

Opportunities for Diverse Rural and Urban Residential Environments

Sonoma County has a wide range of residential opportunities, from small urban to large rural lots. In rural areas, large residential lots may reduce the supply of land and increase conflicts with farming and other resource uses.



In urban areas, smaller single family residential lots have been predominant in the past. However, there is a need for more affordable housing for workers in close proximity to jobs and shopping. That need, coupled with increasing demand for living opportunities in walkable communities, point toward higher density residential and mixed use development.

- GOAL LU-6:** **Diversify new residential development types and densities. Include a range of urban densities and housing types in some unincorporated communities, and lower density in rural communities. In rural areas, housing types and densities should meet the needs of agricultural and resource users and provide limited residential development on large parcels.**
- Objective LU-6.1:** Provide opportunities for a range of urban housing types and densities in unincorporated communities, while retaining the character of these communities.
- Objective LU-6.2:** Limit residential density to a maximum of one dwelling per acre in unincorporated communities with public water but without sewer systems.
- Objective LU-6.3:** Limit new Rural Residential development primarily to "infill" in those areas that already have concentrations of these uses.
- Objective LU-6.4:** Avoid further subdivision of rural lands which at the time of previous subdivision were given restrictive zoning on the remaining rural parcel.
- Objective LU-6.5:** Create two Rural Residential zoning districts which provide different levels of permitted crop and animal production in the Rural Residential land use category.

- Objective LU-6.6:** Encourage the development of adequate housing for farm workers and farm family members.
- Objective LU-6.7:** Provide opportunities for places of public assembly to locate in rural areas.
- Objective LU-6.8:** Encourage food production as an integral part of institutional land uses on public lands where such uses and lands have the capacity to grow food products.

The following policies, in addition to those of the Housing, Open Space and Resource Conservation, and Agricultural Resources Elements, shall be used to achieve these objectives:

Policy LU-6a: General Plan amendments which add Rural Residential development shall not be considered unless at a minimum the proposed new Rural Residential development:

- (1) would not result in deficiencies in private or public service capacities,
- (2) is not located in an agricultural production area and would not adversely affect existing or potential farming operations,
- (3) is on lands with adequate groundwater and septic waste disposal, and
- (4) would not adversely affect important natural features or resources.*

Policy LU-6b: Site specific environmental factors shall be considered in making decisions on development permits. Site specific factors which create health or safety problems or result in unmitigated significant environmental impacts may at times reduce densities that are allowed by the Land Use Map and zoning.

Policy LU-6c: Past subdivisions using a clustered design have exhausted General Plan density and left a large remaining lot. In these cases, restrictive zoning was used and shall continue to be used to show that there is no subdivision potential for the remaining lot.

Policy LU-6d: Provide for different levels of crop and animal production in the Rural Residential land use category by creating an "Agriculture and Residential" and a "Rural Residential" zoning district, one which permits unlimited animal and crop production on parcels two or more acres in size, and one which limits agricultural activities regardless of parcel size. Allow expanded agricultural uses in the "Agriculture and Residential" zoning district limited to agricultural processing, sales of products grown on site, product promotion, tours, educational visits, and small scale events. Where appropriate, simplify permit processing for these uses. In neither zoning district will the agricultural activities be considered the primary use of the land; nor will all of the policies of the Agricultural Resources Element apply.

Policy LU-6e: Public and private schools, hospitals, places of religious worship, and similar places of public or community assembly in rural land use categories shall meet all of the following criteria:

- (1) A use permit must be obtained prior to the initiation of the use.
- (2) The use shall be prohibited on agricultural lands designated Land Intensive Agriculture, with the exception of existing legally established uses.
- (3) The use shall not result in conflicts with agricultural production or related processing, support services, or visitor serving uses.
- (4) The use shall be consistent with Agricultural Resources Element Policy AR-4a.
- (5) Conflicts with other resource production activities are avoided.
- (6) Adequate public services and infrastructure must be available for the use, without inducing unplanned growth.
- (7) Sites are limited to 50% of the parcel or 10 acres, whichever is less, with the exception of existing legally established uses.
- (8) The site has frontage on a designated collector or arterial roadway, and
- (9) The size, scale and design of the use shall be in keeping with the rural character of the area in which it is located.

Policy LU-6f: Where feasible and appropriate, encourage food production and recommend curricula related to food production issues as part of the County's review of permits for institutional land uses such as day care centers, private schools, places of religious worship, etc.

Policy LU-6g: Where appropriate, encourage and support the use of public lands for community gardens and expanding agricultural opportunities.*

Policy LU-6h: Utilize the Affordable Housing (AH) Combining District to designate available sites in Urban Service Areas for affordable housing to meet the needs of low and very low income households.

Policy LU-6i: Provide expanded opportunities for a mix of residential and commercial or industrial use in Urban Service Areas.*

Use of Environmental Suitability Criteria in Locating and Guiding Rural and Urban Growth

Development in parts of Sonoma County could result in exposure of people and property to environmental risks or hazards. Flooding, fire and seismic hazards, landslides, erosion and scarcity of groundwater are examples.

Some land is especially sensitive to intense development. Many of these same characteristics, however, often make land attractive as a rural home site. As a result, opinions differ as to the extent of development that should be allowed in these areas.



GOAL LU-7: Prevent unnecessary exposure of people and property to environmental risks and hazards. Limit development on lands that are especially vulnerable or sensitive to environmental damage.

Objective LU-7.1: Restrict development in areas that are constrained by the natural limitations of the land, including but not limited to, flood, fire, geologic hazards, groundwater availability and septic suitability.

The following policies, in addition to those in the Open Space and Resource Conservation, Water Resources, and Public Safety Elements, shall be used to achieve this objective:

Policy LU-7a: Avoid General Plan amendments that would allow additional development in flood plains, unless such development is of low intensity and does not include large permanent structures.

Policy LU-7b: Limit development in wetlands designated on Figure OSRC-3 of the Open Space and Resource Conservation Element.

Policy LU-7c: Prohibit new permanent structures within any floodway. Require that any development that may be permitted within the flood plain to be raised above the 100 year flood elevation.

Policy LU-7d: Avoid new commercial, industrial, and residential land use designations in areas subject to "high" or "very high" fire hazards, as identified in the Public Safety Element, unless the combination of fuel load, access, water supply, and other project design measures will reduce the potential fire related impacts of new development to insignificant levels.

Protection of Water Resources

Due to the critical importance of water to human survival and the health of the environment, water is legally considered a public resource and the use and quality of water have long been regulated by local, State, and Federal governments. Since cities and counties have legal authority over land use, they must consider the adequacy of water supplies and how development could affect the quantity and quality of water available for other uses.



Water issues in this area include lowered groundwater levels, uncertainty of public and private water supplies, flooding, storm water runoff, sediment and pollutants in runoff, water diversions into and out of the Russian River basin, the water needs of fish and wildlife, water usage and conservation methods, water storage limitations, increased re-use of water, and continuing changes in State and Federal regulations.

GOAL LU-8: Protect Sonoma County's water resources on a sustainable yield basis that avoids long term declines in available surface and groundwater resources or water quality.

Objective LU-8.1: Protect, restore, and enhance the quality of surface and groundwater resources to meet the needs of all beneficial uses.

Objective LU-8.2: Coordinate with operators of public water systems to provide an adequate supply to meet long term needs consistent with adopted general plans and urban water management plans.

Objective LU-8.3: Increase the role of water conservation and re-use in meeting the water supply needs of both urban and rural users.

Objective LU-8.4: Participate in the review of new proposals for surface and groundwater imports and exports in order to provide consistency with Sonoma County's ability to sustain an adequate water supply for its water users and natural environment.

Objective LU-8.5: Improve understanding and sound management of water resources on a watershed basis.

The following policies, in addition to those of the Water Resources and Public Facilities and Services Elements, shall be used to achieve these objectives:

Policy LU-8a: Require that new development comply with applicable waste discharge requirements and minimize pollution of storm water, surface water and groundwater.

Policy LU-8b: Upgrade the County's well permitting requirements and standards, as provided in the Water Resources Element, in order to protect groundwater basins from overdraft conditions.

Policy LU-8c: Develop and implement a two part water resource management program that increases the data necessary to determine the applicable water resource environment and a system for responsive action where warranted by specific conditions.

Policy LU-8d: Work with SCWA and other public water suppliers in the development and implementation of master facility plans, urban water management plans, and other long term plans for water supply, storage, and delivery necessary to meet water demands of existing urban and rural users and planned growth, consistent with the sustainable yield of water resources.

Policy LU-8e: Work with public water suppliers in developing wellhead protection plans necessary to protect water quality, while recognizing the needs of existing water users.

Policy LU-8f: Increase the role of water conservation, storm water retention, and aquifer recharge for water supply purposes.*

Policy LU-8g: Assess the impacts on Sonoma County water users of any proposals to physically export water to new locations outside Sonoma County, to substantially increase water supply to existing out-of-county locations, or to import water into Sonoma County.

Policy LU-8h: Support use of a watershed management approach for water quality programs and water supply assessments and for other plans and studies where appropriate.

Protection of Agricultural Lands

Agriculture is a major part of Sonoma County's economy. Many types of agriculture exist, including vineyards, orchards, dairies, forage crops, specialty crops, livestock, and horses. Farms are both full time and part time operations. Agricultural production in some areas is threatened both by pressures of urban development and by creation of small residential lots in the midst of agricultural lands. Continued farming is also affected by changes in commodity prices and raw materials and regulatory costs. The resulting economic pressure on the farmer can lead to requests for land divisions. Land use policy in agricultural areas must consider the extent to which more small residential lots should be allowed, the need for agricultural support uses in rural areas, and the extent of visitor serving uses that may be supportive of and compatible with farming.



- GOAL LU-9:** **Protect lands currently in agricultural production and lands with soils and other characteristics that make them potentially suitable for agricultural use. Retain large parcel sizes and avoid incompatible non agricultural uses.***
- Objective LU-9.1:** Avoid conversion of lands currently used for agricultural production to non agricultural use.
- Objective LU-9.2:** Retain large parcels in agricultural production areas and avoid new parcels less than 20 acres in the "Land Intensive Agriculture" category.
- Objective LU-9.3:** Agricultural lands not currently used for farming but which have soils or other characteristics that make them suitable for farming shall not be developed in a way that would preclude future agricultural use.
- Objective LU-9.4:** Discourage uses in agricultural areas that are not compatible with long term agricultural production.
- Objective LU-9.5:** Support farming by permitting limited small scale farm services and visitor serving uses in agricultural areas.

The following policies, in addition to those of the Agricultural Resources Element, shall be used to achieve these objectives:

Policy LU-9a: Unless allowed by Policy OSRC-1c, limit extensions of urban services into any agricultural production area to parcels with a health or safety problem. Out-of-service-area agreements are the preferred method of extending service in such cases.

Policy LU-9b: Apply a base zoning district of agriculture for any land area designated on the Land Use Map for agriculture. Other overlay zoning districts may be applied where allowed by the agricultural land use category.

Policy LU-9c: Use rezonings, easements and other methods to insure that development on agricultural lands does not exceed the permitted density except where allowed by the policies of the Agricultural Resources Element.

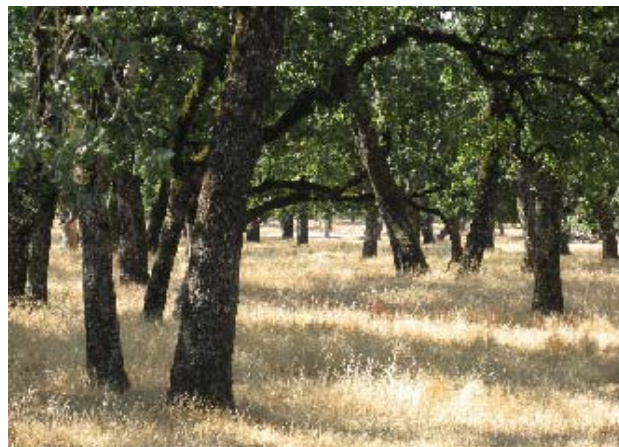
Policy LU-9d: Deny General Plan amendments that convert lands outside of designated Urban Service Areas with Class I, II, or III soils (USDA) to an urban or rural residential, commercial, industrial, or public/quasi public category unless all of the following criteria, in addition to the designation criteria for the applicable land use category, are met:

- (1) The land use proposed for conversion is not in an agricultural production area and will not adversely affect agricultural operations,
- (2) The supply of vacant or underutilized potential land for the requested use is insufficient to meet projected demand,
- (3) No areas with other soil classes are available for non resource uses in the planning area, and
- (4) An overriding public benefit will result from the proposed use.

Amendments to recognize a pre existing use are exempt from this policy. Public uses such as parks and sewage treatment plants may be approved if an overriding public benefit exists.

Preservation of Scenic and Biotic Resource Areas

Sonoma County has many areas with important biotic resources or scenic qualities that are especially vulnerable to the impacts of development. These include wetlands, tidal lands, dunes, sea cliffs, marine terraces, headlands, watershed areas, unique geologic formations and rare or endangered plant or animal habitats. Often, these resources physically limit the manner



in which these areas can be developed. The types of uses and intensities of development that are compatible with preservation of these resources must be considered together with the owner's concerns about the potential effects of any development restrictions on property values and the added complexities of the permit process, particularly in areas affected by Federal and State regulations protecting endangered species.

GOAL LU-10: **The uses and intensities of any land development shall be consistent with preservation of important biotic resource areas and scenic features.**

Objective LU-10.1: Accomplish development on lands with important biotic resources and scenic features in a manner which preserves or enhances these features.

The following policies, in addition to those of the Open Space and Resource Conservation Element, shall be used to achieve these objectives:

Policy LU-10a: Establish maximum densities and/or siting standards for development in designated Community Separators, Scenic Landscape Units, Scenic Corridors, Biotic Habitat Areas, Habitat Connectivity Corridors, and Riparian Corridors.

Policy LU-10b: Use incentives to encourage voluntary easements when considering development on lands with important biotic or scenic resources.

Policy LU-10c: Develop programs for preservation and enhancement of important biotic resource areas.

Sustainability

Unincorporated Sonoma County is blessed with many natural resources and open space, people who are actively engaged in community issues, and a sound economy based largely upon a successful agricultural base. The County, through its General Plan, has been relatively successful in protecting its rural character through policies that promote wise growth in urban areas while protecting open space and agriculture. There is a need to promote the long term preservation of the Earth's natural resources, whether it be water,



air, or fish and wildlife, and to support a sound economy, affordable housing, and needed public services and infrastructure so that residents and businesses continue to enjoy a high quality of life. Key to sustainability of this quality of life are the need to utilize renewable resources and manufactured substances that do not accumulate in nature, to preserve ecosystems, and to equitably meet human needs.

GOAL LU-11: Promote a sustainable future where residents can enjoy a high quality of life for the long term, including a clean and beautiful environment and a balance of employment, housing, infrastructure, and services.

Objective LU-11.1: Use the following sustainability policies pertaining to land use and development in the unincorporated area:

The following policies, in addition to those in the Open Space and Resource Conservation, Water Resources, and Agricultural Resource Elements, shall be used to achieve these objectives:

Policy LU-11a: Encourage reduction in greenhouse gas emissions, including alternatives to use of gas-powered vehicles. Such alternatives include public transit, alternatively fueled vehicles, bicycle and pedestrian routes, and bicycle and pedestrian friendly development design.*

Policy LU-11b: Encourage all types of development and land uses to use alternative renewable energy sources and meaningful energy conservation measures.*

Policy LU-11c: Encourage the use of alternatives to harmful chemicals, heavy metals, and synthetic compounds.*

Policy LU-11d: Encourage methods of landscape design, landscape and park maintenance, and agriculture that reduce or eliminate the use of pesticides, herbicides, and synthetic fertilizers; and encourage the use of compost and conservation of water.*

Policy LU-11e: Encourage use of compact and mixed use development that minimizes the need to drive, re-uses existing infill and brownfield sites that have been reclaimed and remediated before using open land, and avoids sprawl.*

Policy LU-11f: Encourage conservation of undeveloped land, open space, and agricultural lands, protection of water and soil quality, restoration of ecosystems, and minimization or elimination of the disruption of existing natural ecosystems and flood plains.*

Policy LU-11g: Encourage development and land uses that reduce the use of water. Where appropriate, use recycled water on site, and employ innovative wastewater treatment that minimizes or eliminates the use of harmful chemicals and/or toxics.*

Policy LU-11h: Encourage development and land uses that pursue reduction and re-use of by-products and waste, especially approaches that also employ waste as a resource, such as eco-industrial development.*

Policy LU-11i: Encourage participatory and partnership approaches to planning, including planning for sustainability, integrally involving local community residents.*

Policy LU-11j: Support efforts and partnerships with agencies, organizations and other jurisdictions that improve technology for reducing dependence on non renewable resources, harmful chemicals, and manufactured substances that accumulate in nature, and activities that harm life sustaining ecosystems.*

Policy LU-11k: Support incentives and other economic tools to improve the sustainability of our natural and built environments and enhance natural resources.*

2.2 RESIDENTIAL USE POLICY*

Two residential land use categories are used on the Land Use Maps, urban residential and rural residential. The urban residential category may be utilized only within an Urban Service Area. Maximum residential densities are shown on the Land Use Maps. While other land use categories may permit limited or incidental residential use, only the urban residential and Rural Residential categories shall be considered residential. The designation criteria shall be applied when considering future plan amendments.

Additional standards applicable to development on residential lands may be included in the zoning and subdivision

ordinances and in Specific or Area Plans or Local Area Development Guidelines.



Policy for Urban Residential Areas

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.

Permitted Uses. Primary land uses in high density residential areas are attached single family and multi family dwellings, affordable housing projects as provided in the Housing Element, and mobile home parks.

Primary land uses in medium density residential areas are single family, clustered, and multi family dwellings, affordable housing projects as provided in the Housing Element, and mobile home parks.

Primary land uses in low density residential areas are detached single family, clustered, and attached dwellings, and affordable housing projects as provided in the Housing Element.

Some lands designated in the Urban Residential land use category are also available for development of affordable housing projects. An Affordable Housing Combining District is applied to selected lands to allow development of projects that provide 100% of the units occupied by very low or low income households with densities ranging from 16-24 units per acre.

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. Three density ranges are included that provide for a variety of housing types as described above. Building permit approval shall require connection to public sewer and/or water. Residential densities are based upon availability of urban services and infrastructure, land use compatibility, environmental suitability, projected growth, neighborhood character, and other factors.

High density residential areas range from 12-20 units per gross acre. Medium density residential areas range from 6-12 units per gross acre. Low density residential areas range from 4-6 units per gross acre.

Designation Criteria. Amendments to add this designation must meet all of the following:

- (1) Lands shall be within a designated Urban Service Area,
- (2) Adequate water, sewer, public safety, park, school services and other necessary infrastructure shall be available or planned to be available,
- (3) Lands shall have convenient access to designated arterial or collector roads,
- (4) Lands shall not be subject to unacceptable risks such as flooding, geologic, noise, or other hazards,
- (5) For high or medium density residential use, lands shall have convenient access to commercial uses and community services, and
- (6) Any applicable Land Use Policies of the Planning Area.

Policy for Rural Residential Areas

Purpose and Definition. This category provides for very low density residential development on lands that have few if any urban services but have access to County maintained roads.

Permitted Uses. The primary use shall be detached single family homes. Secondary uses include attached dwellings, farming, small scale animal husbandry, home occupations, small scale home care and group care facilities, second dwelling units, public and private schools and places of religious worship, and other uses incidental to and compatible with the primary use. Consistent with Policy LU-6d, this category will allow application of the Rural Residential district that limits agricultural activities or the Agricultural and Residential district that allows unlimited animal and crop production on parcels of 2 acres or more.

Some lands designated in the Rural Residential land use category are also available for development of affordable housing projects. An Affordable Housing Combining District is applied to selected lands to allow development of projects that provide 100% of the units occupied by very low or low income households at densities ranging from 16-24 units per acre.

Permitted Residential Density and Development Criteria. Densities range from one to twenty acres per dwelling as shown on the Land Use Map. Maximum density may be applied based upon the following: similar density of existing lots in the surrounding area, suitable soils for septic disposal, available water, environmental suitability, access to arterial or collector roads, proximity of commercial services and public services and facilities, and no significant impacts on agriculture and resource production activities. Lot sizes smaller than one and one-half acres shall not be created if the residence is to be served by individual well and septic system. New lots may be as small as one acre if the residence is to be served by a public water system. New development should preserve the existing rural character.

Designation Criteria. Amendments to add this designation must meet all of the following:

- (1) The area does not have soils suitable for agricultural production,
- (2) The area does not include substantial agricultural uses,
- (3) Lands have access to a County maintained road,
- (4) Lands shall have enough groundwater for individual wells,
- (5) Lands shall have sufficient permeability for individual septic systems, and
- (6) Any applicable Land Use Policies for the Planning Area.

2.3 COMMERCIAL USE POLICY*

The Land Use Plan includes three categories of commercial uses. "General Commercial" permits all types of commercial use and is applied only to lands within Urban Service Areas. "Limited Commercial" allows a smaller range of commercial uses and may be applied to areas either outside or inside Urban Service Areas. In rural community areas, this category may limit commercial uses to retail and service uses that are local serving. In rural locations without water and sewer services, commercial activities may be further limited.



The "Limited Commercial" and "General Commercial" categories also provide opportunities for mixed residential and commercial uses where the residential use is compatible with the commercial use. Integration of the mixed uses is desired and provisions are included to assure that future commercial use options remain viable.

The "Recreation and Visitor Serving Commercial" use category allows for visitor serving uses such as restaurants, lodging, developed campgrounds, resorts, marinas, golf courses, and similar types of uses.

Additional standards may be expressed in the zoning and subdivision ordinances. In some areas of the County, additional standards may be set by Land Use Policies for the Planning Areas, Specific or Area Plans, or Local Area Development Guidelines.

Policy for General Commercial Areas

Purpose and Definition. The General Commercial category provides sites for intense commercial uses that primarily serve a mix of business activities and the residential and business community as a whole rather than a local neighborhood. These uses provide for comparison shopping and services which are ordinarily obtained on an occasional rather than daily basis. This category is also intended to provide opportunities for a mix of residential and commercial use in Urban Service Areas.

Permitted Uses. Most commercial uses except regional shopping centers are allowed. Primary uses range from department stores and specialty shops to space extensive businesses such as paint, tire, carpet, lumber, home materials, and feed stores. Wholesale and heavy commercial uses and services are also included. Professional, administrative, financial, medical and general business offices that have more than 5,000 square feet of gross floor area require this category. Residential and general commercial uses may be combined in a single development where the residential use is clearly compatible with the commercial use and provides superior design qualities that allow for an integrated, livable environment. This category also provides for consideration of a single family residence or Single Room Occupancy units in place of commercial uses allowed by zoning. Single Room Occupancy units may only be considered in Urban Service Areas. The Development Code may further define the uses that are permitted within this category and the bulk, height, coverage and other standards for such development.

Some lands designated in the General Commercial land use category are also available for development of affordable housing projects. An Affordable Housing Combining District is applied to selected lands to allow development of projects that provide 100% of the units occupied by very low or low income households at densities ranging from 16-24 units per acre.

Permitted Development Intensities and Criteria. Structures generally are not expected to cover more than 50 percent of the site or exceed thirty-five feet in height. Additional height may be considered if a reduction in coverage is provided that results in no overall increase in building intensity. Commercial uses and Single Room Occupancy Units shall require design review approval and on-site parking and shall be limited in size to ensure affordability.

Mixed residential and general commercial use may be considered where urban services are available and as part of a master site development plan. The Development Code shall specify the appropriate ratio of residential use to non-residential use and shall provide that residential use is secondary to commercial use unless the additional units are subject to affordability restrictions that make them available to very low, low, or moderate income households.

Designation Criteria. Amendments to add this designation must meet all of the following:

- (1) Lands shall be located within an Urban Service Area,
- (2) Adequate public services shall be available or shall be planned to be available,
- (3) Lands shall be located on or have convenient access to arterial or collector highways,
- (4) Lands shall be near other commercial uses, but shall not occur in strips along highways,
- (5) Lands shall not be located in environmentally sensitive or hazardous areas such as flood ways or fault zones, and
- (6) Any applicable Land Use Policies for the Planning Area.

Policy for Limited Commercial Areas

Purpose and Definition. This category provides sites where commercial activities are limited. Particular limitations may be specified in the Land Use Policies for the Planning Areas. Limited commercial land is intended to accommodate retail sales and services for the daily self sufficiency of local rural or urban neighborhoods or communities in keeping with their character. This category is also intended to provide opportunities for a mix of residential and commercial use in Urban Service Areas and for consideration of a single family residence or Single Room Occupancy units in place of commercial uses allowed by zoning. Single Room Occupancy Units may only be considered in Urban Service Areas.

Permitted Uses. The range and/or scale of permitted uses vary by location and may be expressed in the Land Use Policies for the Planning Areas. The Development Code may also further define uses permitted in this category and the bulk, height, coverage and other standards for such development. Residential and limited commercial uses may be combined in a single development within Urban Service Areas, provided that superior design qualities allow for an integrated, livable environment.

Some lands designated in the Limited Commercial land use category are also available for development of affordable housing projects. An Affordable Housing Combining District is applied to selected lands to allow development of projects that provide 100% of the units occupied by very low or low income households at densities ranging from 16-24 units per acre.

Permitted Development Intensities and Criteria. New lots shall not be smaller than 1.5 acres on individual wells and septic systems or 1.0 acre on public water, but may be smaller in Urban Service Areas. Structures generally are not expected to cover more than 50 percent of the site or exceed thirty-five feet in height. Additional height may be considered if a reduction in coverage is provided that results in no overall increase in building intensity. Commercial uses and Single Room Occupancy Units shall require design review approval and on-site parking. Single Room Occupancy Units shall be substantially limited in size, as specified in the Development Code, to ensure affordability.

Mixed residential and commercial use may be considered where urban services are available and as part of a master plan for the site. The Development Code shall specify the appropriate ratio of residential use to non residential use and shall provide that residential use is secondary to commercial use unless the additional units are subject to affordability restrictions that make them available to very low, low, or moderate income households.

Designation Criteria. Amendments to add this designation must meet all of the following:

- (1) Lands shall be located on or have convenient access to an arterial or collector highway,

- (2) The amount of land designated for limited commercial shall be consistent with population growth projected for the local market area. Only very limited amounts of land are intended for this use outside Urban Service Areas,
- (3) Within the unincorporated communities shown on Figure PF-1 of the Public Facilities and Services Element, lands shall be close to other commercial uses or to local population concentration,
- (4) Outside of the above unincorporated communities, clusters of limited commercial uses shall not be permitted,
- (5) Lands shall not be located in Scenic Corridors, except within the above unincorporated communities,
- (6) In rural areas, lands may be limited to a single parcel and be restricted to that level which that can be served by an individual well and septic system, and
- (7) Any applicable Land Use Policies for the Planning Area.

Policy for Limited Commercial - Traffic Sensitive Areas

Purpose and Definition. This category provides sites for uses allowed in the Limited Commercial category, but are severely constrained by traffic congestion. Particular traffic impact limitations may be specified in the Land Use Policies for the Planning Areas or in the Development Code.

Permitted Uses. The range and/or scale of permitted uses vary by location and by traffic impact as in the "Limited Commercial" category. Average daily traffic generated by various limited commercial uses has been calculated by the Institute of Transportation Engineers and is periodically published in the technical manual "Trip Generation".

Permitted Development Intensities and Criteria. Same as for Limited Commercial areas, but may be further limited by traffic levels specified in the Development Code. The specified average daily traffic levels will be used in conjunction with the "Trip Generation" manual published by the Institute of Transportation Engineers in order to determine the intensity and type of uses permitted.

Designation Criteria. Amendments to add this designation must meet all of the following criteria:

- (1) Those listed for the Limited Commercial category, and
- (2) Lands are located in an area that is subject to severe traffic congestion and nearing or in excess of roadway or intersection capacity anticipated in this plan or in an applicable Specific or Area Plan.

Policy for Recreation and Visitor Serving Commercial Areas

Purpose and Definition. This category provides sites for both outdoor recreation uses and the commercial service needs of visitors and travelers. Its purpose is to limit this type of development to those appropriate sites. This category is also intended to provide opportunities for a mix of residential and commercial use in Urban Service Areas.

Permitted Uses. Primary uses include outdoor recreation facilities and tourist commercial uses, including golf courses, tennis and racquet clubs, marinas, race tracks, shooting ranges, and similar uses in private ownership. Other uses include campgrounds, recreational vehicle parks, indoor lodging, indoor recreation facilities, visitor information centers, museums, restaurants, and other uses oriented to the needs of visitors. Residential and recreational or visitor serving commercial uses may be combined in a single development where the residential use is clearly compatible with the recreational or visitor serving commercial use, and provides superior design qualities that allow for an integrated, livable environment. Where specified by a Land Use Policy for the Planning Area, this category provides for consideration of a single family residence in place of commercial and recreation uses allowed by zoning. Otherwise, residential use is limited to one caretaker unit for each parcel with recreational or commercial development.

Permitted Development Intensities and Criteria. Lots shall not be smaller than 1.5 acres on individual wells and septic systems or 1.0 acre on public water, but may be smaller in Urban Service Areas. Structures and parking generally are not expected to cover more than 50 percent of the site or exceed thirty-five feet in height. Additional height may be considered if a reduction in coverage is provided that results in no overall increase in building intensity.

Lodging facilities may not exceed 50 rooms per site in rural areas and 200 rooms per site in Urban Service Areas. Lodging facilities with up to 100 rooms per site in rural areas may be permitted where serviced by public sewer provided, however, that such use is compatible with and does not adversely affect adjacent agricultural, resource and rural residential uses.

Mixed residential and commercial use may be considered in Urban Service Areas and as part of a master site development plan. The Development Code shall specify the appropriate ratio of residential use to non residential use and shall provide that residential use is provided as work force housing for commercial use.

Only as part of a Pilot Program developed by the County, use permit and design review shall be required to allow the long term occupancy of existing recreational campgrounds or recreational vehicle parks. The Development Code shall specify criteria for approval, including but not limited to: obtaining appropriate HCD permits, addressing issues related to over crowding and child welfare, location above the 100 year flood plain, demonstration of adequate water and wastewater systems, adequate private utilities, provisions for adequate onsite circulation and parking, screening, landscaping, fencing, exterior storage, solid waste disposal, and a management plan for ongoing maintenance and upkeep.

In addition, the County should work with the U.S. General Services Administration for Federal properties, California Department of General Services (DGS) for State properties, and DGS and School Districts for State school properties for early notice of properties declared as surplus and offered for sale; and for early consultation regarding potential land use implications of future uses.

Permitted Development Intensities and Designation Criteria. Designation of public/quasi public sites on the Land Use Plan shall be confined to the actual area of public/quasi public use. Amendments to add this designation must meet all of the following:

- (1) Ownership or long term lease by a government agency, other non profit entity or public utility,
- (2) Adequate road access,
- (3) Lands are not suitable for and will not adversely affect resource production activities, and
- (4) Any applicable Land Use Policies for the Planning Area.

2.6 AGRICULTURAL LAND USE POLICY

The land use plan includes three agricultural use categories, "Land Intensive Agriculture", "Land Extensive Agriculture", and "Diverse Agriculture". Each category permits the full range of agricultural uses. Density for parcels in agricultural categories was based not only upon a consideration of the amount of land that it would take to create an economically viable agricultural parcel, but also upon such factors as lack of infrastructure, distances from public services, access, conflicts with resource conservation and production, and topographic and environmental features. Proposed amendments to the Land Use Map in these categories shall consider all of the preceding criteria.



The categories differ primarily in the types and intensities of agricultural support uses, visitor serving uses and residential densities. Additional standards may be included in the Development Code and Subdivision Ordinances and in Specific or Area Plans, or Local Area Development Guidelines.

Policy for Land Intensive Agricultural Areas

Purpose and Definition. This category shall enhance and protect lands capable of and generally used for animal husbandry and the production of food, fiber, and plant materials. The soil type and climate support relatively high production per acre of land. The objective in land intensive agricultural areas shall be to establish densities and parcel sizes that are conducive to continued agricultural production.

Permitted Uses:

1. **Agricultural production, agricultural support uses, and visitor serving uses** as provided in the Agricultural Resources Element.
2. **Agricultural Employee Housing.** Farm worker, farm family, and other employee housing as defined in the Agricultural Resources Element.
3. **Other Resource Uses.** Surface mining operations consistent with the Aggregate Resources Management Plan. Operations are subject to the standards of the Surface Mining and Reclamation Ordinance.
4. **Other Uses.** Other uses consistent with the Agricultural Resources Element as provided in the Development Code.

Permitted Residential Densities and Development Criteria. Densities shall be between 20 and 100 acres per residential unit as shown on the Land Use Maps. Generally, densities between 20 and 60 acres are applied in areas with existing lots in that range and where soil and water conditions make farming highly productive. Those between 60 and 100 are used where soil and water necessitate larger parcels. New parcels shall be a minimum size of 20 acres. Lands subject to a Williamson Act contract are restricted from incompatible development under the County's rules for administration of Agricultural Preserves as amended from time to time.

Designation Criteria. Amendments to add this designation must meet one or more of the following, in addition to any applicable Land Use Policies for the Planning Areas:

- (1) Soil, climate, and water adequate for orchard or wine grape production,
- (2) Most parcel sizes greater than 20 acres,
- (3) Existing or historic use as orchards or vineyards,
- (4) Area having a sub-county viticultural appellation,
- (5) Williamson Act Contract, Type 1 or Type 2, and

- (6) Areas that may not meet the above criteria but are surrounded by lands in farming.

Policy for Land Extensive Agricultural Areas

Purpose and Definition. This category shall enhance and protect lands capable of and generally used for animal husbandry and the production of food, fiber, and plant materials. Soil and climate conditions typically result in relatively low production per acre of land. The objective in land extensive agricultural areas shall be to establish and maintain densities and parcel sizes that are conducive to continued agricultural production.

Permitted Uses:

1. **Agricultural production, agricultural support uses, and visitor serving uses** as provided in the Agricultural Resources Element.
2. **Agricultural Employee Housing.** Farm worker, farm family, and other employee housing as defined in the Agricultural Resource Element.
3. **Other Resource Uses.** Surface mining operations consistent with the Aggregate Resources Management Plan. Operations are subject to standards of the Surface Mining and Reclamation Ordinance.
4. **Residential Uses.** In addition to the permitted residential densities below, existing campgrounds or recreational vehicle parks may be used for long term residential occupancy only as part of a pilot program.
5. **Other Uses.** Other uses consistent with the Agricultural Resources Element as provided in the Development Code.

Permitted Residential Densities and Development Criteria. Densities shall range from 60 to 320 acres per unit as shown on the Land Use Maps. Generally, higher densities are applied in areas with existing lots in that range. The middle range is used in the southeastern portion of the county where soil and water conditions make \pm 100 acre parcels productive. The lowest densities are applied in the northwestern parts of the county. In considering subdivision of these lands, unless such lands are subject to a Williamson Act contract, one-half or three of the permitted residential lots (whichever is greater) shall be allowed to be clustered. These parcels may be as small as one and one-half acres but no larger than ten acres. The remaining lots permitted by the applicable residential density shall be at least as large as the maximum density. Lands subject to a Williamson Act contract are restricted from incompatible development under the County's rules for administration of Agricultural Preserves, as amended from time to time.

Only as part of a Pilot Program developed by the County, use permit and design review shall be required to allow the long term occupancy of existing recreational campgrounds or recreational

vehicle parks. The Development Code shall specify criteria for approval, including but not limited to: obtaining appropriate HCD permits, addressing issues related to over crowding and child welfare, location above the 100 year flood plain, demonstration of adequate water and wastewater systems, adequate private utilities, provisions for adequate onsite circulation and parking, screening, landscaping, fencing, exterior storage, solid waste disposal, and a management plan for ongoing maintenance and upkeep.

Designation Criteria. Amendments to add this designation must meet one or more of the following, in addition to any applicable Land Use Policies for the Planning Areas. The proximity of clustered units to existing adjacent agricultural operations and residences will be considered:

- (1) Most lot sizes in the area are 60 acres or larger,
- (2) The existing or historic use of land is for livestock grazing, dairy ranching, hay or similar forage crop,
- (3) Adjacent parcels of similar use, and
- (4) Williamson Act Contract (Type 2).

Policy for Diverse Agricultural Areas

Purpose and Definition. This category shall enhance and protect those land areas where soil, climate, and water conditions support farming but where small acreage intensive farming and part time farming activities are predominant. In these areas, farming may not be the principal occupation of the farmer. The primary purpose of this category is to protect a full range of agricultural uses and to limit further residential intrusion consistent with the policies of the Agricultural Resources Element.

Permitted Uses:

- (1) **Agricultural production, agricultural support uses, and visitor serving uses,** as provided in the Agricultural Resources Element.
- (2) **Agricultural Employee Housing.** Farm worker, farm family, and other employee housing as defined in the Agricultural Resource Element.
- (3) **Other Resource Uses.** Surface mining operations consistent with the Aggregate Resources Management Plan. Operations are subject to standards of the Surface Mining and Reclamation Ordinance.
- (4) **Residential Uses.** In addition to the permitted residential densities below; existing campgrounds or recreational vehicle parks may be used for long term residential occupancy only as part of a pilot program.

- (5) **Other Uses.** Other uses consistent with the Agricultural Resources Element as provided in the Development Code.

Permitted Residential Densities and Development Criteria. Densities shall be between 10 and 60 acres per residential unit, as shown on the Land Use Map. In general, densities near the high end of the range are applied in areas with existing lots within that range as a transition between major agricultural areas and rural residential or urban uses. The minimum lot size permitted in this category shall be 10 acres except where planning area policies expressly provide for a different minimum or where it is demonstrated that creation of smaller lots will further Goals AR-3 and AR-4, Objectives AR-3.1 and AR-3.2, and Policies AR-3c, AR-3e and AR-4a of the Agricultural Resources Element. Lands subject to a Williamson Act contract are restricted from incompatible development under the County's rules for administration of Agricultural Preserves, as amended from time to time.

Only as part of a Pilot Program developed by the County, use permit and design review shall be required to allow the long term occupancy of existing recreational campgrounds or recreational vehicle parks. The Development Code shall specify criteria for approval, including but not limited to: obtaining appropriate HCD permits, addressing issues related to over crowding and child welfare, location above the 100 year flood plain, demonstration of adequate water and wastewater systems, adequate private utilities, provisions for adequate onsite circulation and parking, screening, landscaping, fencing, exterior storage, solid waste disposal, and a management plan for ongoing maintenance and upkeep.

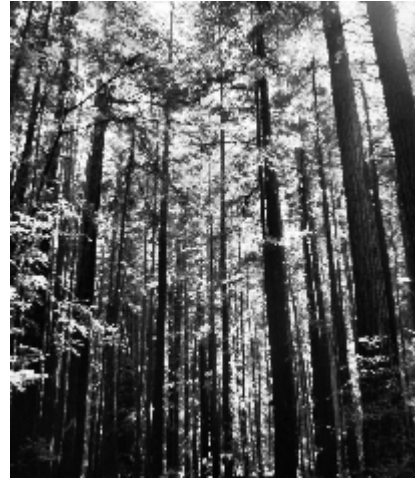
Designation Criteria. Amendments to add this designation must meet one or more of the following, in addition to any applicable Land Use Policies for the Planning Areas:

- (1) An existing pattern of small lots or a mixture of small and large parcels,
- (2) Soils suitable for crop production and adequate water for irrigation,
- (3) Historic or existing use for farming, and
- (4) Williamson Act contract, Type 1 or 2.

2.7 NATURAL RESOURCE LAND USE POLICY

The purpose of natural resource land use policy is to protect lands used for timber, geothermal and mineral resource production and for natural resource conservation.

The Resources and Rural Development category allows residences at very low densities due to lack of infrastructure, greater distance from public services, poor access, conflicts with resource conservation and production, and significant physical constraints and hazards. Proposed amendments to the Land Use Map this category shall consider all of these factors. The intent is that natural resource areas be managed and conserved and that production activities avoid depletion and promote replenishment of renewable resources.



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Policy for Resources and Rural Development Areas

Purposes and Definition. This category allows very low density residential development and also is intended to:

- (1) Protect timberlands needed for commercial timber production under the California Timberland Productivity Act,
- (2) Protect lands needed for geothermal resource production,
- (3) Protect lands for aggregate resource production as identified in the Aggregate Resources Management Plan,
- (4) Protect natural resource lands including, but not limited to watershed, fish and wildlife habitat and biotic areas,
- (5) Protect against intensive development of lands constrained by geologic hazards, steep slopes, poor soils or water, fire and flood prone areas, biotic and scenic areas, and other constraints,
- (6) Accommodate agricultural production activities but limit such activities on timberland, or

- (7) Protection of county residents from proliferation of growth in areas where there are inadequate public services and infrastructure, including water supply and safe wastewater disposal.

It is further the intent of this category that public services and facilities not be extensively provided in these areas and that development have the minimum adverse impact on the environment.

Permitted Uses: Single family dwellings, resource management and enhancement activities including but not limited to the management of timber, geothermal and aggregate resources, fish and wildlife habitat, and watershed. Livestock farming, crop production, firewood harvesting and public and private schools, hospitals, and places of religious worship are included. Lodging, campgrounds, and similar recreational and visitor serving uses provided that they shall not be inconsistent with the purpose and intent of this category. In addition to the permitted residential densities, existing campgrounds or recreational vehicle parks may be considered for long term residential occupancy of recreational vehicles when such parks have obtained appropriate State HCD permits.

The extent of recreational and visitor serving uses may be further established in Land Use Policies for the Planning Areas.

The category also allows resource related employee housing, processing facilities related to resource production as well as incidental equipment and materials storage, provided that the use is consistent with any applicable resource management plans. Geothermal uses are allowed. Aggregate resource uses are limited to those consistent with the Aggregate Resources Management Plan.

Permitted Residential Densities and Development Criteria. Residential density ranges from 20 to 320 acres per unit as shown on the Land Use Maps. In general the higher densities are applied in areas with relatively fewer constraints, better access, closer proximity to some services, and existing parcels in that range. Lower densities are generally applied in areas with more severe constraints, high sensitivity to impacts, poor access, greater distance to services and/or high resource development potential. Minimum parcel size for new parcels is 20 acres, except that clustered development may be approved with a protective easement or other restriction on the remaining large parcel, which indicates that density has been transferred to the clustered area from the remaining large parcel. Standards and densities for resource related employee housing shall be established in the Development Code.

Only as part of a Pilot Program developed by the County, use permit and design review shall be required to allow the long term occupancy of existing recreational campgrounds or recreational vehicle parks. The Development Code shall specify criteria for approval, including but not limited to: obtaining appropriate HCD permits, addressing issues related to over crowding and child welfare, location above the 100 year flood plain, demonstration of adequate water and wastewater systems, adequate private utilities, provisions for adequate onsite circulation and

parking, screening, landscaping, fencing, exterior storage, solid waste disposal, and a management plan for ongoing maintenance and upkeep.

Designation Criteria. Amendments to add this designation must meet one or more of the following, in addition to any applicable Land Use Policies for the Planning Areas:

- (1) Lands with severe constraints such as steep slopes, areas with faults or landslides, "high" or "very high" fire hazard, marginal or unproven water availability, or limited septic capability,
- (2) Lands with natural resources, such as water, timber, geothermal steam, aggregate, soil, habitat, etc.,
- (3) Lands with vulnerability to environmental impact, and
- (4) To add lands for geothermal power generation facilities, the following criteria must be met;
 - a. agricultural lands or other land uses will not be adversely affected.
 - b. the natural resources of the area will be protected.
 - c. adequate public services, including roads, will be available.

3. LAND USE POLICIES FOR THE PLANNING AREAS

Planning Area Objectives and Policies recognize the circumstances of each of the nine planning areas of the County and the fact that each area warrants its own unique policies. These policies also provide specific guidance regarding the use of individual properties. The reader should consult the table at the end of this section for reference to Land Use Policies for the Planning Areas from the prior General Plan.

3.1 SONOMA COAST/ GUALALA BASIN

The Sonoma Coast/Gualala Basin Planning Area runs the 40 mile length of the Pacific Coast margin from the Gualala River to the Estero Americano. In addition to several coastal communities, it extends inland to include Annapolis, Cazadero, Duncans Mills, Bodega, Freestone, Camp Meeker, and Occidental. Roughly paralleling the San Andreas Fault Zone, the rugged Sonoma Coast is a scenic area of regional, State, and national significance, with nearly vertical sea cliffs and sea stacks along the shoreline, dunes, marine terraces, coastal uplands, and headlands. In the north, the Gualala River South Fork extends inland into the coniferous forests of the western Mendocino Highlands.



This planning area is also the most sparsely populated of the nine planning regions due to its relative remoteness and inaccessibility. In 2000, the 8417 residents mostly lived in the various small villages. Outside of these communities, rural settlement is very sparse. The region's economy is primarily oriented to recreation and tourism, commercial fishing, timber production, and sheep ranching. Residences, originally planned as second homes, including Sea Ranch and Bodega Harbor, are now increasingly occupied by permanent residents. In addition, many residences are also occupied as home based businesses.

The Land Use Plan projects 3,283 new residents for this area resulting in a population of 11,700. The greatest gains in employment are associated with the recreation and tourism industries.

Adequate housing and commercial development is needed to serve the resident population and visitors but must be consistent with continued agricultural production, commercial fishing, timber, and management and maintenance of scenic landforms and viewsheds.

Most new residential development is planned in Bodega Bay, where a full range of public services can be efficiently provided. The present alignment of Highway 1 through this area is a major development constraint due to traffic congestion.

Increased tourism may result in an imbalance between local and tourist oriented commercial growth. Visitor serving uses, particularly lodgings, are often located near scenic resources. Too many facilities in sensitive scenic areas may harm the unique qualities of the coast that are protected in the Coastal Act and Local Coastal Plan.

- Objective LU-12.1:** Provide most of the new housing in Bodega Bay. Provide residential development in rural areas at very low densities to maintain local resources.
- Objective LU-12.2:** Balance residential and commercial development in Bodega Bay where adequate public services allow for residential and commercial expansion. Encourage mix of price and rent levels.
- Objective LU-12.3:** Designate Bodega Bay the major retail and service center for the Coast. Permit limited opportunities for new commercial activities in Bodega, Occidental, Cazadero, The Sea Ranch, Annapolis, Duncans Mills, Jenner, Stewarts Point and Camp Meeker in keeping with their size and character.
- Objective LU-12.4:** In the Coastal Zone, limit the scale of any new visitor and tourist oriented uses and confine them to existing communities and locations that are designated for such uses. Assure that they are compatible with and protect the area's natural, undeveloped scenic character. Avoid these uses outside of the Coastal Zone except in the RVSC and Agricultural designations.
- Objective LU-12.5:** Limit new industrial development to resource related uses, primarily to the fishing industry in Bodega Bay and to the timber industry in Annapolis and Cazadero.
- Objective LU-12.6:** Maintain very low residential densities on resource lands outside the communities due to lack of public services and importance of resource protection.

The following policies shall be used to achieve these objectives:

Policy LU-12a: Apply the urban residential use category only within the Urban Service Boundaries of Bodega Bay and to the former Harmony School property in Occidental. Maintain densities of one unit per acre or lower in other communities.*

Policy LU-12b: Encourage construction of new housing for low and moderate income households in "Housing Opportunity Areas" in the Coastal Plan. Consistent with the Housing Opportunity provisions in the Coastal Plan, a maximum density of 10 units per acre may be achieved on lands so designated in the Coastal Plan if 25% affordable housing is provided. Achieving a density higher than 4 units/acre consistent with the Housing Opportunity provisions does not necessitate a General Plan amendment. Amend the Local Coastal Plan to delete the Bodega Bay Bypass and all references to Phase 2 development opportunities.

Policy LU-12c: Policy No. 7 from Attachment A of the Lower River Plan shall remain unaffected by the adoption of this plan. The propriety of retaining such policy that allows a potential for additional residential density shall be considered at such time as the County reviews and updates the Lower River Plan in accordance with Policy LU-1a.

Policy LU-12d: Limit the "General Commercial" use category to seven acres within the Bodega Bay Urban Service Boundary.*

Policy LU-12e: Use the "Limited Commercial" category for existing and any needed new local commercial uses in Annapolis, Bodega, Bodega Bay, Cazadero, Occidental, and Sea Ranch. Outside these communities, apply the "Limited Commercial" designation only to existing uses and limit their expansion. The 4 acres of Limited Commercial land use in Annapolis shall be exclusive of any power lines (APN 123-060-090).

Policy LU-12f: Use the "Recreation and Visitor Serving Commercial" category for any tourist oriented use within an unincorporated community. Outside of these communities, avoid new designations of this category except to recognize existing uses.

Policy LU-12g: Design discretionary projects in any commercial or industrial categories in harmony with the natural and scenic qualities of the local area. Give natural landscapes precedence over man made features.

Policy LU-12h: Use the "Limited Industrial" category for resource support facilities. In the Bodega Bay area, use it to support the commercial fishing industry, including storage and processing facilities. In Annapolis and Cazadero, apply it for timber related industrial uses, if needed.

Policy LU-12i: Locate fishing related industrial uses that do not require urban services near Bodega Bay. Locate other fishing related industrial uses close to resource production areas.

Policy LU-12j: Require a 640-acre minimum lot size for new parcels created in the "Land Extensive Agriculture" and "Resources and Rural Development" categories within the Coastal Plan boundary.

Policy LU-12k: Avoid location of recreation and visitor serving and resource related commercial or industrial uses in close proximity to one another.*

Policy LU-12l: Notwithstanding the provisions of the Public Facilities and Services Element, allow connection of sewer service to the Bodega Bay Public Utilities District for uses that directly relate to and support the fishing industry in Bodega Bay and that cannot be located within the Urban Service Area. Use an out-of-service area agreement in such cases.

Policy LU-12m: In Bodega Bay, if water supply does not prove adequate to all uses designated by the Land Use Plan, request that a minimum 30% of the projected available supply be reserved for the following priority uses:

- (1) Provision of at least 50 units of either low or moderate income housing,
- (2) Uses supporting the fishing industry, and
- (3) Local serving commercial uses.

Policy LU-12n: Consider all residential development as year round housing.

Policy LU-12o: As allowed by Policy AR-9b, establish a design review process for barns and similar agricultural support structures within the 200' State designated Highway 116 corridor.

Policy LU 12p: Consider adopting a manual of Local Area Development Guidelines comprised of policies from previous Specific plans and new policies consistent with this plan.

3.2 CLOVERDALE /NORTHEAST COUNTY

The Cloverdale/Northeast County Planning Area includes the city of Cloverdale and the community of Geyserville. The rugged Mendocino Highlands on the west and the Mayacamas Mountains on the east surround the fertile Russian River Valley, including Dry Creek and Alexander Valleys. The area is also rich in other resources, including streams, riparian zones, fish and wildlife habitat, geothermal steam, construction aggregates, and water for domestic and agricultural use. Lake Sonoma and the Russian River also provide many recreational opportunities. Lands outside of the valley floors are severely constrained and relatively inaccessible.



The Land Use Element provides for a population of 18,460, a gain of 5,709 residents from year 2000. 11,200 of these residents are anticipated to live within the Cloverdale Urban Service Area.

While agriculture, geothermal development, and manufacturing are the primary sources of employment, major growth is primarily in the retail and service sectors.

Lake Sonoma and increased tourism related to the wine industry, particularly in Dry Creek and Alexander Valleys, will create pressure for additional recreation and visitor serving uses. In recent years, increases in tourism have been primarily associated with winery promotions and events.

Demand for rural residential uses may increase in the agricultural valleys due to their scenic value and proximity to urban areas. Resource production must be regulated to avoid conflicts with other land uses, damage to the river, and loss of agricultural land. Many of the hillside areas are subject to severe constraints, poor access and shortage of services.

Lands within Cloverdale's Sphere Of Influence include large vacant commercial and industrial parcels that currently lack urban services. Also, some commercial and industrial uses have developed outside of Cloverdale's urban boundary. Lands within the City's sphere also need to be retained for urban residential development to meet housing needs. Clear policy is needed to guide the type and location of urban development around Cloverdale to assure that public services are provided.

- Objective LU-13.1:** Retain agricultural lands in Dry Creek, Alexander, Oat and Knights Valleys in agricultural production.
- Objective LU-13.2:** Accommodate new commercial uses primarily in Cloverdale and secondarily within Geyserville's Urban Service Boundary.
- Objective LU-13.3:** Retain large parcel sizes within Cloverdale's urban boundary to provide for efficient urban residential development. New industrial or urban residential uses within the urban boundary may occur only after the full range of public services are available.
- Objective LU-13.4:** Continue to regulate aggregate and geothermal resource development to minimize adverse impacts. Limit uses in the Geysers area to those that do not conflict with geothermal exploration and production.

The following policies shall be used to achieve these objectives:

Policy LU-13a: Use the following criteria for approving discretionary projects in the "Limited Commercial" and "General Commercial" categories within Geyserville's Urban Service Area:

- (1) The use is in keeping with the scale and character of the community,
- (2) The proposed use specifically serves local area needs or the needs of visitors and tourism, and

- (3) The design of any structure is compatible with the historic architecture of the community.

Policy LU-13b: Use the following criteria for approving discretionary projects in the "Limited Industrial" category within the Geyserville Urban Service Area:

- (1) The use is in keeping with the rural character of the community,
- (2) The use does not involve heavy manufacturing or heavy industrial uses and does not use or produce flammable, explosive, or noxious materials, and
- (3) The site is adequately screened from the roadway and adjacent residential or commercial uses.

Policy LU-13c: Additional development in the "Limited Commercial" category for the Alexander Valley Store, Dry Creek Store, and Jimtown Store shall not include lodgings or restaurants and shall not adversely affect adjacent agricultural or resource uses.

Policy LU-13d: Rosso & Bianco, Paulsen, Geyser Peak, and Asti wineries are designated as "Recreation and Visitor Serving Commercial" to allow existing or proposed wineries and associated restaurants or lodging facilities. Any uses on these sites must support the sale and production of Sonoma County agricultural products and not adversely effect adjacent agricultural or resource areas.

Policy LU-13e: The KOA, Preston, and American Trails Campgrounds are designated as "Recreation and Visitor Serving Commercial" to recognize existing campground uses. Expanded uses must be campground related.

Policy LU-13f: Avoid additional "General Commercial", "Limited Commercial" and "Limited Industrial" designations outside the Urban Service Boundaries of Cloverdale and Geyserville. Consider proposals to designate single parcels as "Recreation and Visitor Serving Commercial" to allow small restaurants, lodgings, and related facilities only where the proposed designation meets the criteria for RVSC and if:

- (1) The site is outside of Dry Creek and Alexander Valleys,
- (2) The use involves the restoration of a designated county landmark and does not require any new structures or major additions or the use is an improved campground or guest ranch near a major recreation area.
- (3) The use will not adversely affect adjacent agricultural or resource uses,
- (4) Traffic levels will maintain an acceptable level of service on existing roadways and will not interfere with the movement of farm vehicles,

- (5) Adequate water supply is available for fire suppression and domestic use, and
- (6) Adequate access is available for emergency vehicles.

Policy LU-13g: Avoid extension of the urban boundary of Cloverdale east of the Russian River or west of Highway 101 into the Oat Valley.

Policy LU-13h: Use zoning to limit residential subdivisions within the boundary of Cloverdale to expansion of existing uses until annexation occurs or an assessment district is formed.

Policy LU-13i: Use zoning to limit industrial development within the urban boundary area of Cloverdale, except for expansion of existing uses, until annexation occurs or an assessment district is formed. Use the following criteria for discretionary projects for expansion of existing uses:

- (1) Adequate water supply is available for fire suppression, and
- (2) Frontage improvements meet city standards.

Policy LU-13j: Use the Aggregate Resources Management Plan and, if adopted, the Geothermal Resources Management Plan as the policy documents for development of aggregate and geothermal resources. Prohibit terrace mining in the Alexander Valley.

Policy LU-13k: The intent of the "Limited Industrial" land use designation for the gravel processing operation on APN 116-190-21 is to recognize the existing use. The designation shall not be used as a precedent for additional industrial uses in the area.

Policy LU-13l: Proposed amendments of the Land Use Map for properties subject to the Franz Valley Area Plan shall be considered in light of policies contained in that plan.

Policy LU-13m: Notwithstanding Policy LU-3c and Policies PF-1f, 1g, 1h, and 1i, a connection to CSA #26 (Geyserville) may be considered for APN 140-180-67 and 68 provided that the following criteria are met:

- (1) Sewer service facilities are designed to serve development consistent with the Land Use Plan,
- (2) The district certifies that service capacity is available, and
- (3) Connection is authorized by out-of-service area agreement.

3.3 HEALDSBURG AND ENVIRONS

The Healdsburg and Environs Planning Area is located in north central Sonoma County. High quality wines are produced from the vineyards in Dry Creek Valley and the Russian River Basin. The Basin is also used for gravel mining and recreation. Adjacent valley floors are subject to flooding. The steep and geologically unstable hillsides of the Mendocino Highlands on the west have limited access and are primarily used as grazing lands. The Mill Creek area has extensive timber stands.



Healdsburg and Windsor are the two urban centers and are located along the Highway 101 corridor. Areas outside of the valley floors and lower foothills are relatively inaccessible and sparsely populated. Employment is provided by agriculture, manufacturing, and service industries.

The land use plan anticipates a total population of 51,460, an increase of 10,664 residents over the 2000 level. Most future growth is expected in Healdsburg and Windsor. The rural area is projected to have little growth. Employment growth is expected in the service and retail sectors and growth in the tourism industry. As in the Cloverdale Planning Area, increased reliance upon tourism has spurred tremendous growth in agricultural promotion activities.

The unique agricultural, resource, scenic, and recreational values of this planning area create development pressures and land use conflicts. At issue is the protection of agricultural and resource lands, the extent of urban development in physically constrained areas with few services, the location and extent of visitor serving uses, and the extent of Urban Service Areas for Windsor and Healdsburg.

- Objective LU-14.1:** Manage terrace and instream mining of aggregates in the middle reach of the Russian River so that potential adverse impacts are minimized.
- Objective LU-14.2:** Make Windsor and Healdsburg the commercial and industrial centers for the planning area. Avoid additional commercial and industrial uses and tourist related businesses in the rural areas of this region. Maintain compact urban boundaries for Windsor and Healdsburg.
- Objective LU-14.3:** Avoid extension of urban services beyond designated boundaries.

Retain large parcel sizes within the future expansion area of Healdsburg to allow for efficient development upon annexation.

The following policies shall be used to achieve the above objectives:

Policy LU-14a: Use the Aggregate Resources Management Plan to identify and designate sites for extraction of aggregate resources. Prohibit terrace mining in the Alexander Valley.

Policy LU-14b: Avoid additional "Limited Industrial" and "Limited Commercial" designations outside Healdsburg and Windsor.

Policy LU-14c: In addition to the designation criteria for the "Recreation and Visitor Serving Commercial" category, use the following additional criteria for consideration of amendments to add this designation:

- (1) The amendment is consistent with the Agricultural Resources Element,
- (2) The use involves the restoration of a designated county landmark and does not require new structures or major building additions or the use is an improved campground or guest ranch located near a major recreation area,
- (3) Uses other than historic restorations are incidental to and compatible with the primary resource use of the parcel,
- (4) The use does not adversely impact adjacent agricultural or other resource uses,
- (5) Project traffic will not adversely impact the level of service or interfere with the movement of farm equipment, and
- (6) Adequate law enforcement, fire protection services, and water supply for fire suppression and domestic use are available.

Policy LU-14d: Expansion of the Healdsburg Sphere Of Influence west of Highway 101 does not conform to the intent of this plan.

Policy LU-14e: Use zoning to limit residential and commercial development within the urban boundary of Healdsburg prior to annexation or formation of an assessment district.

Policy LU-14f: Encourage annexation of the Fitch Mountain area to Healdsburg once the property owners have established a mechanism to improve streets, drainage, sewer, water, and electric facilities to city standards.

Policy LU-14g: Use the following criteria for consideration of expansion of the Public/Quasi Public category for the Rio Lindo Adventist Academy:

- (1) Any housing must be associated with the school and
- (2) Adequate services, including water, streets, and sewage disposal are available.

Policy LU-14h: The extension of sewer and water services provided by the City of Healdsburg is permitted only on proposed Lot 2 of PRMD file # PLP06-0101 for the City of Healdsburg Animal Shelter due to the public benefit provided by a public animal shelter. The uses allowed on Lot 1 and Lot 3 shall be limited to agriculturally related uses such as tasting rooms, wine warehousing and a vineyard management company.

Policy LU-14i: Proposed amendments of the Land Use Map for properties subject to the Franz Valley Area Plan shall be considered in light of policies contained in that plan.

Policy LU-14j: Properties within the former Windsor Specific Plan boundary may be zoned and/or subdivided to recognize existing legal residential units provided that the following criteria are met:

- (1) The dwelling must have legal building permits or the applicant shall provide proof that the building was constructed prior to 1960,
- (2) An on-site survey by the Building Inspection Department is required to verify that the residences are substantial structures,
- (3) The applicant must prove to the satisfaction of the Permit and Resource Management Department that separate and adequate water supply and sewage disposal systems exist or can be established for the units,
- (4) Dwellings must be in excess of 840 square feet in area, and
- (5) These provisions shall only apply to areas outside of the Urban Service Boundary.

Policy LU-14k: Recognize the existing retail building, sorting building, and used car sales area on APN 091-100-012, as approved by the Board of Zoning Adjustments Resolution #04-022 for PLP03-0084, as related, ancillary uses to The Salvation Army rehabilitation facility on the subject property. The commercial uses of the subject property shall be limited to those uses that are related to and ancillary to the rehabilitation facility on the property.

Policy LU-14l: Within the area encompassed by the former Windsor Specific Plan, encourage the preservation of existing woodlands and hedgerows in project site design.

3.4 RUSSIAN RIVER AREA

The Russian River Planning Area extends from the Laguna de Santa Rosa westward to Austin Creek. It includes the Russian River resort area, Forestville, Guerneville, Monte Rio, Guerneville Park and Rio Nido. Many residential areas originally developed as second homes have now been converted to permanent residences. Cazadero and Forestville provide limited commercial services and more concentrated residential areas although they remain essentially rural.



The Russian River and redwoods provide the setting for extensive recreational activities. Redwoods are also a valuable natural resource. Apple orchards and vineyards are the chief agricultural endeavor.

The Land Use Plan for the Russian River area is based upon a population projection of 18,960, an increase of 2,498 over the 2000 population. In the future, a larger share of the resident workforce will be able to secure local jobs. Most of the employment is projected to be in population serving industries, reflecting the importance of tourist commerce.

The Russian River Planning Area has many existing parcels created by "paper subdivisions" that could not be developed due to steep slopes, inability to support septic systems, or lack of water. Others were developed as second homes during the heyday of the River as a resort. Since the 1970's, many second homes have been converted to permanent residences, increasing pressure to provide urban services.

Forestville, Mirabel, and Guerneville are now served by public sewer systems. Monte Rio and Camp Meeker are in the planning stages for sewer service. Along the river there are many small water systems that have problems providing adequate service to existing development.

Flooding is a major development constraint along the Russian River. Improvements have been substantial in both residential and commercial areas, and resulting impacts of flooding have become more costly. Recently, a new Redevelopment Area was established in the developed areas along the River in order to provide funds for community improvement, including elevation of existing homes in the flood zone.

The visual character and the economy of the area is tied to its natural resources. Protection of redwood groves and the river system is important to the community. Resource industries and tourist attractions are also important.

Another issue in this area is growth and development in Forestville. Specific issues that need to be addressed include the amount of additional development that could be absorbed without changing the rural character or straining public services, how to make available commercial and industrial opportunities to provide local employment, and how to preserve the desirable environmental qualities of the area.

Objective LU-15.1: Avoid new Urban Service Areas in the Russian River Planning Area.

Objective LU-15.2: Limit new uses within the floodway of the Russian River, as designated on the Federal Flood Insurance Rate Maps (FIRM), to recreation and visitor serving commercial uses without permanent structures. Prohibit amendments to the Land Use Map that would allow new residential subdivisions within the boundaries of the 100-year flood event.

Objective LU-15.3: Maintain a balance of commercial development between local serving and visitor oriented uses. Guerneville shall remain the primary commercial center of the area. Forestville, Rio Nido, Monte Rio and Cazadero are secondary commercial centers with primarily local serving commercial uses in keeping with the existing character and scale of the community.

Objective LU-15.4: Maintain the "rural village" character of Forestville through design and development standards that support small scale development with substantial open space and native landscaping.

Objective LU-15.5: Assure that the number and scale of recreation and visitor serving commercial uses in the resource and agricultural areas is compatible with maintenance of the quality of the natural resource. Consider natural resource production and maintenance as the primary use of the land.

The following policies shall be used to achieve these objectives:

Policy LU-15a: Phase residential and commercial development within the Forestville Urban Service Boundary to allow the community facilities and services adequate time to absorb new growth, and to maintain the community character. For any project of 10 or more housing units, require a precise development plan or master plan that specifies the maximum number of new residential units to be built per year.

Policy LU-15b: Require design review for major subdivisions within the Forestville Urban Service Boundary. Design review approval shall assure that:

- (1) Project scale and design is consistent with existing rural village character,

- (2) Project design gives priority to natural landscape over development, and preserves and enhances significant natural features,
- (3) The project retains open space amenities associated with a rural lifestyle,
- (4) The project provides for a variety of housing types and costs,
- (5) Where appropriate to the natural terrain, houses are clustered to maximize open space. To the extent allowed by law, require a long term scenic easement for the undeveloped portion of the property, and
- (6) The project includes pedestrian access connecting new homes with nearby commercial area.

Policy LU-15c: Avoid new Urban Service Areas or entities, except where necessary to resolve water quality problems resulting from failing septic systems.

Policy LU-15d: Require building envelopes on all tentative subdivision maps in order to minimize damage to redwood trees and protect the redwood ecosystem. Show on the map the precise location of any redwood trees within the building envelope that are greater than two feet in diameter at four feet above the ground.

Policy LU-15e: Use the "Limited Commercial" category outside Urban Service Boundaries only for uses that were existing as of 1986.

Policy LU-15f: Outside Urban Service Boundaries, consider new recreation and visitor serving commercial uses in the Resources and Rural Development category subject to the following criteria:

- (1) The use is located close to a major recreational area such as the Russian River,
- (2) The use is compatible with the primary resource use of the parcel,
- (3) Where practical the use will retain existing redwood trees and will not result in substantial damage to the redwood ecosystem,
- (4) The use would not adversely affect adjacent agricultural lands,
- (5) The use would not adversely affect the level of service on roadways,
- (6) Adequate water supply is available for fire suppression and domestic use,
- (7) Adequate police and fire protection are available, and

- (8) The use will not have an adverse visual impact on a scenic corridor or scenic landscape unit.

Policy LU-15g: Define the boundary of Forestville as that of the elementary school district for purposes of project referral.

Policy LU-15h: Consistent with the long standing, established visitor serving activities at the Korbel winery, the provision of food service in conjunction with the winery tasting room may be permitted. In addition, a restaurant open to the public may be permitted within the developed central portion of the winery property notwithstanding policy in the "Land Intensive Agriculture" category. Any such restaurant must support the sale and promotion of Sonoma County agricultural products and not adversely affect adjacent agricultural or resource areas or uses.

Policy LU-15i: The "Limited Commercial" designation of certain parcels along Highway 116 between Guerneville Road and Ross Station Road (APNs 84-060-05; 84-090-13; -27; 84-100-51, -52, -53, and -55) is intended for agriculturally related commercial uses only. The land use designation for APN 84-100-51 is a combination of "Limited Commercial" and "Rural Residential". Notwithstanding the density shown on the Land Use Maps, this parcel may be subdivided to separate the commercial and residential areas. APN 130-070-21 is developed with a deli/pie business to be considered legal and conforming to zoning, any new uses must be agriculturally related.

Policy LU-15j: Consider adopting a manual of Local Area Development Guidelines comprised of policies from previous Specific Plans and new policies consistent with this plan.

Policy LU-15k: As allowed by Policy AR-9b, establish a design review process for barns and similar agricultural support structures within the 200' State designated Highway 116 Corridor.

Policy LU-15l: The existing development of parcels 130-060-31 and 130-060-30, although nonconforming, shall be recognized because the parcels are within the Graton Sewer District. Parcel 130-060-31 has 54 mobile home units and one single family dwelling on \pm 8 acres. Parcel 130-060-30 currently has 4 low-income housing units. These two parcels may repair, maintain or replace in kind the existing housing stock. Additional units including second dwelling units are not permitted.

Policy LU-15m: As allowed by the Recreation and Visitor Serving Commercial land use category, allow consideration of a single family residence as the primary use of a property so designated in this planning area.

Policy LU-15n: The increase from 2 acre density to 1.85 acre density resulting in APN 83-060-072, 073, and 074 was made because the owner voluntarily elected to reduce the residential density on former APN 83-120-095 from Urban Residential, 2 units per acre to Urban Residential, 1 unit per acre and also agreed to dedicate parkland on APN 83-120-22. The net result of the proposal is a reduction of 4 units of residential density in the Forestville area. Notwithstanding

the land use designation on APN 83-120-091, 092, 093, and 097, the property may only be developed with 1 dwelling unit each.

Policy LU-15o: The extension of sewer service to the Mirabel Heights area is intended solely for the purpose of mitigating public health problems resulting from existing land uses with failing septic systems. Notwithstanding Policies LU-3c, PF-1f, and PF-1g, the following specific policies will govern the establishment and operation of sewer service to the Mirabel Heights area:

- (1) Limit service to the existing land uses and vacant parcels within the boundaries of the Mirabel Heights Area Service Area Map, as adopted by the Board of Supervisors Resolution #98-0266, adopted March 3, 1998,
- (2) The force main pipeline connecting the Mirabel Heights Area to the Forestville County Sanitation District Treatment Plant is intended to provide sewer service only to the Mirabel Heights Area. Connections along the pipeline route between the treatment plant and the Mirabel Heights Area are prohibited,
- (3) Requests for sewer service outside of the Mirabel Heights Area may be found consistent with the General Plan if they meet all of the following criteria:
 - a. The parcel must be occupied by an existing use and front a collection line,
 - b. The use must be within 200 feet of the collection line,
 - c. The parcel must demonstrate a failing septic system, documented by PRMD,
 - d. The parcel must have conditions that render onsite repair of the failing septic system infeasible, as documented by PRMD,
 - e. The Forestville County Sanitation District must provide written certification that service capacity is available, and
 - f. The connection is limited to serving development that is consistent with the General Plan and Zoning.

Policy LU-15p: The provision of sewer service to the community of Monte Rio is primarily intended to serve legally established uses (that is, existing residences, businesses, and other uses requiring sewer services) within the Urban Service Boundary. Connections of uses outside said boundary to the wastewater collection system or to the pipelines transporting wastewater to treatment and disposal sites are prohibited unless the proposed connections meet all of the following criteria:

- (1) The use to be served must be an existing legally established use that is consistent with the General Plan and Zoning,

- (2) The use to be served must be within 200 feet of a collection line or pipelines constructed to serve the Urban Service Boundary,
- (3) The use to be served must demonstrate a failing septic system and have conditions that render on-site repair of the failing septic system infeasible, as documented by PRMD, and
- (4) The agency operating the collection system must provide written certification that adequate service capacity is available for the connection.

Other than the connections outside the Urban Service Area allowed per the above criteria, no additional connections to vacant parcels outside the Urban Service Area shall be allowed unless the County amends the Urban Service Boundary. This amendment shall require environmental review per CEQA.

Policy LU-15q: Maximum buildout of the Highlands Resort (APN 070-060-043) constitutes 27 guest rooms. Maximum occupancy of the guest rooms shall be no more than 70 guests. At the 27 guest room build out, there shall be no tent camping. Until such time as buildout occurs, maximum occupancy of the resort shall not exceed 84 persons in guest rooms and/or tents. The use of space relating to the Resort's functioning, such as lobby, sitting/meeting room, office, laundry, owner's/manager's unit, etc is considered incidental and accessory to the Resort use. Due to potential impacts to neighbors, the following uses shall not be allowed under the "K" zoning for this parcel: restaurant, bar, lounge, disco, or other similar uses.

Policy LU-15r: This policy recognizes the existing use of APN 075-290-018 as a towing operation and vehicle storage yard for up to 40 vehicles. Two tow trucks and one flatbed hauler may be stored at the yard in addition to towed vehicles. No wrecking or dismantling is associated with this use. Notwithstanding the provisions of the Development Code pertaining to the legal non conforming uses, a garage to provide minor repairs to vehicles towed to the site, to service tow trucks used in the towing business and to store and service up to four of the owner's personal collector's vehicles is allowed in addition to the tow yard as a result of the use permit application. No expansion of this use or change in use is allowed. Only repairs that are incidental and necessary for towed vehicles to be returned to running condition in order to drive them off the site are allowed as a result of this policy.

Policy LU-15s: Notwithstanding General Plan Section 2.2 (Residential Use Policy) which requires new urban land use densities be located in Urban Service Areas, residential land use on APN 082-042-039, at 8020 Mirabel Road, may be increased to eight units per acre with a 35% density bonus and developed to a maximum of eight units, provided that 30% of the units are affordable to low income households.

Policy LU-15t: With the exception of a 5+/-acre portion of APN 084-031-072 (Lot 2 of the Crinella Tentative Map in file PLP06-0076) further described below, APNs 084-031-071 and -072 are designated Urban Residential, 1 acre density land use and zoned RR (Rural Residential) B7 in

order to allow for a maximum development of 11 lots on 62 acres with the remaining potential density (up to 51 units) transferred to the adjacent properties (APNs 083-080-001 and 084-031-069 & 070) exhausting the density on APNs 084-031-071 & -072 when the subdivision map records. Lot 2 of the Crinella Tentative map in file PLP06-0076 has a Limited Commercial land use designation and is zoned AS (Agriculture Services) B7. Land uses on Lot 2 of the tentative map shall be limited to agricultural production and processing, and residential uses consistent with the underlying zoning district.

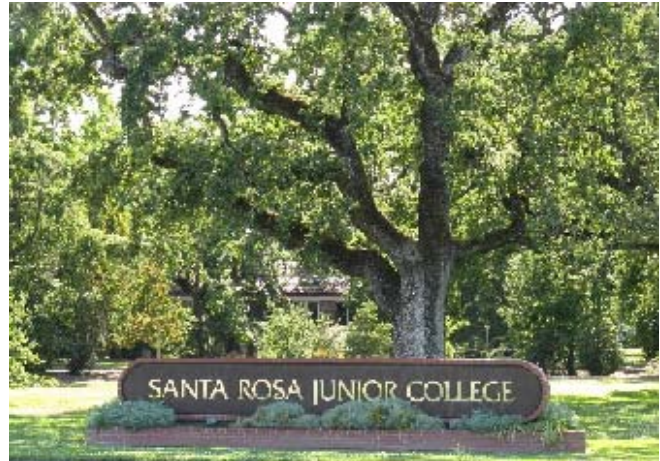
Policy LU-15u: Notwithstanding the zoning of APN 130-060-009, the existing mini-mart is recognized as a legal and conforming use. The site consists of an approximately 980 square foot retail convenience store and four fueling pumps with eight fueling positions. See project PLP08-0068 for a detailed site plan and floor plan. The property owner may repair and maintain the facility, or replace it in the event of damage or destruction. The property owner is also authorized to engage in the sale of beer and wine subject to use permit approval and to make site improvements including, but not limited to, minor tenant improvements, facade and sign modifications, and new fuel pump canopies subject to design review approval. Any other expansion or increase in the intensity of the use (i.e. the addition of square footage or additional fuel pumps) is hereby prohibited. (Added November 4, 2008 by Resolution Number 08-0956 for PLP08-0068)

Policy LU-15v: Notwithstanding the zoning of APN 070-100-014, the two existing single family residences are recognized as legal and conforming uses. Additionally, the 200 square foot portion of the apartment, located on the first floor of the southerly building on this site is recognized as a legal conversion to commercial storage space for the adjacent commercial use on APN 070-100-015. The use of this space as commercial storage space is recognized as a legal and conforming use (see File PLP08-0066 for a detailed site plan and floor plan). The property owner may repair and maintain all of the above described facilities, or replace it in the event of damage or destruction subject to approval of building permits. Any other expansion or increase in the intensity of the use (i.e. the addition of square footage or outdoor storage) is hereby prohibited. (Added November 4, 2008 by Resolution Number 08-0956 for PLP08-0066)

Policy LU-15w: Notwithstanding the zoning of APN 094-130-008, the existing motel/resort is recognized as a legal and conforming use with a maximum of seven transient units, an office, and dwelling for the owner/caretaker of the parcel. See project file PLP08-0067 for a detailed site plan. The property owner may repair and maintain the facility, or replace it in the event of damage or destruction. Any other expansion or increase in the intensity of the use (i.e. the addition of square footage or additional buildings) is hereby prohibited. (Added November 4, 2008 by Resolution Number 08-0956 for PLP08-0067)

3.5 SANTA ROSA AND ENVIRONS

The Santa Rosa and Environs Planning Area includes the flat terrain of the Santa Rosa Plain, several small valleys surrounded by rolling hills and the more rugged mountainous areas of the Sonoma and Mayacamas Mountain ranges. Major drainages include Santa Rosa and Mark West creeks, and the Laguna de Santa Rosa.



Most of the population in this area lives along the Highway 101 and 12 corridors. Significant amounts of rural residential development are located south and west of the cities and in isolated pockets in the east and northeast part of the planning area.

Most of the County's jobs are located in this planning area. This employment base draws a large workforce that commutes from the other parts of the County. Although agriculture is no longer the dominant economic force, vineyards and grazing and dairy operations remain.

This region is projected to add 32,652 people by 2020 and grow to a population of 223,400. Assuming full annexation of Santa Rosa's Urban Growth Boundary, the City's population would be 195,300, with the remaining 28,100 people in the unincorporated area.

The principal land use issues confronting the Santa Rosa region are:

- (1) The ability of public services to accommodate projected residential, commercial and industrial growth,
- (2) Protection of agricultural lands. Proximity to urban Santa Rosa has resulted in pressure to convert such lands to rural residential use, and
- (3) Future development in Southwest Santa Rosa prior to annexation by the City and annexation of the Roseland area and other existing developed land within the City's Urban Growth Boundary.

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.

The following policies shall be used to achieve these objectives:

Policy LU-16a: Require full urban improvement standards and services for discretionary commercial, industrial and urban residential projects within the Urban Service Boundary.

Policy LU-16b: Consider requiring joint city/county design review for projects within the Santa Rosa Urban Service Boundary.

Policy LU-16c: Encourage assembly of existing parcels for integrated redevelopment projects within the Roseland Redevelopment Area shown on the Land Use Map. When two or more parcels are aggregated for this purpose, the Land Use Map may be interpreted as allowing the land use shown for any of the aggregated parcels or public and quasi public uses. This interpretation is subject to the following additional limitations:

- (1) The project, on referral of an application, must be found consistent with the Redevelopment Plan and found to further the purpose of area rehabilitation by the Redevelopment Agency,
- (2) The project must be found consistent with the applicable goals and policies of the General Plan, and
- (3) The project must not have a detrimental effect on the health, safety, or welfare of the surrounding area.

Process rezonings concurrently with the project.

Policy LU-16d: The intent of the land use designation for APN 79-190-018, 021 and 79-180-001 is to allow for four parcels.

Policy 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.

Policy LU-16f: Avoid amendments to include additional commercial or industrial use outside Urban Service Areas.

Policy LU-16g: Unless otherwise provided in existing Specific or Area Plans, designate lands within the Santa Rosa Urban Service Area as "Rural Residential" in order to hold them for future annexation by the City. Maintain densities in these areas at the lower end of the range for this category.

Policy LU-16h: Designate the Brooks-Ward area "Limited Industrial" to recognize the eventual urban development allowed in the South Santa Rosa Area Plan. Use zoning to prevent further subdivision and urban development until the conditions established in Section 5.36 of that plan for this development have been met. Retain the land use designation "Light Industry/Planned Residential" in the plan but amend it to authorize interim uses consistent with the new zoning, such as single family dwellings on existing lots, provided water, septic and other standard conditions are met.

Policy LU-16i: Proposed amendments of the Land Use Map for property subject to the Franz Valley Area Plan shall be considered in light of policies contained in that plan.

Policy LU-16j: Notwithstanding the general requirement for a 10 acre minimum lot size in the "Diverse Agriculture" category, the areas within the Bennett Valley Area Plan along Bennett Valley Road shall be allowed to establish lot sizes in conformance with zoning in effect as of December 31, 1986.

Policy LU-16k: The "Recreation and Visitor Serving Commercial" designation is applied to "Morton's Warm Springs" (APN 55-040-32) to recognize the existing outdoor recreation use.

Policy LU-16l: Consider amendment of the urban design standards of the South Santa Rosa Area Plan to allow freeway oriented, attached, self illuminating signs for commercial use, consistent with Section 2.4 of the Open Space and Resource Conservation Element.

Policy LU-16m: Consider adopting a manual of Local Area Development Guidelines comprised of policies from previous Specific Plans and new policies consistent with this plan.

Policy LU-16n: The "Resources and Rural Development" designation is applied to Cloverleaf Ranch (APNs 58-020-08 and 09) to recognize the existing youth camp, riding academy and day care uses.

Policy LU-16o: The "Diverse Agriculture," "Resource and Rural Development," and "Recreation and Visitor Serving Commercial" designations applied to Graywood Ranch (APNs 51-020-006, 010, 032, 055, 057, 058, 059 and 51-010-094 and 095 are intended to accommodate an approved development consisting of the following:

For the easterly 186+/- acres as shown on the approved Development Plan/Tentative Map:

- (1) A maximum of 11 residential units of varying acreage with one primary single family dwelling on each parcel,
- (2) A 50-room inn and spa with a 125 seat restaurant open to the public within approximately 20+/- acres of K (Recreation and Visitor Serving Commercial) zoning and on its own parcel, and

- (3) A winery with incidental retail sales, public tasting, and special events on its own parcel.

For the westerly 290 +/- acres:

- (1) A maximum of six residential lots of varying acreage including three existing dwelling units subject to a separate application

Policy LU-16p: Redevelopment and/or intensification of existing uses in the Santa Rosa Urban Service Area south of Todd Road is not desirable without the extension of sewer service. Development applications prior to annexation should be limited to uses that can be served by septic systems.

Policy LU-16q: The Franz Valley Area Plan Land Use Map designates the Mountain Home Resort area as Rural Residential and Recreation in order to recognize the existing recreational/commercial uses. Notwithstanding the General Plan and zoning designations, expansion of these uses may be approved, provided that the road limitations of the Franz Valley Area Plan are first considered.

Policy LU-16r: The Franz Valley Area Plan Land Use Map designates the Marine Cooks and Stewards facility property (APN 28-070-15, 120-210-30) as Institutional in order to recognize the existing use. Notwithstanding the General Plan and zoning designations, expansion of the use may be approved, provided that the load limitations of the Franz Valley Area Plan area are first considered.

Policy LU-16s: All uses on the 13 acre PQP parcel (059-350-094) shall require a use permit. Future property owners should be aware that the parcel is adjacent to the railroad right-of-way. Increased use of the railroad is anticipated on 13 acres as shown in the attached tentative map.

Policy LU-16t: The General Commercial designation is applied to properties at/near the intersection of Middle Rincon Road and Highway 12 (APN 183-300-023; 182-540-021, 022, 023, 024, 025, 026, 027, and 028). The intent of this policy is to recognize existing commercial businesses (APN 183-300-023; 182-540-024, and 028), but preclude further commercial development until annexation to the City of Santa Rosa. One single family dwelling is permitted on legally separate, undeveloped parcels.

Policy LU-16u: Use of the Recreation and Visitor Serving Commercial area on the Shiloh Meadows/Mayacama property (APN 067-340-041) shall be limited to 50 accommodation units and necessary and appropriately sized ancillary structures and facilities, which shall be owned and operated in a manner that is secondary to operation of the golf course on site.

Policy LU-16v: Notwithstanding the provisions of Policy PF-1f of the Public Facilities and Services Element, the Mayacama Development (formerly known as Shiloh Meadows) may be served by a privately owned and operated sewage treatment facility serving only parcel numbers 079-150-028, 067-260-030, 031, and all parcels in Book 67, page 340 subject to approval of a

private utility by the PUC. Prior to public operation of the treatment plant ceasing, the applicant and property owners shall enter into a separate recorded contractual agreement with the County of Sonoma detailing the operation and maintenance responsibilities for the sewage treatment plant. Said agreement may be modified in the future to reflect changes in waste discharge requirements or other circumstances. All such changes shall be recorded.

Policy 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.

Policy LU-16x: Further utilization of General Plan Policy OSRC-1c is prohibited on the 9.98 acre commercial hotel/conference center site (APN 058-040-054) that includes approved entitlements for 80 guest rooms, one conference/multi-purpose building, one spa building, and related office and maintenance buildings approved under Use Permit (PLP 01-0018 and prior approvals of UP 10191). Future expansions and/or intensification of commercial uses (excluding the on-site restaurant) on the subject 9.98 acre site shall be prohibited.

Policy LU-16y: Work with the City of Santa Rosa and residents and businesses in the Roseland area to implement the Sebastopol Road Urban Vision Plan.

Policy LU-16z: The intent of the Board of Supervisors in extending the Larkfield-Wikiup Urban Service Area to include the Sutter Medical Center of Santa Rosa/Luther Burbank Memorial Foundation site is to allow for a project of significant public benefit consisting of and limited to: An acute care hospital and ancillary medical facilities and offices on APN's 058-040-058 and -059; and a performing arts community center related to accessory community serving uses on APN's 058-040-060 and 061. All future 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 for 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. (Resolution #10-0640, 8/24/2010 PLP05-0002).

Policy LU-16aa: The "Limited Commercial" designated portion of APN 044-190-008 (approximately 19.78+/- of the 63.15 +/- site) is intended to allow the existing landscape materials yard, pug mill, concrete batch plant, concrete recycling operations and stone manufacturing facility to operate as legal uses. See project file PLP08-0095 for a detailed project description, site plan and project conditions. The operator may repair and maintain the facility, or replace it in the event of damage or destruction only in the area designed as "Limited Industrial." No other uses listed in the "Limited Industrial" land use designation or the M3 (Limited Rural Industrial) District shall be allowed other than the described project. The remaining areas of the site shall retain the DA (Diverse Agriculture) land use and zoning designation and shall be restricted to the uses permitted in that district. Minor expansion of the existing uses may be considered with a Use Permit application. (Resolution No. 10-0920, 12/14/10, PLP08-0095).

Policy LU-16bb: The "Recreation and Visitor Serving Commercial" designation applies to APN 064-150-002 and is intended to allow the existing inn as a legal and conforming use with a maximum of four transient units with kitchenettes, and a primary dwelling unit with one bedroom for the owner/caretaker of the parcel. See project file PLP08-0084 for a detailed site plan. The owner may repair and maintain the facility, or replace it in the event of damage or destruction only in the existing developed area. No other uses in the General Plan designation RVSC (Recreation and Visitor Serving Commercial) shall be allowed other than the above described transient uses. The site shall otherwise be restricted to the allowed uses of the DA (Diverse Agriculture) General Plan Zoning Designation. (Resolution No. 10-799, 11/2/2010 PLP08-0084).

Policy LU-16-cc: Further utilization of General Plan Policy OS-1c is prohibited on the 58 acre site (APN 058-080-056 and -61) that includes approved entitlements (PLP06-0099) for a maximum congregation of 1,500 people and limiting existing on-site buildings to the following uses and sizes: a 28,000 square foot assembly hall and indoor recreation area, a 24,000 square foot assembly hall, a 5,400 square foot fellowship hall/meeting rooms, a 4,800 square foot children's activities hall, a 6,600 square foot youth classroom building, a 1,800 square foot office/meeting room/classroom building, associated parking and a 4.3 acre athletic field. A scenic Open Space Easement for the 39.815 acre agricultural portion of the property further restricts uses of that portion of the property to only agricultural uses. Further expansion and/or intensification of church uses on the subject site shall be prohibited. No new buildings shall be constructed on-site unless they are replacement buildings that shall not exceed the existing square footage of the former buildings. (Resolution No. 07-0480 adopted June 5, 2007; PLP06-0099)

3.6 SEBASTOPOL AND ENVIRONS

The Sebastopol and Environs Planning Area includes the City of Sebastopol, the communities of Graton, Bloomfield and Valley Ford, and portions of the Laguna de Santa Rosa. Extensive areas of rural development are mixed with small farms and orchards. Most area residents live in single family homes in Rural Residential areas that are intermixed with apple orchards, vineyards, truck farming and other agricultural activities. Although the region is known for its apple production, its agriculture has become increasingly diversified in recent years, including expansion of vineyards.



The Land Use Plan for this area serves a population projected to be 31,720, including 22,100 in the unincorporated area. Increased local employment opportunities are projected that should reduce out commuting.

The area's economy is fairly well balanced among agriculture, manufacturing and other basic industries, and retail trade and services. Many residents commute to work in Santa Rosa and other employment centers outside the area.

Land use issues in this planning area involve urban development in Sebastopol and Graton, strip development along Highway 116, and expansion of rural residential development. Numerous businesses front on Highway 116 particularly in a two mile strip between Cooper and Hessel Roads. While existing commercial uses are recognized, new highway oriented businesses should be avoided to minimize traffic and safety problems and to encourage location of these uses in nearby Urban Service Areas.

In rural areas, rural residential development may conflict with existing and new agricultural uses and practices, particularly since the rise in agricultural promotion and tourism in recent years.

Objective LU-17.1: Avoid commercial, industrial, and urban residential uses within the Sebastopol Urban Service Area until annexed by the city.

Objective LU-17.2: Avoid new commercial and industrial designations in the Highway 116 corridor.

- Objective LU-17.3:** Assure that commercial development in rural portions of the area is of a scale, intensity, and design which is compatible with the area's rural and scenic character.
- Objective LU-17.4:** Avoid conversion of agricultural lands to non agricultural uses. Development shall be compatible with protection of agricultural lands and agricultural production.
- Objective LU-17.5:** Avoid urban development that would significantly affect the natural vegetation, wildlife habitat or rare or endangered species in the designated wetlands and riparian areas along the Laguna de Santa Rosa, Estero Americano, Atascadero Creek, Blucher Creek, and other sensitive areas. Design rural development to conserve groundwater, soil resources and conifer forests to the maximum extent feasible.

The following policies shall be used to achieve these objectives:

Policy LU-17a: Prior to development of a public water system for Graton, re-evaluate the location of its Urban Service Area. Avoid expansion of the Urban Service Area west of Atascadero Creek or east of Gravenstein Highway.

Policy LU-17b: Avoid urban level services within the Urban Service Area surrounding the City of Sebastopol prior to annexation except where consistent with the policies of the Public Facilities and Services Element. Development in that area prior to annexation may be served by rural services and shall be designed to permit realization of the urban potential upon annexation.

Policy LU-17c: Avoid the "General Commercial" and "General Industrial" land use categories outside the Sebastopol and Graton Urban Service Areas.

Policy LU-17d: Consider designation of vacant sites or sites with vacant buildings east of Bowen Street and south of Graton Road in Graton from commercial/industrial use to urban residential use if surrounding areas, water resources and service levels are not adversely affected.

Policy LU-17e: Avoid new "Limited Commercial" and "Limited Industrial" designations outside of the Sebastopol and Graton Urban Service Areas.

Policy LU-17f: Avoid discretionary projects on "Limited Commercial" or "Limited Industrial" lands unless the use:

- (1) Serves the commercial, service, employment or agricultural processing needs of the planning area,

- (2) Is compatible with adjacent residential or agricultural uses,
- (3) Would not adversely affect the level of service on public roadways or interfere with the movement of farm vehicles,
- (4) Provides mitigation for visual impacts within a designated Scenic Corridor through appropriate setbacks, landscaping, and/or screening, and
- (5) Is in keeping with the scale and character of the community.

Policy LU-17g: Avoid additional residential density within the agricultural and resource categories except as allowed by the agricultural and "Resources & Rural Development" categories. Avoid designation of agricultural and natural resource lands to other categories.

Policy LU-17h: Require that building envelopes provide a minimum 100 foot setback from any property line or other mitigations for subdivisions within an agricultural category.

Policy LU-17i: As allowed by Policy AR-9b, establish a design review process for barns and similar agricultural support structures within the 200' State-designated Highway 116 Corridor.

Policy LU-17j: Consider adopting a manual of Local Area Development Guidelines comprised of policies from previous Specific Plans and new policies consistent with this plan.

Policy LU-17k: Commercial uses on the 2.8 acres of APN 027-180-034 designated "Limited Commercial" shall be restricted to agricultural service uses. Any further subdivision of APN 027-180-034, -035, and -036 is contrary to this policy and the Land Use Map.

Policy LU-17l: All new commercial uses on parcel 026-010-066 shall require a use permit or use permit waiver to insure compatibility with the surrounding community.

Policy LU-17m: Notwithstanding Policy LU-17e and the Limited Industrial designation of APN 130-152-008, a school or similar use may be considered consistent with the land use designation, as a transition between the industrial uses west of Bowen Street, and the residential uses to the east. Uses that can be accommodated primarily by the existing building, do not adversely impact water resources and service levels, and are compatible with both the industrial and the residential uses, may be found consistent.

Policy LU-17n: Refer to the City of Sebastopol for review and comment any application for discretionary projects in the vicinity of the Urban Service Boundary.

Policy LU-17o: Notwithstanding the density limitations of the General Plan and zoning district, properties within the Hessel Local Area Development Guideline boundaries with the land use

designation of Rural Residential (3 - 5 acres per dwelling unit) may be allowed a subdivision to recognize no more than two lots each with an existing single family residence, provided the following criteria are met:

- (1) The existing single family residences must be of conventional construction and must have legal Building Permits, or the applicant shall provide County Assessor records demonstrating the single family residence(s) was constructed on the project site prior to 1962,
- (2) Each existing single family residence must be greater than 840 square feet in size, and must have no prior Planning or Building Permit approvals described as a second dwelling unit, farm family unit, agricultural employee unit, pool house, cabana, or guest house,
- (3) The property owner(s) has applied for and agreed to a Zone Change to place the "Z" (Second Unit Exclusion) combining district on the subject property,
- (4) All resultant parcels of a subdivision must meet the 1.5 acre minimum parcel size requirement in the Sonoma County Zoning Ordinance for parcels served by private wells and septic systems,
- (5) Each of the existing single family residences must be served individually with their own on-site septic system and on-site well,
- (6) An on-site inspection and report is required by a qualified Registered Environmental Health Specialist or Registered Civil Engineer, to the satisfaction of PRMD, to verify if the septic systems are functioning properly. If the septic systems have a history of failures, or are substandard and do not meet current County requirements, appropriate repairs or upgrades of the on-site systems may be required,
- (7) Each of the existing single family residences must meet all zoning requirements and property line setbacks (front, side, and rear), including resultant property lines from a subdivision, without a variance and must meet all applicable subdivision requirements set forth in the County Subdivision Ordinance,
- (8) If subject property is in a Zone 3 or Zone 4 water scarce area, the applicant must prove to the satisfaction of PRMD that each single family residence has adequate water supply,
- (9) Each of the existing single family residences must be served by an individual driveway off a public or private roadway or must demonstrate through the Encroachment Permit process that each single family residence can be served by an individual driveway, and
- (10) The project would not result in any major physical changes or additional development of the site.

Policy LU-17p: Notwithstanding the General Plan land use designation of Limited Industrial and the zoning designation of MP Industrial Park District, for all or portions of APNs: 061-050-014; -028, -029, -030, -047 and -057, only the following uses specifically set forth in this policy shall be permitted, with or without a use permit, as may be required by the applicable zoning regulations:

- (1) beekeeping,
- (2) growing and harvesting of shrubs; plants; flowers; trees; vines; fruits; vegetables; hay; grain; and similar food and fiber crops, subject to the limitations of the Zoning Ordinance and General Plan regarding creek setbacks and management plans,
- (3) preparation of food and beverage products,
- (4) processing of food and beverage products,
- (5) warehousing of food, beverage and agricultural related products; whether or not produced, prepared or processed on the site,
- (6) cold storage of fruits, vegetables, dairy products of other food products either processed or not processed on the site,
- (7) bottling, canning, or packaging of agricultural products,
- (8) distribution of fruits, vegetables, dairy products and other food products,
- (9) agricultural processing and production, fermentation, barrel aging, and distillation (but not high-proof alcohol prohibited by the Waste Discharge Requirements of the North Coast Regional Water Quality Control Board),
- (10) bottling, casing, warehousing and distribution related to the type of agricultural grown locally,
- (11) incidental retail sales of agricultural products processed on site,
- (12) private marketing events for wholesale customers, not open to or advertised to the general public or retail customers,
- (13) research development and testing facilities related to agriculture and agricultural products,
- (14) ancillary and accessory uses including office and administrative support facilities for uses specified in this policy,
- (15) fabrication and distribution of agricultural materials, equipment, and other agricultural items,
- (16) daycare and health and exercise facilities for the sole use of employees of businesses located at the site,
- (17) maintenance and improvements of existing telecommunications facilities on the site,
- (18) non commercial dining and food preparation facilities such as lunch and break rooms for the sole use of employees of businesses located on the site,
- (19) water and wastewater facilities used in conjunction with permitted uses, and
- (20) vehicle storage for public school districts when screened from Scenic Corridors.

The owner may replace structures, but the replacement structures shall not exceed the size and height of the structures replaced, and proposed relocated structures shall conform to the setback requirements of the MP-Industrial Park zoning District.

Policy LU-17q: Notwithstanding the minimum lot size limitations of the Diverse Agriculture land use category and the DA (Diverse Agriculture) zoning district, the Diverse Agriculture land use and DA zoning designations, and a minimum lot size of 7.61 acres, are considered consistent with the General Plan for a 7.61 acre parcel resulting from the merger of two existing parcels, APN's 130-262-031 and -032, based on the site's current "Intensive Agriculture" designation in the West Sebastopol Area Plan, the existing and historical agricultural use on the site, on-site soil types and water availability suitable for crop production, and the existing pattern of small and large lots in the vicinity. The Diverse Agriculture land use designation is not considered growth inducing because overall development potential of the site is decreased by one single family residence and one second dwelling unit due to the merger of APN's 130-262-031 and -032 into a single parcel. Notwithstanding the Diverse Agriculture land use and DA zoning designations for the site, to avoid incompatible on-site uses to surrounding residential parcels and potentially negative visual impacts along the Highway 116 scenic corridor, the following land uses shall be prohibited even with a use permit application: Confined (continuously) livestock operations; livestock feed yards and animal sales yards; commercial mushroom farm (involving outdoor growing or composting); commercial horse stables, horse boarding, riding academies, equestrian riding and driving clubs, and hunting clubs; slaughterhouses, animal processing plants, rendering plants, fertilizer plants or yards; game preserves and refuges; campgrounds; commercial kennels; private landing strips; commercial wood yards, including wood splitting and golf courses and driving ranges. Resolution #10-0473, adopted 6/08/10 PLP08-0029.

3.7 ROHNERT PARK - COTATI AND ENVIRONS

The Rohnert Park - Cotati Planning Area is located in central Sonoma County along the Highway 101 corridor and includes Rohnert Park, Cotati, and Penngrove. Sonoma Mountain forms a continuous backdrop visible from throughout the area.

This is the smallest of the nine planning areas, but has the highest population density and the highest portion of its population within incorporated cities. Extensive Rural Residential development is located south and west of Cotati, around Penngrove, and in the Sonoma Mountain foothills.



Most of the area's jobs are in retail sales and services in Rohnert Park and Cotati. Many area residents commute to work in Santa Rosa, Petaluma and the Bay Area. Livestock grazing and forage crops are the predominant type of agriculture in the rural areas, although vineyard acreage is increasing.

Population is projected to be 65,040 people by 2020, but only 5,040 people in the unincorporated area. Jobs are expected to increase due to added opportunities in the cities.

The voter approval of Urban Growth Boundaries for both Rohnert Park and Cotati in recent years has helped address the issues of City expansion into surrounding agricultural and community separator lands. However, development in these cities continues to have impacts upon rural and community residents in the unincorporated area.

Objective LU-18.1: Avoid urban residential, commercial, or industrial uses within the Rohnert Park and Cotati Urban Service Areas until such lands are annexed.

Objective LU-18.2: Limit new commercial and industrial development to the cities and the Urban Service Area of Penngrove, except as authorized by Policy OSRC-1c of the Open Space and Resource Conservation Element.

The following policies shall be used to achieve these objectives:

Policy LU-18a: Apply the commercial and industrial categories only in the Penngrove Urban Service Area and to sites designated for such use by Specific or Area Plans in effect as of 1986.

Policy LU-18b: Use the following criteria for approving discretionary projects in the "Limited Commercial" or "Limited Industrial" category.

- (1) The use specifically serves the service, employment or agricultural processing needs of planning area residents,
- (2) The use is compatible with adjacent residential or agricultural uses,
- (3) The use does not adversely affect the level of service on public roadways and would not interfere with the movement of farm vehicles, and
- (4) If the use would be located within a designated Scenic Corridor, visual impacts can be mitigated by appropriate setbacks, landscaping, or screening.

Policy LU-18c: Provide for small scale campgrounds and guest ranches if consistent with the Agricultural Resource Element and if the use does not adversely affect traffic level of service and adequate water, police and fire services are available.

Policy LU-18d: Place conditions on discretionary projects to minimize potential adverse impacts on soil and biotic resources, wildlife, designated scenic resources, Crane Creek Park and the Fairfield Osborn Preserve.

Policy LU-18e: Notwithstanding the general requirement for a 10 acre minimum lot size in the "Diverse Agriculture" category, the areas within the Sonoma Mountain Area Plan may be permitted minimum lot sizes as shown in that plan.

Policy LU-18f: APN 047-081-40 may, upon proof of septic suitability and public water availability, be rezoned and subdivided at a 1.5 acre density.

Policy LU-18g: Properties within the Penngrove Area Plan boundary may be zoned and/or subdivided to recognize existing legal residential units provided that the following criteria are met:

- (1) The dwellings must have legal building permits or the applicant shall provide proof that the building was constructed prior to 1960,
- (2) An on site survey by the Permit and Resource Management Department is required to verify that the residences are substantial structures,
- (3) The applicant must prove to the satisfaction of the Permit and Resource Management Department that separate and adequate water supply and sewage disposal systems exist or can be established for the units, and
- (4) Dwellings must be in excess of 840 square feet in area.

Policy LU-18h: Permit the extraction of groundwater from an existing well, subject to conditions of UP 94-347 for the purpose of allowing the extraction of groundwater and its transportation to an offsite bottling facility (APN 045-222-020).

Policy LU-18i: Development in the Canon Manor West Subdivision is restricted to one house per existing lot. The County will not accept applications for creation of additional lots until:

- (1) All water, wastewater, and road improvements to be provided under the Canon Manor West Assessment District are installed and operational,
- (2) There is demonstrated sewer capacity available to serve additional lots,
- (3) The Agreement between the County and the City of Rohnert Park regarding the provision of sewer service has been amended to accommodate creation of new lots, and
- (4) The Penngrove Water Company well use permit has been amended to allow service to and connection of the additional lots.

3.8 PETALUMA AND ENVIRONS

The Petaluma and Environs Planning Area, in the southwest portion of the county, extends from south of Penngrove to the Marin County line and from the Sonoma Mountains to Two Rock. Dominant natural features include the Sonoma Mountains, the rolling hills around Petaluma, and the Petaluma River and marshes. Historically, this area has been the production center for poultry and dairy products. Although the poultry industry has declined, milk has been one of the county's leading agricultural commodities. In recent years, agricultural production has diversified to include vineyards, flowers, olive groves, and other specialty crops.



The Petaluma area has a relatively large share of financial, communications, business services and personal services employment. However, its proximity to Marin and San Francisco results in a significant daily commute. The population is concentrated in Petaluma and in rural residential areas adjoining the city limits. Between 2000 and 2020, the population of the area is expected to increase to 76,300. Local jobs are predicted to increase as well. The major share of population and employment growth is planned to occur in Petaluma, with relatively little commercial and industrial land available in the unincorporated area.

Urban Service Area issues in the Petaluma area are related to the capacity of existing sewer and water facilities to serve projected growth the extent of the Urban Service Boundary, and the timing of service extensions. Agricultural issues include fluctuating markets for the dairy and livestock industry and the difficulties in maintaining agricultural viability. A third issue is whether commercial or industrial development should be located outside the Urban Service Boundaries, particularly recreation and visitor serving commercial uses associated with area recreation. There is also a need to maintain use of the Petaluma River in order to support river-dependent commercial and industrial uses.

Objective LU-19.1: Avoid extension of Petaluma's Urban Service Boundary and limit urban residential development to the Urban Service Area when annexed by the City.

- Objective LU-19.2:** Make Petaluma the commercial and industrial center for the southwestern Sonoma County area. Restrict commercial uses to locations within its Urban Service Area and to existing areas allowed by Specific or Area Plans as of 1986.
- Objective LU-19.3:** Limit recreation and visitor serving uses in rural areas.
- Objective LU-19.4:** Avoid commercial and industrial development and residential densities greater than one unit per 60 acres on lands that contain important natural resources.

The following policies shall be used to achieve these objectives:

Policy LU-19a: Use zoning to avoid new urban uses within the Petaluma Urban Service Area prior to annexation by Petaluma.

Policy LU-19b: Refer to the City of Petaluma for review and comment any application for discretionary projects within one mile of the Urban Service Boundary.

Policy LU-19c: Apply the "General Commercial" and "General Industrial" categories only to appropriate uses existing as of 1986 inside the Urban Service Boundary. Apply the "Limited Commercial" and "Limited Industrial" categories only to appropriate uses existing as of 1986. However, consider additional river dependent commercial and industrial uses along the Petaluma River, where necessary to maintain the river as a navigable waterway connecting the Bay to downtown Petaluma.

Policy LU-19d: Use the following criteria for approval of discretionary projects in the "Limited Commercial" and "Limited Industrial" category:

- (1) The use specifically serves the service, employment, or agricultural processing needs of local area residents or the local agricultural community,
- (2) The use is compatible with adjacent residential or agricultural uses,
- (3) The use won't adversely affect the level of service on public roadways and will not interfere with the movement of farm vehicles, and
- (4) If the use is located within a designated scenic corridor, mitigate visual impacts by appropriate setbacks, landscaping, and/or screening.

Policy LU-19e: Limit uses at Infineon Raceway (on APN 068-150-049, -050, and -056; 068-190-030; 068-100-024) to racing and related vehicle uses, and limited ancillary uses provided that a use permit is approved. Racing and vehicle uses means the storage, repair, fabrication, maintenance and modification of vehicles. "Fabrication" does not include assembly-line or mass

production of vehicles. Ancillary uses are to be limited to timing and scoring facilities, media facilities, emergency medical facilities, concession stands and a novelty shop. Permanent lodging facilities, general commercial, industrial and manufacturing uses are not permitted. Notwithstanding the Land Extensive Agriculture and Diverse Agriculture land use designations and uses prescribed by the Land Extensive and Diverse Agriculture zoning districts to the west of the Infineon Raceway facility, certain temporary and/or ancillary raceway uses are permitted on these lands. As depicted on the Sears Point Master Plan, approved April 25, 2000, temporary uses are limited to event parking on APN 068-100-057 through -059, event related trailer parking on APN 068-100-042 through -050, 057, and -061, and will call trailer and related vehicle parking on APN 068-100-055. Ancillary uses are limited to a wetland mitigation area on APN 068-100-057 and -059. Roadway access shall be provided to/from Lakeville Highway to/from the main Infineon Raceway facility as depicted on the Sears Point Master Plan. All temporary and/or ancillary uses will be governed by the conditions of the Use Permit for Infineon Raceway. The above indicated Lakeville Properties, APN's 68-100-037 through -061 and the Cougar Mountain parcel, APN 68-150-056, may also be used for an annual bicycle and running event as approved by a Use Permit.

Policy LU-19f: Limit uses at Port Sonoma to future ferry services and to those existing or approved by use permit. Permanent lodging facilities, general commercial, industrial or manufacturing uses are not permitted. For purposes of this policy, anything other than week end occupancy of boats by their owners shall be considered within the parameters of a "permanent lodging facility".

Policy LU-19g: Notwithstanding the general requirement for a 10 acre minimum lot size in the "Diverse Agriculture" category, the areas within the Sonoma Mountain Area Plan may be permitted minimum lot sizes as shown in that plan.

Policy LU-19h: Development within the watershed above the City of Petaluma water delivery system designated in the Sonoma Mountain Area Plan is subject to the following policies:

- (1) Review all development proposals in the vicinity with regard to their beneficial and adverse impacts,
- (2) Encourage greater public awareness relative to wildlife and wildlife management programs,
- (3) Encourage the use of natural areas for educational purposes, and
- (4) Enforce County Ordinance 1108, which provides criteria for stream maintenance and construction encroachments.

3.9 SONOMA VALLEY

The Sonoma Valley Planning Area extends from Bennett Valley and Kenwood south to San Pablo Bay and from the crest of the Sonoma Mountains east to the Sonoma-Napa County line. The valley and foothills are among the finest vineyard regions in the world. In the southern area, the mountains and foothills give way to an alluvial plain, estuaries, and tidal marshlands.



Population is concentrated in Sonoma and in the adjacent unincorporated communities of Agua Caliente, Fetters Hot Springs, El Verano and Boyes Hot Springs. Other communities include Kenwood and Glen Ellen. The balance of the area's population is scattered in rural agricultural and hillside areas at very low densities.

Agriculture, particularly vineyard cultivation, wine processing, and tourism are mainstays of the area's economy. Some manufacturing and service businesses exist along Eighth Street East. Much of the local employment is in the "retail trade" and "services" sectors. Many workers commute to jobs outside the Valley.

By 2020, population of the planning area is expected to reach 48,990 people. 34,400 of this population is expected in the unincorporated area, particularly in the Urban Service Area along Highway 12, with the remaining 14,590 people within the City of Sonoma. Local job growth is projected primarily in the "services" and "retail" sectors.

The principal land use issues in the Sonoma Valley area pertain to:

- (1) the relationship between growth and traffic congestion,
- (2) the need to upgrade existing public services and infrastructure,
- (3) the compatibility of rural development with protection of agriculture, scenic landscapes, and resources,
- (4) the cumulative impacts of tourism associated with wineries and special events, and
- (5) the availability and quality of water resources.

In 1992, the City and County formed the Sonoma Valley Citizens Advisory Commission, a joint City/County group that is responsible for reviewing and advising the City and County on issues of concern to valley residents. The Commission continues to provide an important forum for this purpose.

- Objective LU-20.1:** Seek to jointly coordinate and monitor development within the City of Sonoma and the unincorporated Urban Service Area. Discourage urban development within Sonoma's Urban Service Boundary until annexation by the city (excluding parcels within the Sonoma Valley Redevelopment Area).
- Objective LU-20.2:** Restrict future industrial development in the unincorporated area to designated areas along the 8th Street East corridor.
- Objective LU-20.3:** Sonoma is the primary retail and service center for the Sonoma Valley. Boyes Hot Springs, Glen Ellen, and Kenwood are secondary commercial centers. Limited commercial uses shall be restricted to these areas.
- Objective LU-20.4:** Implement the Sonoma Valley Redevelopment Plan and the General Plan in a consistent manner. Encourage private redevelopment by providing flexibility in the range of land uses within the Redevelopment Area.
- Objective LU-20.5:** Limit recreation and visitor serving uses in resource areas to low intensity or outdoor uses.
- Objective LU-20.6:** Accommodate future rail freight service in Sonoma Valley

The following policies shall be used to achieve these objectives:

Policy LU-20a: Avoid urban residential and commercial development within Sonoma's Urban Growth Boundary until annexed by the City.

Policy LU-20b: In general, encourage annexation by the city prior to urban development on parcels that are within the Sonoma Valley Sanitation District and within the city's primary Sphere of Influence. Require annexation for urban residential development in this area. Parcels within the Sonoma Valley Redevelopment Area are exempt from these policies.

Policy LU-20c: Establish procedures for joint city/county review of major projects within the City and the County. Continue to utilize the Sonoma Valley Citizen's Advisory Commission as an advisory body to the two jurisdictions for this purpose.

Policy LU-20d: Recognize certain existing commercial development on the Land Use Map with the "Limited Commercial" land use designation to encourage and facilitate the maintenance,

upgrading, and redevelopment of commercial structures within the Sonoma Valley Redevelopment Area.

Policy LU-20e: Recognize certain identified vacant and/or residentially developed parcels along Highway 12 within the Sonoma Valley Redevelopment Area with "Limited Commercial - Traffic Sensitive" land use designation.

Policy LU-20f: Continue to utilize the "Traffic Sensitive" zoning district for the "Limited Commercial" and "Limited Commercial - Traffic Sensitive" categories that limit the uses allowed to specified traffic impact levels. Apply this zoning to all such designated parcels in order to limit new or expanded commercial uses to those that would result in traffic levels consistent with the Circulation and Transit Element.

Policy LU-20g: Encourage assembly of existing parcels for integrated redevelopment projects within the Sonoma Valley Redevelopment Area. When two or more parcels are aggregated for this purpose, the Land Use Map may be interpreted as allowing limited commercial land use when parcels designated "Limited Commercial" or "Limited Commercial - Traffic Sensitive" are aggregated or public and quasi public uses, subject to the following minimum limitations:

- (1) The project, on referral of an application, must be found consistent with the Redevelopment Plan and found to further the purpose of area rehabilitation by the Redevelopment Agency,
- (2) The project must be found consistent with applicable goals and policies of the General Plan but particularly must not result in traffic levels that exceed the level of service allowed by General Plan policy, and
- (3) The project must not have a detrimental effect on the health, safety, or welfare of the surrounding area.

Process any needed rezoning concurrently with the project.

Policy LU-20h: Notwithstanding the general requirement for a 10 acre minimum lot size in the "Diverse Agriculture" category, the areas within the Bennett Valley Area Plan along Sonoma Mountain and Enterprise Roads designated "Diverse Agriculture", 10 and 15 acre residential density, shall be allowed to establish lot size in conformity with zoning in effect as of December 23, 1986.

Policy LU-20i: Use the "Limited Commercial" and "Limited Commercial - Traffic Sensitive" categories for commercial lands in communities with urban services, including Boyes Hot Springs/El Verano/Agua Caliente, Glen Ellen and Kenwood. Require that new uses meet the following criteria:

- (1) The size, scale, and intensity of the use is consistent and compatible with the character of the local community,

- (2) Capacities of public services are adequate to accommodate the use and maintain an acceptable level of service,
- (3) Design and siting are compatible with the scenic qualities and local area development guidelines of the local area, and
- (4) Siting of structures is compatible with planned infrastructure improvements such as roadway widening and under grounding of public utilities.

Policy LU-20j: Encourage the development or redevelopment of existing commercial land as a greater priority than designation of additional lands for new commercial uses. Approve new commercial designations only if they meet the following minimum criteria and where applicable comply with Policies LU-20g and LU-20i:

- (1) The lands are in an Urban Service Area or in Kenwood,
- (2) The existing supply of commercial land is insufficient to meet projected needs, and
- (3) Service capacities, including water and sewer systems and roads, are adequate to accommodate the additional development.

Policy LU-20k: The "Recreation and Visitor Serving Commercial" designation is applied to "Morton's Warm Springs" (APN 50-220-51) to recognize the existing outdoor recreation use.

Policy LU-20l: Require building envelopes for all subdivision maps in the "Resources and Rural Development" category.

Policy LU-20m: The existing concrete batch plant on APN 052-471-06 may be repaired, reconstructed or improved notwithstanding its land use designation.

Policy LU-20n: Development on APNs 133-010-36, -40, -41, -42, -43; 133-030-011, 130-020-018, 028 and 133-030-016, 017 may be clustered below the 600 foot elevation contour in exchange for the dedication of open space easements in perpetuity on that portion of the properties above 600 feet. Additional density may be allowed, at the discretion of the Board, if the owners of the properties subject to this policy offer fee title park or permanent open space dedications to the County for that portion of their property over 600 feet in elevation. In the event of a dedication in fee, the overall density on any such parcel shall not exceed one unit per 20 acres. This policy shall apply to that area with respect to the 1200 foot contour on APNs 133-010-63, 64, 65, 054-100-08 and the 1400 foot contour on APN 54-100-10.

Policy LU-20o: The Limited Commercial designation on APN 050-250-33 applies to an existing restaurant that may be improved, expanded, repaired, or replaced by use permit. This

designation does not apply to any other use permitted under the Limited Commercial designation.

Policy LU-20p: The General Commercial designation is applied to the Clemente Inn property only to accommodate a proposal to renovate the former hotel. It is the intent of the Board of Supervisors that if the Clemente Inn building were to be removed, the property be returned to the "Urban Residential 8 units/ac" designation (APN 056-251-038).

Policy LU-20q: If golf course uses are abandoned, no more than 15 residential units may be placed on the combined acreage represented by APNs 142-042-03, -16 and -20. The owner of these parcels may continue to utilize the existing 9-hole golf course on the properties and may expand the golf course to 18 holes. In such event, the maximum residential density shall not exceed one dwelling unit per 5 acres on that portion of the property not utilized for golf course purposes.

Policy LU-20r: APN 128-530-001 to 005 consisting of approximately 160 acres, are designated 100 acre density on the Land Use Map. However, a 3 lot reconfiguration of such property may be found consistent with this plan because three dwellings already exist on the property. Except as provided by the policies of the Agricultural Resources Element, no more than one dwelling shall be allowed on each of the three parcels permitted by this policy.

Policy LU-20s: APN 128-322-12 is designated "Limited Commercial". However, the parcel is included in a traffic sensitive area and has the possibility of conflicting with adjoining residential uses. Accordingly, zoning shall be used to insure that development of the parcel is limited to commercial uses generating low levels of traffic and to insure that any future commercial uses are visually and otherwise compatible with surrounding residential uses.

Policy LU-20t: APNs 056-201-62, -66, -67 and -76 are designated "Urban Residential" partly because the 1989 General Plan EIR does not address the traffic impacts of 6.4 acres of "General Commercial" uses in the area. The Board would consider a General Plan amendment to a commercial land use category provided that the proposal is accompanied by adequate environmental information and proposes a traffic sensitive commercial use.

Policy LU-20u: A reconfiguration of APNs 127-051-03, -04; 127-061-47, -57, -50; 127-022-53 and -54 may be considered consistent with this plan in light of the topographic features of the property provided that no additional development potential results and the minimum parcel size is no less than 20 acres.

Policy LU-20v: Consider adopting a manual of Local Area Development Guidelines comprised of policies from previous Specific Plans and new policies consistent with this plan.

Policy LU-20w: The following policies apply to the tidal marshlands bordering San Pablo Bay:

- (1) Marshes and mudflats should be maintained to the fullest possible extent to conserve fish and wildlife and to abate air and water pollution. Filling and diking that eliminate marshes and mudflats should therefore be allowed only for purposes providing substantial public benefits and only if there is no reasonable alternative. Marshes and mudflats are an integral part of the Bay tidal system and therefore should be protected in the same manner as open water areas,
- (2) Any proposed fills, dikes, or piers should be thoroughly evaluated to determine their effects on marshes and mudflats and then modified as necessary to minimize any harmful effects, and
- (3) To offset possible additional losses of marshes due to necessary filling and to augment the present marshes:
 - (a) former marshes should be restored when possible through removal of existing dikes,
 - (b) in areas selected on the basis of competent ecological study, some new marshes should be created through carefully placed lifts of dredged spoils, and
 - (c) the quality of existing marshes should be improved by appropriate measures whenever possible.

Policy LU-20x: APN 142-042-021 is designated 5 acre density on the Land Use Map. A 2 lot division of the property may be found consistent with this plan even though a portion of the property may be acquired through condemnation to accommodate additional right-of-way along Stage Gulch Road.

Policy LU-20y: As allowed by Policy AR-9b, establish a design review process for barns and similar agricultural support structures within the State designated Highway 12 corridor. Where the Scenic Corridor setback established by Policy OSRC-3c conflicts with the setback established by County Ordinance 1810, the latter shall apply.

Policy LU-20z: Although not specifically designated on the Land Use Map, the wastewater reclamation and disposal facilities project approved by the Sonoma Valley County Sanitation District on July 28, 1986 by Resolution #86-1536 and its associated easements, pump stations, depth and flow measuring devices, valves, pipes and related fixtures are consistent with this plan.

Policy LU-20aa: Notwithstanding Policy LU-6e, continued use of APN 055-110-31 for the Sonoma Mountain Zen Center shall be consistent with the General Plan. Changes or modifications to the center shall be considered and evaluated via normal use permit procedures, and shall satisfy the following minimum criteria:

- (1) The school or places of religious worship must obtain a use permit prior to initiation of the use,
- (2) The use shall not be located on lands currently used for agricultural production and shall not result in conflicts with agricultural production or related processing, support services, or visitor serving uses,
- (3) Conflicts with other resource production activities are avoided,
- (4) Adequate public services and infrastructure must be available for the use, without inducing unplanned growth, and
- (5) Sites are limited to existing parcels less than 5 acres unless an agricultural, scenic, or other in perpetuity easement is applied to the portion of the site not part of the proposed use.

Policy LU-20bb: The "Resources and Rural Development" designation is applied to the property identified as "The Kenwood Inn" (APN 050-240-028). This designation is not intended to permit any other visitor serving commercial (or other non-resource) use of this property.

Policy LU-20cc: The "Urban Residential 20 units/acre" designation is applied to the Chauvet Hotel property only to accommodate a proposal to renovate the former hotel building into a six unit residential project approved in 1997. It is the intent of the Board of Supervisors that, if the Chauvet hotel building were to be removed, the property be returned to the Limited Commercial designation consistent with the balance of downtown Glen Ellen (APN 054-460-001 to 006).

Policy LU-20dd: The "Recreation and Visitor Serving Commercial" designation is applied to the property identified as the Vineyard Inn property (APN 128-461-015). A use permit and/or design review application (as stipulated by the Development Code) is required in order to render existing non conforming uses conforming, for any new development, or change/ replacement/ intensification of an existing lawful use. The required application must be:

- (1) Consistent with the General Plan,
- (2) Consistent with sewage disposal regulations of Sonoma County, and
- (3) Consistent with the Basin Plan established by the San Francisco Bay Water Quality Control Board.

Policy LU-20ee: Notwithstanding the density shown on the Land Use Map, the existing historic Carriger residence of approximately 1200 square feet may be relocated from APN 133-040-002 to APN 133-050-052, provided it is limited to residential use only, and is restored to structurally sound and habitable condition in accordance with all applicable State and County codes, and subject to review and approval of restoration plans by the Landmarks Commission.

Policy LU-20ff: Consider future public uses of the Sonoma Developmental Center and Skaggs Island properties as a priority if they are declared surplus and offered for sale to local agencies, particularly park, recreation, and open space uses and affordable housing.

Policy LU-20gg: Land use for the Glen Ellen area, including residential densities, shall correspond with the General Plan Land Use Element for Sonoma Valley. New development in Glen Ellen shall be evaluated in the context of the following:

- (1) the relationship between growth and traffic congestion,
- (2) the boundaries and extent of Urban Service Areas,
- (3) the amount and location of recreation and visitor-serving commercial uses,
- (4) the need to upgrade existing structures and public infrastructure, and
- (5) the compatibility of rural development with protection of agriculture, scenic landscapes, and resources.

Policy LU-20hh: All new development in the Glen Ellen area (as designated in the Glen Ellen Development and Design Guidelines) shall comply with the Glen Ellen Development and Design Guidelines, which are part of the County Development Code .

Policy LU-20ii: As provided in Policy CT-4e, work with SCTA and SMART to identify a site for a rail freight hub and/or intermodal freight center along the rail line in Sonoma Valley.

Policy LU-20jj: Notwithstanding the Urban Residential one dwelling unit per acre land use designation of APN 127-101-002, a seven-unit Bed and Breakfast (B&B) Inn comprised of a four-bedroom primary dwelling identified as the "Chalet Farmhouse" and three "cottages" with bathrooms operating in conformance with PRMD File Number ORD05-0005 is considered conforming with the General Plan and is a transitional use between the open space and agricultural uses to the east and residential uses to the south, west and north. Such B & B uses and structures may be remodeled, repaired and reconstructed to continue in perpetuity, but cannot be expanded in terms of additional guest units or square footage dedicated to guest services. Should this site be subdivided to separate a second existing primary dwelling unit from the B & B uses, this policy would only apply to the portion of the site containing the B & B. (Added November 4, 2008 by Resolution Number 08-0956 for PLP08-0072)

Policy LU-20kk: Notwithstanding the Rural Residential five acre land use designation of APN 051-160-002, a Feed and Grain business in compliance with BZA Resolution 6025 (PRMD File No. 8123) is considered conforming with the General Plan in that it is agricultural in character and provides locally needed agricultural retail products and services. The approved structure may be remodeled, repaired and reconstructed to continue in perpetuity without expansion beyond the 1976 Use Permit approval. Said use may occupy no more than 28,000 square feet of land area

(approximately 150 feet deep by 185 feet wide) adjacent to Highway 12. (Added November 4, 2008 by Resolution Number 08-0956 for PLP08-0071)

Policy LU-2011: The provision of sewer service in the Sonoma Valley is primarily intended to serve uses that are either within the existing boundaries of the Sonoma Valley County Sanitation District (District) or within the designated Urban Service Area Boundary for the District. Extension of sewer service to lands that are south of the City of Sonoma and outside the District or Urban Service Area Boundary is to be avoided. Notwithstanding Policies LU-3c, PF-1f and PF-1g, exceptions to this policy may be considered where the proposed connection meets all of the following criteria:

- (1) An Outside Service Area Agreement (OSAA) is approved by the District Board of Directors and by the Sonoma County Local Agency Formation Commission (LAFCO).
- (2) The connection is within the Sphere of Influence established by LAFCO for the District and is consistent with LAFCO policies for the District Sphere of Influence.
- (3) The uses to be connected are either:
 - (a) Legally-established uses;
 - (b) Uses allowed by zoning that replace existing legally-established uses and do not increase the amount of sewage discharged from the property into the District treatment system above the number of "Equivalent Single-Family Dwelling" billing units established for the existing legally-established uses; or
 - (c) One new dwelling on an existing vacant parcel created prior to January 1, 2010. Sewer service for the parcel shall not exceed one Equivalent Single-family Dwelling billing unit.
- (4) The District provides written certification that adequate service capacity is available for the connection.
- (5) The District is encouraged to work cooperatively with land owners to extend sewer service through formation of assessment districts, securing easements and other appropriate arrangements. (Added December 8, 2009 by Resolution Number 09-1162 for GPA09-0008)

4. LAND USE IMPLEMENTATION PROGRAM

Land Use Program 1: Local Coastal Plan (LCP) Update

Program Description: The LCP update is currently underway primarily in response to the Coastal Commission's request to address storm water pollution issues. The update is also necessary in order to assure that the General Plan and LCP are properly integrated. As the update proceeds, the appropriate integration will be provided, while assuring that the LCP meets the Coastal Act requirements as determined by the Commission (Policy reference: LU-1a).

Land Use Program 2: Certificates of Compliance and Lot Merger Policies

Program Description: Amend County regulations to reduce the potential for resurrection of older substandard lots that conflict with General Plan and Zoning land use policies (Policy reference: LU-1k, 1l, 1m, 1n, 1o).

Land Use Program 3: Social and Administrative Services Master Plan

Program Description: The County would work with the cities to assess and project future social and administrative service needs and develop a fair share methodology for sharing the responsibility for providing such services (Policy reference: LU-4e).

Land Use Program 4: Local Area Development Guidelines

Program Description: As part of the update of the Integrated Development Code, repeal eight Specific Plans so listed in Policy LU-1a to Local Area Development Guidelines in the Development Code (Policy reference: LU-1a).

Land Use Program 5: Development Activity Monitoring

Program Description: Development and building permit activities shall be monitored within the major use categories for each planning area for lands within each Urban Service Area. Reports to the Board of Supervisors would be prepared on an annual basis (Policy reference: LU-1c and LU-1b).

Land Use Program 6: New Local Area Development Guidelines for Board Authorized Areas.

Program Description: Local Area Development Guidelines for land areas encompassing unincorporated areas may be prepared and incorporated into Development Code Article 90 (Local Area Development Guidelines) at the discretion of the Board of Supervisors in order to preserve and enhance the local area's unique character while allowing for land uses and development authorized in the General Plan Land Use Element (Policy reference: LU-1a).

Land Use Program 7: Annual GP Review and Indicator Monitoring Program

Program Description: Prepare an annual report to the Board on the status of General Plan implementation programs and prioritize future programs. Develop and implement a program of

monitoring various indicators as an ongoing measure of the quality of life in the county and the effectiveness of the General Plan (Policy reference: LU-1d, 1e, and 1f).

Land Use Program 8: Agricultural Uses in Residential Zones

Program Description: As part of the update of the Integrated Development Code, include additional opportunities for agricultural uses in the "Agricultural and Residential" Zoning District (Policy reference: LU-6d).

Land Use Program 9: Long Term Occupancy of Campgrounds and Recreational Vehicle Parks

Program Description: PRMD would establish a Pilot Program to allow long term occupancy of existing recreational campgrounds and recreational vehicle parks on a limited basis. Based upon the Pilot Program, the County would consider whether or not to continue or expand the program (Policy Reference: Sections 2.3, 2.6, and 2.7).

Planning Area Policies Cross Reference Table			
Prior Policy	GP2020	Prior Policy	GP2020
LU-11c	LU-13c	LU-16g	LU-18f
LU-11d	LU-13d	LU-16i	LU-18h
LU-11e	LU-13e	LU-17g	LU-19e
LU-11m	LU-13k	LU-17h	LU-19f
LU-11q	LU-13m	LU-18l	LU-20k
LU-12j	LU-14g	LU-18p	LU-20m
LU-12k	LU-14h	LU-18q	LU-20n
LU-11g	LU-14k	LU-18r	LU-20o
LU-13j	LU-15h	LU-18s	LU-20p
LU-13k	LU-15i	LU-18t	LU-20q
LU-13o	LU-15o	LU-18v	LU-20r
LU-13q	LU-15q	LU-18w	LU-20s
LU-14e	LU-16d	LU-18x	LU-20t
LU-14n	LU-16k	LU-18aa	LU-20u
LU-14q	LU-16n	LU-18dd	LU-20x
LU-14r	LU-16o	LU-18gg	LU-20z
LU-14w	LU-16r	LU-18hh	LU-20aa
LU-14y	LU-16t	LU-18ii	LU-20bb
LU-14z	LU-16u	LU-18jj	LU-20cc
LU-15o	LU-17k	LU-18kk	LU-20ee
LU-15p	LU-17l		
LU-15q	LU-17m		
<p>*Past entitlements may have included references to some past planning area policies. However, GP2020 has resulted in changes to the policy numbering. This table is intended to enable the reader to determine the current number of the former policy.</p>			