design Review does.
LU-16e: Recognize existing commercial, industrial, and public/quasi public uses outside Urban Service Boundaries. Limit expansion of these uses to that which does not necessitate extension of water and sewer.	If the project is approved, the Larkfield-Wikiup Urban Service Boundary would be relocated to include the project site within it. The decision of whether or not to relocate the Urban Service Boundary is a policy determination of the Board of Supervisors that must weigh the potential public benefits of the project compared to the potential environmental impacts.

Table 3.10-1. Land Use Policy Consistency Analysis

General Plan Land Use Policies (PRMD 2008, revised 2009)	Project Consistency Analysis
LU-16f: Avoid amendments to include additional commercial or industrial use outside Urban Service Areas.	The project is for a Public/Quasi Public use (not commercial or industrial), and the Larkfield-Wikiup Urban Service Boundary would be relocated to include the project site.
LU-16w: Encourage interrelatedness of the Larkfield-Wikiup community and connection of the two commercial nodes and the residential developments. Encourage development of a park and community recreation center adjacent to Mark West School on Lavell Road and a passive recreational trail along Mark West Creek.	The project site is not located between the two established commercial nodes in the Larkfield-Wikiup community. However, the project would improve the continuity of development in the Larkfield-Wikiup community by providing bicycle and pedestrian improvements, such as designated paths and trails.
OSRC-3d: Establish a building setback of 20 feet along 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.	See Section 3.2.
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.	See Section 3.2.
OSRC-4b: Prohibit continuous all night exterior lighting in rural areas, unless it is demonstrated to the decision making body that such lighting is necessary for security or operational purposes or that it is necessary for agricultural production or processing on a seasonal basis. Where lighting is necessary for the above purposes, minimize glare onto adjacent properties and into the night sky.	See Section 3.2.
OSRC-4c: Discourage light levels that are in excess of industry and State standards (Sonoma County 2008).	See Section 3.2.
OSRC-16k: Require that discretionary projects involving sensitive receptors (facilities or land uses that include members of the population sensitive to the effects of air pollutants such as children, the elderly, and people with illnesses) proposed near the Highway 101 corridor include an analysis of mobile source toxic air contaminant health risks. Project review should, if necessary, identify design mitigation measures to reduce health risks to acceptable levels.	See Section 3.4.
PF-1d: Require as part of discretionary project applications within a water or sewer service area	The proposed project would supply its own water through two new onsite wells. The project will be

Table 3.10-1. Land Use Policy Consistency Analysis

General Plan Land Use Policies (PRMD 2008, revised 2009)	Project Consistency Analysis
written certification that either existing services are available or needed improvements will be made prior to occupancy.	required through mitigation to offset its wastewater treatment demand by retrofitting water fixtures in the Wells Fargo Center and funding a program to retrofit off site residences and businesses.
PF-1e: Avoid General Plan amendments that would increase demand for water supplies or wastewater treatment services in those urban areas where existing services cannot accommodate projected growth as indicated in Table LU-1 (Historic and Projected Annual Population Growth Rates) or any adopted master plan.	The proposed project would supply its own water through two new onsite wells. The project will be required through mitigation to offset its wastewater treatment demand by retrofitting water fixtures in the Wells Fargo Center and funding a program to retrofit off site residences and businesses.
PF-1f: Avoid extension of public sewer services outside of either a sphere of influence adopted by LAFCO or the Urban Service Area.	The Larkfield-Wikiup Urban Service Boundary would be relocated to include the proposed project site. Ultimately, the site would be included in the sewer district sphere of influence and the sewer district boundary.
WR-2f: Require that discretionary projects in the Urban Service Areas maintain the site's pre-development recharge of groundwater to the maximum extent practicable.	The proposed project would maintain the site's pre-development recharge of groundwater to the maximum extent practicable. As discussed in Section 3.9, Hydrology and Water Quality, the project would include detention basins (see Figure 3.9-3), vegetated swales and other best management practices as required by MS4, all of which would help infiltrate storm water.
WR-2g: In cooperation with Sonoma County Water Agency (SCWA), DWR, and other public agencies and well owners, support the establishment and maintenance of a system of voluntary monitoring of wells throughout the county, utilizing public water system wells and private wells where available. Encourage participation in voluntary monitoring programs, and if funds are available, consider funding of well monitoring where determined necessary in order to stimulate participation.	The proposed project would participate in well monitoring programs, as required by ordinance.

**Table 3.10-1. Land Use Policy Consistency Analysis**

<b>General Plan Land Use Policies (PRMD 2008, revised 2009)</b>	<b>Project Consistency Analysis</b>
WR-3o: Encourage public water suppliers to avoid or minimize significant adverse impacts on the environment resulting from water supply, storage and transmission facilities, including impacts on other water users.	Two new wells would be developed on site to supply the project with water; however, the hospital would not be a public water supplier. No offsite water supplies or transmission facilities would be developed. As discussed in Section 3.9, a groundwater basin study performed for this EIR has shown that the new water wells would not significantly impact other water users or the environment. The proposed project would participate in an ongoing well monitoring program.
WR-4e: Require water conserving plumbing and water conserving landscaping in all new development projects and require water conserving plumbing in all new dwellings. Promote programs to minimize water loss and waste by public water suppliers and their customers. Require County operated water systems to minimize water loss and waste.	As described in Section 3.16, the proposed project would be constructed using water conserving plumbing, including ultra-low flow plumbing fixtures and other water conservation devices. In addition, the WFC would be retrofitted with low flow toilets and other water conserving devices. As discussed in Section 3.9, as part of pollution prevention methods the proposed project would landscape using plants with minimal water requirements.
WR-4g: Require that development and redevelopment projects, where feasible, retain stormwater for on-site use that offsets the use of other water.	On site stormwater will be detained through a series of bio-swales and detention basins to meet County and Water Quality Control Board requirements before being discharged from the site. This will also aid ground water recharge, and help reduce water needed on site for landscape purposes.
NE-1b: Avoid noise sensitive land use development in noise impacted areas unless effective measures are included to reduce noise levels. For noise due to traffic on public roadways, railroads and airports, reduce exterior noise to 60 dB Ldn or less in outdoor activity areas and interior noise levels to 45 dB Ldn or less with windows closed. Where it is not possible to meet this 60 dB Ldn standard using practical application of the best available noise reduction technology, a maximum level of up to 65 dBH may be allowed but interior noise level shall be maintained so as not to exceed 45 dB Ldn. For schools, libraries, offices, and other similar uses, the interior noise standard shall be 45 dB Leq in the worst case hour when the building is in use.	As discussed in Section 3.11, the proposed project would include effective measures to reduce noise levels, both during construction and operation. This would include the use of temporary noise barriers and limiting hours of construction. Noise levels at the proposed project site could exceed County and exterior and interior noise limits since the entire site is exposed to roadway noise levels exceeding 60 dBA Ldn. The mitigation discussed in Section 3.11 would reduce noise exposure to both outdoor use areas and interior spaces to achieve compliance with county and state noise exposure standards. Helicopter operations might occasionally exceed noise standards, even with all feasible mitigation measures, and a Statement of Overriding considerations may be necessary for that impact.

**Table 3.10-1. Land Use Policy Consistency Analysis**

<b>General Plan Land Use Policies (PRMD 2008, revised 2009)</b>	<b>Project Consistency Analysis</b>
NE-1c: Control non-transportation related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 (Maximum Allowable Exterior Noise Exposures for Non-transportation Noise Sources) as measured at the exterior property line of any adjacent noise sensitive land use, with certain exceptions.	The mitigation discussed in Section 3.11 would reduce non-transportation related noise exposure to both outdoor use areas and interior spaces to achieve compliance with county and state noise exposure standards.
NE-1d: Consider requiring acoustical analysis prior to approval of any discretionary project involving a potentially significant new noise source or a noise sensitive land use in a noise impacted area.	The proposed project was subject to acoustical analysis, the results of which are included in Section 3.11.
NE-1m: Consider requiring the monitoring of noise levels for discretionary projects to determine if noise levels are in compliance with required standards. The cost of monitoring shall be the responsibility of the applicant.	As described in Section 3.11, a program of monitoring helicopter operations noise will be conducted and a community noise disturbance coordinator shall be designated to reduce noise annoyance in nearby residential areas.
CT-2d: Require major traffic generating projects on existing or planned transit routes to provide fixed transit facilities, such as bus turnouts, passenger shelters, and seating needed to serve anticipated or potential transit demand from the project.	As described in Section 3.15, the proposed project would provide fixed transit facilities, including bus stops and shelters, which would be provided on both sides of Mark West Springs Road at the signalized main access intersection. Sidewalks would be provided from the intersection to all project buildings.
CT-2r: Encourage measures that divert automobile commute trips to transit whenever possible.	As described above and in Section 3.15, the proposed project would include bus stops and shelters on both sides of Mark Springs West Road at the signalized main access intersection. The proposed project would be providing County-required bike racks. A Class II bicycle lane would also be provided in the eastbound direction along the project's Mark West Springs Road frontage.
CT-2t: Encourage measures to modify the timing of peak commute and school trips to reduce congestion, including reduced work weeks, flexible, variable or staggered work hours. Consider adoption of standards requiring Traffic Demand Management programs and telecommuting for new business and employment centers.	As described in Section 3.15, during surcharging of the project site, flagmen would be available to minimize traffic disruption. The typical afternoon shift change at the hospital would occur outside the p.m. peak. To the extent feasible, reduced work weeks, variable or staggered work hours, and telecommuting would be implemented during project operation.
CT-2v: Provide for pedestrian friendly and safe design features in unincorporated communities including sidewalks, street crossings, landscaping, and related amenities that are consistent with the character of the community.	As described in Section 3.15, the proposed project would provide sidewalks along much of the project frontage, around each building or group of buildings, and extensively throughout the project site. The proposed project would include extensive landscaping that is consistent with the character of

**Table 3.10-1. Land Use Policy Consistency Analysis**

<b>General Plan Land Use Policies (PRMD 2008, revised 2009)</b>	<b>Project Consistency Analysis</b>
	the community.
CT-2w: In unincorporated communities, provide for pedestrian, bicycle, and other alternative transportation mode connections among commercial, service, public (such as schools, libraries), and transit uses where compatible with community character and consistent with the Vehicle Code.	As described in Section 3.15, the proposed project would include a Class II bicycle lane in the eastbound direction along the project’s Mark West Springs Road frontage, bike racks, two bus stops and shelters, and extensive sidewalks along and within the project site.
CT-3a: Use the levels of service established in Objectives CT-3.1 and 3.3 to determine whether or not roadway segment congestion would exceed the desired LOS on the countywide road system.	As described in Section 3.15, the appropriate levels of service were used to determine whether congestion would exceed the desired LOS on county roads.
CT-3b: Use area and/or project traffic analyses to determine if intersections meet the LOS standards of Objectives CT-3.2 and CT-3.3. Based on this analysis, identify and implement intersection improvements needed to achieve LOS D.	As described in Section 3.15, traffic analyses demonstrate that project traffic itself would not exceed the LOS standards in the General Plan. On a cumulative basis, however, project traffic when combined with anticipated future traffic in the cumulative condition would adversely affect the LOS at certain intersections. To mitigate the project’s contribution to these adverse cumulative effects, the project would provide a fair share contribution to traffic system improvements at certain intersections, as detailed in Section 3.15. There would be a significant and unavoidable cumulative impact at certain intersections where mitigation is presently infeasible, as detailed in Section 3.15. Project approval would require a Statement of Overriding Considerations with respect to the project’s contribution to these cumulative impacts.
CT-5f: Review and condition discretionary development projects in the unincorporated area to assure that the LOS and/or public safety objectives established in Policy CT-3a and CT-3b are met. If the proposed project would result in a LOS worse than these objectives, consider denial of the project unless certain circumstances exist.	As described in Section 3.15, project traffic itself would not exceed the LOS standards in the General Plan. On a cumulative basis, however, project traffic when combined with anticipated future traffic in the cumulative condition would adversely affect the LOS at certain intersections. To mitigate the project’s contribution to these adverse cumulative effects, the project would provide a fair share contribution to traffic system improvements at certain intersections as detailed in Section 3.15. There would be a significant and unavoidable cumulative impact at certain intersections where mitigation is presently infeasible, as detailed in Section 3.15. Project approval would require a Statement of Overriding Considerations with respect to the project’s contribution to these cumulative impacts.

**Table 3.10-1. Land Use Policy Consistency Analysis**

<b>General Plan Land Use Policies (PRMD 2008, revised 2009)</b>	<b>Project Consistency Analysis</b>
CT-5g: Require that a new development provide project area improvements necessary to accommodate vehicle and transit movement in the vicinity of the project, including capacity improvement, and other mitigation measures necessary to accommodate the development.	As detailed in Section 3.15, the project would provide traffic system improvements including signalization, additional turn lanes, additional lanes, and road widening, where feasible. The project would have significant and unavoidable impacts in some locations where mitigation is infeasible, as detailed in Section 3.15. Project approval would require a Statement of Overriding Considerations with respect to these impacts.

### Zoning Consistency

No changes to the zoning of the project site would occur with the project. The zoning designations regulating the project site and the project's compliance with each set of regulations are described in detail below.

- **PF (Public Facilities):** The PF zoning district is applied to properties which have a PQP General Plan land use designation. As noted above, the PQP land use designation specifically allows hospitals, although they are not specifically listed in the PF zoning code. However the intent of the PF zoning district is to "provide sites which serve the community or public need and to protect these sites from encroachment of incompatible uses". Given the above, the project may be permitted by a Conditional Use Permit per Section 26-52-040(n) of the County Zoning Regulations, which conditionally permits uses of a similar and compatible nature to those expressly permitted under a use permit in areas zoned PF. The project would comply with all building intensity and development criteria laid out in (Section 26-52-050) of the PF Zoning Regulations.
- **SD (Scenic Design):** A portion of the project would be constructed in an SD Combining District, and it would be subject to design review and approval by the Sonoma County Design Review Committee for consistency with County and community design standards. The project is currently undergoing preliminary design review, a process that began on April 29, 2009. Because implementation of the project requires Conditional Use Permits and a General Plan Amendment, it would also be subject to review and approval by the Planning Commission and Board of Supervisors. Under the SD Combining District zoning, the project is subject to the height, bulk, and area development criteria set forth under its base zoning designation of PF.
- **SR (Scenic Resource):** A portion of the project adjacent to Hwy 101 and Mark West Springs Road would fall within the SR Combining District. The SR Combining District contains criteria for structures located within Scenic Corridors, Community Separators, and Scenic Landscape Units. As shown in Figure OSRC-5e of the County General Plan (Open Space Map: Santa Rosa and Environs) the project site is not within a Community Separator or a Scenic Landscape Unit and is therefore not subject to those criteria. The project is partly

within the US 101 and Mark West Springs Road Scenic Corridors, and therefore those provisions would apply, including full Design Review of the project, and a building setback along US 101 of 20 feet to be reserved for landscaping. As noted above, the design of the project would also be subject to the review and approval of the County Planning Commission and Board of Supervisors.

- **VOH (Valley Oak Habitat):** The project would comply with all mitigation measures prescribed under VOH zoning regulations (see Section 3.5 of this Draft EIR). Moreover, all uses permitted within any zoning regulation combined with a VOH Combining District are permitted in the district. Because the project is subject to design review approval under SR and SD zoning regulations, design review for the project will require measures to protect, enhance, and mitigate loss of valley oaks on the project site in accordance with County ordinances.
- **RR (Rural Residential):** The existing 1.46 acre rural residential parcel would be included in the Larkfield-Wikiup Urban Service Area as part of the project. There would be no changes to the existing rural residential use of that site, therefore no inconsistencies with the RR zoning are expected.

### Impact Summary

The proposed project appears generally consistent with applicable land use plans, policies and regulations. Use of the site for a community-serving medical center appears to be consistent with both the General Plan 2020 land use designation (Public/Quasi Public) and the County Zoning Code (Public Facilities). In addition, the project appears generally consistent with applicable General Plan 2020 land use policies, as described above. The General Plan Larkfield-Wikiup Urban Service Boundary, and ultimately, the sewer district boundary, would be relocated to include the project area. As stipulated in the Zoning Regulations, the project would also undergo design review and be subject to the issuance of a Conditional Use Permit by the Planning Commission and Board of Supervisors.

The Board of Supervisors will make the ultimate determination of whether the project is consistent with the County General Plan.

**Mitigation:** No mitigation required

### Impact LU-2: Cumulative land use and planning impacts

In general, development consistent with the County General Plan would result in an increase in developed land uses in the County. As stated in the Sonoma County General Plan 2020 EIR, this development would result in significant cumulative land use impacts due to the intensification of land use conflicts.

Although the proposed project is consistent with County land use plans and policies, the proposed project would result in a cumulative considerable impact because it would contribute to the significant cumulative impact of increased developed land uses in the County that, while consistent with the County General Plan, could result in increased land use conflicts.

**Significance:** Potentially significant

**Discussion:**

*Land Use*

According to the Sonoma County General Plan 2020 EIR, significant cumulative impacts on land use would result from the cumulative growth at full build out that is planned to occur under the County General Plan. The Sonoma County General Plan 2020 EIR states that this cumulative growth could result in intensified land use conflicts between agricultural and residential/urban land uses, especially at the urban fringes of cities. The proposed project area is located in such an urban fringe area, north of the city limits of Santa Rosa and near agricultural land uses. The Sonoma County General Plan 2020 EIR states that while most of the impact of the future County General Plan growth scenario would result from growth within cities, development in unincorporated areas of the County would make a “cumulatively considerable contribution” to the impact of intensified land use conflicts (Sonoma County 2006). Although the proposed project is consistent with the land use designation (P/QP) and zoning (PF, SD, SR, VOH) of the proposed project site, as described in this section, it would create a considerable contribution to this significant cumulative impact.

**Mitigation:** To mitigate the significant impact of intensified land use conflicts as a result of the proposed project, the mitigation measures described in the following sections would be implemented:

- Section 4.2 Aesthetics
- Section 4.4 Air Quality
- Section 4.5 Biological Resources
- Section 4.6 Cultural Resources
- Section 4.7 Geology and Soils
- Section 4.8 Hazards and Hazardous Materials
- Section 4.9 Hydrology and Water Quality
- Section 4.10 Land Use and Planning
- Section 4.11 Noise
- Section 4.13 Public Services
- Section 4.15 Traffic
- Section 4.16 Utilities and Service Systems

**Significance After Mitigation:** Less than significant

