

PETALUMA DAIRY BELT

AREA PLAN

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ACKNOWLEDGMENTS

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TABLE OF CONTENTS

Contents	Page
INTRODUCTION.....	5
SUMMARY.....	6
GOALS AND POLICIES	11
CONSTRAINTS AND MITIGATION MEASURES	25
LAND USE PLAN.....	28
OPEN SPACE PLAN	33
APPENDIX	41

Maps	Page
LOCATION MAP	7
LAND USE PLAN MAP	29
BIKEWAYS PLAN MAP.....	30
OPEN SPACE PLAN MAP.....	35

INTRODUCTION

In 1985, the County adopted the Petaluma Dairy Belt Specific Plan, a planning document prepared under specific requirements of State law and intended to provide an intermediate level of detail between the 1978 General Plan and site development plans submitted to the County for approval. The 1978 General Plan focused on policies of county-wide significance and utilized generalized graphics to illustrate land use, open space and other elements.

In 1989, the County adopted an update of the 1978 General Plan. The General Plan update provided parcel-specific information concerning land use and open space. The General Plan update also included "area policies" in an attempt to focus particular attention on a specific area or parcel. Because of this level of specificity in the General Plan update, the Board of Supervisors determined that several of the specific plans, including the Petaluma Dairy Belt Specific Plan, were either duplicative of or conflicted with the updated General Plan. The Board of Supervisors further determined that to the extent the specific plans provided policy guidance beyond that provided by the General Plan update, that such plans should be reviewed and revised to focus on such policies, and readopted as "area plans." The General Plan includes a discussion of these specific plans in Land Use Element Section 2.1.1, under Policy LU-1a.

This document was prepared pursuant to General Plan Policy LU-1a.

In keeping with the above intent, the 1993 revisions of the Petaluma Dairy Belt Specific Plan did not include exhaustive evaluation or reconsideration of the policies or designations contained in this plan. The scope of the revisions was limited to that necessary to achieve general plan consistency.

In addition, during this process much of the original background language was deleted. This deletion should not be interpreted as diminishing or reducing the significance of the content of the language to the original plan. Should there be any future questions regarding the intent or basis of the policies in the revised plan, the Planning Department shall keep copies of the original plan on file for reference.

SUMMARY

REGIONAL SETTING

The Petaluma Dairy Belt area is located in south and southwestern Sonoma County along the Marin County/Sonoma County boundary, from the Petaluma River on the east to the boundary of the Local Coastal Plan near the towns of Bodega and Valley Ford on the west (see Location Map). Its northerly boundary touches portions of Barnett Valley Road, Burnside Road, Bloomfield Road, Canfield Road, and Roblar Road, then north along Stony Point Road, taking in the area west of the City of Cotati including Gravenstein Highway, and matches the boundary of the West Petaluma Area Plan (adopted 1981) west and south of the City of Petaluma.

Much of the area consists of grass covered rolling hills with scattered eucalyptus tree stands. Petaluma-Valley Ford Road traverses the study area in a northwesterly direction from Petaluma to Valley Ford.

Residential development is mostly related to the agricultural uses of the land except in the west Cotati area, in the community of Bloomfield and in a few scattered clusters of rural residential, non-agricultural enclaves. A large hard rock quarry, a golf course, and several truck-transport related uses are located in the south Petaluma area. The Petaluma River and marshes are significant features in this area as well. U.S. 101 is the major transportation route north and south, providing a link to Marin County and the San Francisco Bay Area.

CONCLUSIONS

The Petaluma Dairy Belt Area Plan reflects these priorities:

- (1) The primary priority shall be to preserve and enhance the agricultural resources and protect the agricultural industry found in this study area;
- (2) Preserve the area's scenic beauty;
- (3) Accommodate a variety of rural life styles;
- (4) Encourage the development of an adequate transportation network which will accommodate proposed development and projected travel needs, and which will facilitate movement of agricultural products to the market place.

Adherence to the recommendations of the General Plan both inside and outside of the study area is necessary in order that the goals of this area plan may be achieved.

Petaluma Dairy Belt Area Plan



MAJOR POLICIES

- (1) Insure that identified impacts are mitigated before approving land subdivisions or rezonings which increase residential densities.
- (2) Adopt Scenic Design zoning along Gravenstein Highway, a portion of Stony Point Road and along U.S. 101 to establish a procedure for implementing the Open Space Plan and other policies of this plan.
- (3) When issuing discretionary permits or approvals an additional criteria shall be the potential effect of the proposal upon the surrounding agricultural activities. If potential conflicts with agriculture are revealed, agricultural considerations shall prevail. This policy is advisory and not binding on the County.

SUMMARY OF DEVELOPMENT POLICIES

Slope and Geology

- (1) Refer projects to a qualified geologist in order to determine when engineering geologic reports are necessary concerning the following discretionary actions: plan amendments, rezoning, use permits, minor subdivision, design review permits, and gravel extraction permits and reclamation plans.
- (2) Continue to require geologic reports on single family residence building permits in landslide areas in order to enforce the geologic provisions of Chapter 70 of the Uniform Building Code, latest edition.

Minerals

- (1) Any development proposals in the area of the resource shall be reviewed by the Department of Planning to assess their impacts on the aggregate resource.
- (2) Any development of the resource will require permits and a reclamation plan as specified in the Aggregate Resources Management Plan.

Rare and Endangered Species

- (1) Surveys for rare and endangered species shall be required for all discretionary permits in the Dairy Belt Area Plan area. Waiver of this requirement may be permitted only if it can be demonstrated that there are no rare or endangered species on the affected site.
- (2) In the case of conflict of policies or standards for Rare and Endangered Species between the Petaluma Dairy Belt Area Plan and the General Plan, the more restrictive policies or standards shall apply.

Noise

- (1) Require noise standards and conditions on all use permits issued for projects which have a potential for excessive sound levels.

Air Quality

- (1) Both point source and cumulative traffic-generated emissions should be evaluated for potential adverse air quality impacts for any major developments and these developments should proceed only if the air quality impacts can be mitigated.

Public Services

- (1) Roads standards and water supply standards set forth in the County Subdivision Ordinance shall be applied.
- (2) All development proposals requiring discretionary approvals by the Project Review Advisory Committee (PRAC), the Board of Zoning Adjustments or the Planning Commission will be deferred to the appropriate fire protection service for comment, and responses will be reviewed by these bodies and by the Board of Supervisors as required.

Energy

- (1) Cluster rural residential development where feasible. The land use and zoning plans allow for small minimum lot sizes while proposing an overall density.
- (2) Design and orient houses to take advantage of solar exposure.
- (3) Use insulation and weather-stripping to reduce dependence upon air conditioning and heating. Provide additional insulation on north facing walls.
- (4) Use solar heating where feasible.
- (5) Educate the general public about programs available through Pacific Gas and Electric Company.
- (6) Support and encourage transit and car-pool programs.

Archaeological Sites and Historic Resources

- (1) Refer all discretionary actions, zone changes, subdivisions, use permits, public projects, etc. to the Northwest Information Center, Department of Anthropology, Sonoma State University to ascertain the probability of disturbing archaeological resources.
- (2) Require an archaeological field survey for projects found to have a high probability of disturbing archaeological resources.

- (3) Require a rezoning to the HD (Historic District) zoning district on all discretionary actions, zone changes, subdivisions, use permits, public projects, etc., which involve properties listed as eligible for landmark status in the Appendix.

Riparian Corridors

Short-Term

- (1) A 200 foot building setback shall be maintained from the outer edge of the riparian vegetation for all development projects that involve grading or vegetation removal for the riparian corridors designated on the Open Space Plan Map.
- (2) A 100 foot building setback shall be maintained from the outer edge of riparian vegetation in riparian corridors of all perennial streams as defined by the U.S.G.S.
- (3) Agricultural uses, including cultivation of the land for agricultural use, shall maintain a 30 foot setback from the outer edge of the riparian vegetation.
- (4) Riparian vegetation shall not be removed to accommodate any residential or commercial development allowed by this plan.
- (5) Additional channeling shall be discouraged.
- (6) Dredging of the channel shall be discouraged. In cases where dredging can be demonstrated to be necessary to the satisfaction of the Planning Director, the bank shall be planted between the water's edge and the maintenance access road with low shrubbery, such as hazelnut, native blackberry, wild rose honeysuckle, elderberry and the like based on a planting and maintenance plan approved by the Planning Director.

Long-Term

- (1) Other means to preserve riparian vegetation should be encouraged, through setback requirements, contract agreements between landowners and non-profit conservancy groups, or other means focused on preserving both agricultural viability and riparian corridor protection.

Subdivision and Zoning Regulations

- (1) Utilize the provisions of Chapter 25 and 26 of the Sonoma County Code to implement the Petaluma Dairy Belt Area Plan goals & policies, including the Open Space Plan Map.

GOALS AND POLICIES

The following goals and policies guide this Area Plan:

I. THE GENERAL GOAL ON FUTURE PLANNING AND DEVELOPMENT

Goal

1. It shall be the goal of this Area Plan to accommodate population and land use changes by promoting a planning process that maintains and enhances the quality of life of its citizens.

Policies

- (1) Utilize a community centered concept.
- (2) Promote compact urban growth.
- (3) Maintain distinct community identities by ensuring separation between communities.
- (4) Accommodate a diversity of urban and rural lifestyle opportunities.
- (5) Preserve and protect agricultural lands and encourage agriculture.
- (6) Utilize environmental-suitability criteria to locate rural growth and guide urban growth.
- (7) Accommodate growth in a rationally phased manner in accordance with the ability of public agencies in the County to provide public services.
- (8) Plan with respect to countywide and planning area growth targets.
- (9) Plan with respect to the reasonable expectation of area residents and the economic significance to the agricultural industry.

II. THE GENERAL GOAL ON LAND USE

Goal

1. Provide a Land Use Plan for the Petaluma Dairy Belt that accommodates land use needs to the year 2005 and is consistent with the goals and policies of the General Plan.

A. Community Form

Goal

1. It shall be the goal of this Area Plan to accommodate population growth in ways that are not damaging to the social, economic, and environmental goals of this County, as written in the General Plan.

Policies

- (1) Preserve the identities of present communities.
- (2) Promote compactness of all community boundaries in order to reduce the cost of providing urban level services within these areas.
- (3) Guide rural residential development so that: (1) such areas do not require urban level public services at a future time; (2) such areas are responsible for providing the public service improvements that are required; (3) people of low or moderate income are not excluded from rural living; and (4) rural living is a possible alternative between urban and agricultural densities.

B. Institutional Land Use

Goal

1. It shall be the goal of this Area Plan to ensure that institutional uses are located, to the maximum extent feasible, in a manner that provides equitable and adequate access and service to residents of the relevant areas.

C. Utilities

Goal

1. It shall be the goal of this Area Plan to promote facilities that meet the utility needs of the public and are of high ecological and aesthetic quality.

Policies

- (1) Review the location of proposed public utilities for consistency with adopted goals and policies of Sonoma County.
- (2) Oppose the routing of major transmission lines through public recreation and scenic areas.
- (3) Encourage consolidation of utilities into common utility corridors wherever practicable.
- (4) Encourage compact growth in cities and communities by favoring development in existing service areas rather than by extending water and sewer service to new areas.

III. THE GENERAL GOAL ON HOUSING

Goal

1. It shall be the goal of this Area Plan to actively support the public and private sectors in providing low and moderate income housing.

Policies

- (1) Ensure that new low and moderate income housing is located where adequate public services and access to jobs are available.
- (2) Promote innovative subdivision design concepts that consider the unique characteristics of the area and the Land Use Plan priority for the area.

Goal

2. It shall be the goal of this Area Plan to encourage energy conservation in development.

Policies

- (1) Promote the use of alternate energy sources in housing construction, where appropriate.
- (2) Promote weatherization of existing housing in order to conserve energy.

Goal

3. It shall be the goal of this Area Plan to encourage rehabilitation or replacement of substandard housing.

IV. THE GENERAL GOAL ON NATURAL RESOURCES

Goal

1. It shall be the goal of this Area Plan to identify natural resources that are of significant long-term social, economic, and environmental importance and to establish a comprehensive resource management program in order that these resources are managed for human benefit so as to avoid needless and careless depletion of the resource; the replenishment of renewable resources is promoted; the harvesting and use activities of individuals so engaged are directed towards the most progressive and forward thinking methods in these activities; careless exploitation, and the need of

future generations for the use of the land and other resources are a paramount, compelling, and continuing consideration; short term action will not irreparably limit future options; and developers are required to pay for the cost of resource extraction.

Policies

- (1) Determine the environmental suitability of land for specific types and intensities of use.
- (2) Coordinate an ongoing program for open space around and within cities in order to provide visual relief from urban densities.

A. Historic and Archaeological Sites

Goal

1. It shall be the goal of this Area Plan to preserve significant archaeologic and historic sites.

Policies

- (1) Preserve adequate open space around historic settlements and buildings, areas of archaeological significance, and other features important to the human history of the County, so that the natural settings of such areas are retained.
- (2) Historic sites, whether or not they include standing structures, may merit preservation; care should be taken when preserving or otherwise modifying historic structures.

B. Recreation Facilities

Goal

1. It shall be the goal of this Area Plan to provide adequate recreation facilities for both present and future populations.

Policies

- (1) Ensure that recreation facilities are compatible with adjacent land uses, the maintenance of environmental quality, and the protection of property rights.
- (2) Coordinate urban and rural trail systems that connect parks, schools, playgrounds, shopping areas, and other public and scenic areas.
- (3) Encourage the establishment and expansion of privately owned and operated recreation facilities to complement publicly owned parks and recreation facilities.
- (4) Ensure that those people who use publicly supported recreation facilities contribute toward the cost of providing and operating those facilities.

- (5) Encourage the community and neighborhood recreation facilities in unincorporated areas and the establishment of local park districts.
- (6) Support trail systems for multiple use by pedestrians, bicyclists, and equestrians.

C. Geologic Hazards

Goal

1. It shall be the goal of this Area Plan to protect the public from danger to life and property caused by geologic and seismic hazards.

Policies

- (1) Ensure that population densities and development are kept to a minimum in areas of geologic hazards.
- (2) Require geologic reports identifying unstable slopes and seismic hazards relating to building sites be written prior to the approval of a final subdivision map or the issuance of a building permit for areas identified as containing probable geologic hazards to safety.

D. Fire Hazards

Goal

1. It shall be the goal of this Area Plan to protect the public from danger to life and property caused by fire.

Policies

- (1) Support land use regulations consistent with rural, low density and wildlife fire area regulations.
- (2) Support coordination and cooperation among all fire fighting agencies (state, city, district, volunteer).

E. Flood Hazards

Goal

1. It shall be the goal of this Area Plan to protect the public from danger to life and property caused by floods.

Policies

- (1) Restrict uses in 100 year floodplains to those that pose the least hazard to public health and safety.
- (2) Consider the existence of geologic hazards in locations where dams, ponds, and other water impoundments exist or are proposed.
- (3) Require that new residential developments be designed to minimize soil erosion and both volume and velocity of surface runoff.
- (4) Consider the cumulative effect of upstream development on downstream land uses.

F. Water-Quality Protection

Goal

1. It shall be the goal of this Area Plan to safeguard and maintain a high quality of water.

Policies

- (1) Maintain or enhance water quality to allow continued environmental health of natural waterway habitats.
- (2) Continue to cooperate with regional and state regulatory agencies in enforcing water quality regulations.

G. Agriculture

Goal

1. It shall be the goal of this Area Plan to protect and maintain agricultural land for the value of its products, its economic impact on the county, its contribution to community life, and its environmental values.

Policies

- (1) Recognize the diversity of agricultural uses.
- (2) Support policies and programs providing tax and economic incentives that will ensure the long term retention of agricultural lands.
- (3) Establish mechanisms for assisting the agriculture industry in meeting the economic burden imposed by environmental quality standards.
- (4) Periodically review agricultural policies to ensure that they result in conditions consistent with adopted agricultural goals.

- (5) Discourage residential use in agricultural areas unless the residential use can be shown not to conflict with agriculture.
- (6) Encourage parcel sizes sufficient to provide productive, economic agricultural use.
- (7) Promote agricultural practices consistent with long term conservation of the county's agricultural capability.
- (8) Consider as resources both liquid and solid wastes derived from agricultural activities.
- (9) Promote agricultural practices that protect environmental quality and conserve resources.

H. Liquid and Solid Wastes

Goal

- 1. It shall be the goal of this Area Plan to dispose of and reuse both liquid and solid wastes in ways that minimize hazards to health or safety.

Policies

- (1) Consider both liquid and solid wastes as resources.
- (2) Encourage utilization of new and innovative technology for liquid and solid waste reuse and disposal.

I. Groundwater

Goal

- 1. It shall be the goal of this Area Plan to maintain the quality of groundwater resources.

Policies

- (1) In the review procedure for subdivision consider the potential cumulative impact of on site sewage disposal to maintain essential water supplies.
- (2) In the review procedure for subdivision consider the potential cumulative impact of on site sewage disposal.

J. Minerals

Goal

1. It shall be the goal of this Area Plan to provide for the comprehensive planning and restoration of mineral extraction areas, such as sand and gravel deposits or quarries.

Policies

- (1) Consider inventories of mineral resources when planning or approving development.
- (2) Discourage residential, commercial, or industrial development that would be incompatible with proper mining practices.
- (3) Require that mineral extraction operations be performed in a way that is compatible with surrounding land uses and minimizes adverse effects on the environment.

K. Fisheries

Goal

1. It shall be the goal of this Area Plan to conserve and enhance fishery resources by maintaining and enhancing the capability of the marine habitat to support life.

Policies

- (1) Support the conservation of wetland food production areas, such as estuaries and marshes.

L. Water Resources

Goal

1. It shall be the goal of this Area Plan to conserve, use, protect, and maintain water resources that are essential to the continued availability of other resources.

Policies

- (1) Give high priority to the protection of watersheds, aquifer recharge areas, and natural drainage systems in any consideration of land use.
- (2) Support construction of water reclamation facilities that provide an effective alternative to the discharge of urban and agricultural waste into Sonoma County's streams.
- (3) Recognize existing riparian water rights.

Goal

2. It shall be the goal of this Area Plan to safeguard and maintain water quality and waterways.

Policies

- (1) Preserve the ecological, recreational, and aesthetic benefits of significant waterways.
- (2) Preserve downstream flows sufficient to maintain the ecological balance in all water sheds.
- (3) Naturalize man-made streams and flood control channels by using natural materials in their construction and by establishing a riparian cover of native plants.
- (4) Require planting appropriate vegetation on all flood control projects.

M. Plant and Animal Life

Goal

1. It shall be the goal of this Area Plan to assure that the area's biological diversity is preserved and restored for its scenic and education value.

Policies

- (1) Review all proposed developments with regard to possible adverse or beneficial effects on plant and animal life.
- (2) Preserve the permanent wildlife habitat areas that are representative of this Area Plan's floral and faunal communities. Human uses of these areas should be adequately regulated to protect these communities, and land uses should be restricted to those that are compatible with the perpetuation of these communities. These habitat areas shall include but not be limited to the following: (1) remaining natural stream and river courses; (2) natural fresh water and salt water marshes; and (3) habitats necessary for the preservation of rare or endangered species.
- (3) Minimize future damage to fisheries, fish habitats, and spawning grounds, and, as far as possible, repair past damage.
- (4) Encourage the use of native plants for screening and landscaping.
- (5) In the case of conflict of policies or standards for Rare and Endangered Species between the Petaluma Dairy Belt Area Plan and the General Plan, the more restrictive policies or standards shall apply.

N. Scenic Resources

Goal

1. It shall be the goal of this Area Plan to protect and maintain the area's diverse scenic resources.

Policies

- (1) Protect the visual quality of unique scenic resources.
- (2) Protect and maintain scenic areas essential for defining community separation and community form.
- (3) Protect visually vulnerable landscapes, such as ridgelines.
- (4) Maintain scenic resources as an attraction for tourism and recreation.
- (5) Review new developments to minimize their impact on scenic quality.

O. Soils

Goal

1. It shall be the goal of this Area Plan to preserve and maintain soil resources for their economic, conservation, and open space values.

Policies

- (1) Encourage land uses and densities most suitable to the natural characteristics of the area's soils.
- (2) Support soil management programs to ensure the continued productivity of the area's managed resources.
- (3) Require soil conservation practices in all major developmental plans.
- (4) Consider the limitations of soils, as they relate to public health and safety, in the review of all proposed land divisions.

V. THE GENERAL GOAL ON TRANSPORTATION

Goal

1. It shall be the goal of this Area Plan to have a comprehensive transportation system that meets multiple transportation needs and is integrated with the land use and environmental goals of the county and this Area Plan.

A. Circulation and Transit

Goal

1. It shall be the goal of this Area Plan to have integrated transportation system that provides safe and efficient service for the travel needs of all citizens.

Policies

- (1) Provide transportation services and facilities that are accessible and responsive to the needs of the young, aged, handicapped, and disadvantaged.
- (2) Establish transportation routes that accommodate transit systems, bikeways, equestrian trails, and pedestrian facilities, as well as automobiles and trucks.
- (3) Encourage waterway transportation, and maintain potential waterway routes.

Goal

1. It shall be the goal of this Area Plan that the transportation system be mutually interdependent and inter-related with land use activities and densities.

Policies

- (1) Require that transportation and land use planning be coordinated so as to avoid overloading the transportation system.
- (2) Discourage land use activities that are inconsistent with the functional uses of transportation facilities.

B. Noise

Goal

1. It shall be the goal of this Area Plan to establish noise standards that protect public health, welfare, and safety.

Policies

- (1) Require noise mitigation measures where new residences are built near major transportation facilities.

C. Air Quality

Goal

1. It shall be the goal of this Area Plan to have a transportation system that minimizes air pollution.

Policies

- (1) Support a land use pattern that minimizes the number of vehicle miles traveled and the total number of trips.

D. Bikeways

Goal

1. It shall be the goal of this Area Plan to promote increased bicycle use for transportation and recreation.

Policies

- (1) Integrate the needs of the bicycle users with transportation plans and road improvements.
- (2) Provide a safe and efficient bikeway system.

E. Scenic Highways

Goal

1. It shall be the goal of this Area Plan to protect and maintain scenic highway corridors in order to preserve the variety and beauty of this area's landscapes for future generations.

Policies

- (1) Coordinate scenic highways with recreation bikeways.
- (2) Control the location, size, number, and design of signs in designated scenic highway corridors.

- (3) Prohibit new billboard construction in this study area.
- (4) Encourage the use of native plants for screening and landscaping in proposed development along designated scenic highway corridors.
- (5) Seek official state scenic highway designation when so requested by citizens residing near such a highway.
- (6) Use signs to indicate a scenic highway when requested by residents of the area.

VI. GOALS ON LAND USE IN AREAS DESIGNATED "URBAN"

A. Community Form

Goal

1. It shall be the goal of this Area Plan to promote community centered growth by providing a setting of outstanding quality in urban areas.

Policies

- (1) Maintain building and design standards in urban communities sufficient to protect the health and safety of urban residents.

B. Economic Concerns

Goal

1. It shall be the goal of this Area Plan to encourage diverse and stable economic growth.

Policies

- (1) Encourage local sources of employment.

C. Economic Land Use

Goal

1. It shall be the goal of this Area Plan that commercial, office, industrial, and institutional development be compatible with the goals and policies of the General Plan.

Policies

- (1) Require compatibility with existing and projected surrounding land uses.
- (2) Require high standards of architectural and site design.
- (3) Require compatibility of architecture and site design with the natural resources of the area affected.
- (4) Require that new facilities be designed to conserve energy.

D. Commercial Land Use

Goal

1. It shall be the goal of this Area Plan that office and commercial zoning be compatible with the concept of consolidating growth in cities and communities.

Policies

- (1) Permit highway commercial uses only where consistent with the economic, environmental, community form, and transportation goals and policies.

CONSTRAINTS AND MITIGATION MEASURES

NATURAL CHARACTERISTICS

Slope and Geology

- (1) Refer projects to a qualified geologist in order to determine when engineering geologic reports are necessary concerning the following discretionary actions: plan amendments, rezoning, use permits, minor subdivisions, design review permits, and gravel extraction permits and reclamation plans.
- (2) Continue to require geologic reports on single family residence building permits in landslide areas in order to enforce the geologic provisions of Chapter 70 of the Uniform Building Code.

Minerals

- (1) Any development proposals in the area of the resource shall be reviewed by the Department of Planning to assess their impacts on the aggregate resource.
- (2) Any development of the resource will require permits and a reclamation plan as specified in the Aggregate Resources Management Plan.

Vegetation and Wildlife

- (1) For each of the plants and animals identified in this section, development would likely destroy their existence. They and their habitats are fragile and easily subject to destruction. All new development requiring discretionary approval should require a survey for rare and endangered species and require protection of the habitat if rare or endangered species are identified.
- (2) Surveys for rare and endangered species shall be required for all discretionary permits in the Dairy Belt Plan area. Waiver of this requirement may be permitted only if it can be demonstrated that there are no rare or endangered species on the affected site.

CULTURAL CHARACTERISTICS

Road Improvements

- (1) Mitigation of the Petaluma Boulevard South roadway and landscape deficiencies should be undertaken by action of the County to initiate a roadway assessment district. Benefitting property owners would participate with the County and City of Petaluma if the district is approved.

Noise

- (1) Require compliance with the standards and policies of the General Plan Noise Element.

Air Quality

- (1) Both point source and cumulative traffic generated emissions should be evaluated for potential adverse air quality impacts for any major developments and these developments should proceed only if the air quality impacts can be mitigated.

Fire Protection

Of particular concern is the retention of adequate crossings between the northbound and southbound lanes of U.S. Highway 101 for emergency vehicles. There has been some concern that the State Department of Transportation (Cal Trans) would close the existing openings between San Antonio Creek and Kastania Road.

- (1) The Board of Supervisors should oppose such a proposal unless it is shown that emergency services to residents and businesses in this area will not be diminished.
- (2) Recommendations of the county fire safety committee should be implemented carefully so as to protect and maintain the integrity and autonomy of the local volunteer units until such time as a local election changes the district's status.
- (3) Road standards and water supply standards set forth in the County Subdivision Ordinance shall be applied.
- (4) All development proposals requiring discretionary approvals by the Project Review Advisory Committee (PRAC), the Board of Zoning Adjustments or the Planning Commission will be referred to the appropriate fire protection service for comment, and responses will be reviewed by these bodies and by the Board of Supervisors as required.

Water Supply

Public water service provided by the two cities is expected to serve the urban expansion areas of each upon annexation of the designated lands. No lands beyond the boundaries of the Happy Acres subdivision are to be served by the water company there. The water supply for the Two Rock Coast guard facility is provided by contract with Petaluma. The community of Bloomfield would be a possible candidate if any new public water service areas are to be considered in the study area because of the small lot size on existing individual wells and septic systems.

Sewage Disposal

Public sewage disposal is provided by the Cities of Petaluma and Cotati. They will extend this service into the areas designated for urban expansion in the plan upon annexation. No other public sewage disposal is provided or anticipated within the study area. Although the Happy Acre subdivision of 1/2 and 1 acre lots would seem to be a candidate for public sewage disposal service, it is not likely to be economically feasible.

Solid Waste Disposal

The central dump site is consistent with the County General Plan designation and with the Solid Waste Management Plan. Prior to enlarging the central dump site, full examination of the implications to the agricultural industry in the same watershed shall be made. Input from the community shall be obtained.

Energy

- (1) Cluster rural residential development where feasible. The land use and zoning plans allow for small minimum lot sizes while proposing an overall density.
- (2) Design and orient houses to take advantage of solar exposure.
- (3) Use insulation and weather-stripping to reduce dependence upon air conditioning and heating. Provide additional insulation on north facing walls.
- (4) Use solar heating where feasible.
- (5) Educate the general public about programs available through Pacific Gas and Electric Company.
- (6) Support and encourage transit and car pool programs.

Archaeological and Historic Resources

- (1) Refer all discretionary actions, zone changes, subdivisions, use permits, public projects, etc. to the Northwest Information Center, Department of Anthropology, Sonoma State University to ascertain the probability of disturbing archaeological resources.
- (2) Require an archaeological field survey for projects found to have a high probability of disturbing archaeological resources.
- (3) Require a rezoning to the HD (Historic District) zoning district on all discretionary actions, zone changes, subdivisions, use permits, public projects, etc., which involve properties listed as eligible for landmark status in the Appendix.

LAND USE PLAN

GENERAL COMMENTS

The Land Use Plan is designed to accommodate an amount of growth consistent with the County's General Plan. General Plan land use categories are used to emphasize the continuity between the General Plan and the Area Plan. Development at the proposed densities is possible without conflicting with the goals and policies of the General Plan. The Land Use Plan establishes the pattern for future development and represents the policy upon which zoning is based.

To summarize briefly, the primary intent of the plan is to delineate areas where development should occur and areas where agriculture should remain the primary use. Development is encouraged where commitments in the form of access roads, parcel sizes, utilities, and public services already exist. Such infilling minimizes public costs by encouraging growth where settlement patterns and service networks are established, before expanding and taking on additional obligations.

Except for the West Cotati and South Petaluma urban expansion areas, which will eventually receive public water and sewer service, new development is recommended to proceed at rural densities-consistent with the rural level of services provided and the natural capabilities of the land. Considerations for extending sewer service into rural areas would be both premature and uneconomic. The study area is not likely to be subject to the same growth pressures as other more accessible and less traditionally agricultural areas of the county.

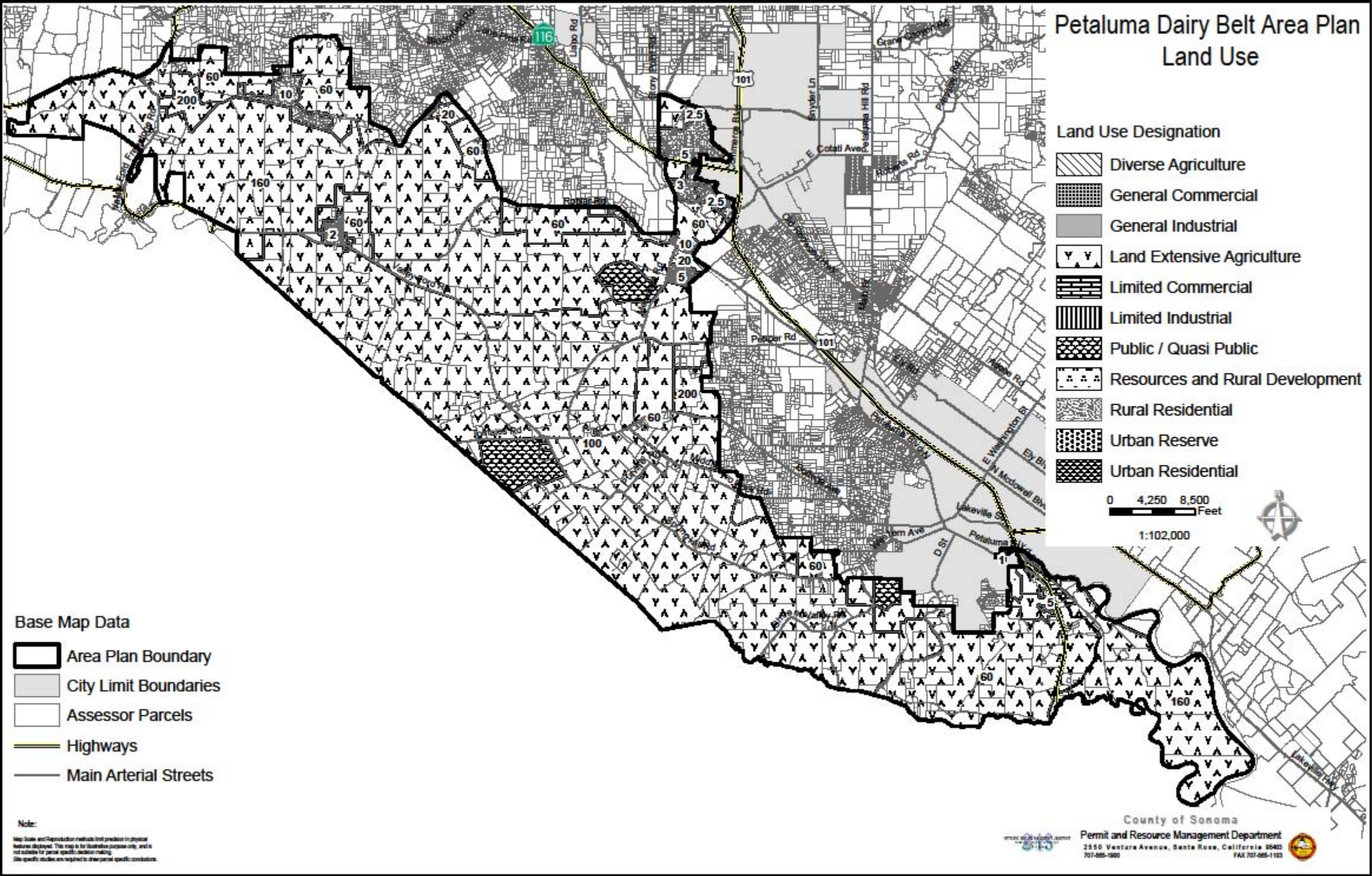
The study area possesses unique cultural, physical, and climatic features that combine to support agriculture. In addition, its popularity among tourists, its historic agricultural reputation and local public opinion all support retaining the pastoral setting.

PROBLEMS AT THE AGRICULTURAL/URBAN FRINGE

Some type of buffer area is needed between urban and agricultural areas. The exact nature of this buffer must be tailored for each urban area and even for different portions of an urban area. In some areas a very low density residential zone may be suitable. A more promising concept is a zone containing a gradient level of development - the areas nearest the existing urban area would contain a moderate level of development while the areas nearest the agricultural area would permit little if any development. Appropriate setbacks from the edge of an agricultural area should be maintained.

The County should continue to use roads and other features, both natural and man-made, to help define the buffer area.

LAND USE PLAN MAP





LAND USE PLAN

Land use policies are discussed by land use category. Each description relates to the Sonoma County General Plan land use designation and contains the land use policies. A mapped expression of the Land Use Plan is shown on the Land Use Plan Map on page 28.

Land Extensive Agriculture Category

Lands characterized predominantly by dairies, sheep and cattle ranches, grazing, silage, and related activities are classified "Land Extensive Agriculture." Residences are mostly related to the agricultural economy and include single family homes, mobile homes, and farm labor housing.

A density range of one dwelling per 60-160 acres is used for this category to reflect the existing parcel pattern, discourage incompatible residential use and maintain large areas for extensive agricultural operations.

Parcels resulting from the subdivision of a parcel in a "B6" district will be subject to rezoning to a district to prevent any subsequent divisions that would exceed the General Plan Land Use Plan density.

Diverse Agriculture Category

Areas characterized by agriculture on smaller lots are classified as "Diverse Agriculture." The residential density range is from ten to twenty acres per dwelling unit.

The Diverse Agriculture land use category is applied where parcel sizes range generally from 3 to 20 acres in size. Some agricultural activities occur throughout these areas but usually not at commercial intensities. This category serves two purposes:

- (1) To provide an opportunity for supplemental income. Small agricultural operations should be encouraged in these areas.
- (2) To provide an area of transition between the more densely populated "Rural Residential" areas and the areas of extensive agricultural activity.

Rural Residential Category

Non-urban residential development that has generally precluded commercial agriculture or other resource production is classified as "Rural Residential," having smaller parcels and higher residential densities than agricultural categories.

Commercial and Industrial Categories

The General Plan contains two commercial and two industrial land use categories which are applied to properties in the Petaluma Dairy Belt Area Plan.

Public/Quasi-Public Category

The Public/Quasi-Public land use designation is applied to all existing public and public-serving facilities, including schools, parks, and places of religious worship.

All new minor public facilities are as defined in the General Plan.

These public facilities are allowed in any land use category provided that a formal public hearing on the proposed use and facility is held to provide an opportunity for public review and comments as provided in the General Plan.

The following sites are designated on the Land Use Plan Map:

- (1) The Central County Solid Waste disposal site
- (2) The Rock Coast Guard Station
- (3) Helen Putnam Regional Park
- (4) Watson School County Wayside Park
- (5) Dunham School
- (6) ABC Preschool
- (7) Two Rock School
- (8) Two Rock Presbyterian Church and Cemetery

OPEN SPACE PLAN

Open space is not a land use but a characteristic of certain types of land use. It is a human value attributed to land that is predominantly undeveloped or developed by uses that complement the inherent natural, scenic resource, and hazardous characteristics of the land. Open space values are of two basic types: (1) those that result from and are needed for natural, scenic, and managed resource areas and conditions of the land and (2) those that result from the degree to which land is hazardous or difficult to build upon.

OPEN SPACE PLAN MAP

The Open Space Plan Map on page 33 locates those areas that have high scenic, recreation, ecological, or cultural value to the county or to the region. These areas of environmental concern contribute to the countywide network of open space. Other forms of open space shown on this map include scenic corridor routes, community separators and critical habitats.

UNIQUE FEATURES

Natural areas are of unique cultural, educational, scientific, ecological, and recreational value. They are the keys to establishing an open space system and, therefore, are part of the unique features category on the map of the open space.

SCENIC AREAS

Most of Sonoma County can be considered scenic. Some areas, however, are more valuable because they provide scenic backdrops. Such areas are of countywide importance; significant visible changes could easily modify the perceived rural image of the area. In order to preserve the scenic quality in scenic areas, scenic easements may be required.

SCENIC CORRIDORS

Delineation of scenic corridors is a requirement for scenic highways. The inclusion of scenic corridors in the open space element is an expression of concern for outdoor recreation. This category, called scenic corridors, was designed to show this concern by indicating the routes proposed for scenic highways and recreation bikeways.

Two types of roadways have been identified as scenic corridors urban routes and rural routes. Urban scenic corridors are high capacity roads that run through and between the urban areas of

the county. Rural scenic corridors are medium capacity roads that traverse rural sections of the county.



Roads in the County's scenic highway system meet the following criteria:

- (1) traverse areas of high visual quality;
- (2) are part of an interconnected network of scenic corridors
- (3) are visual links connecting and providing access to the major recreation areas, foot trails, bike paths, and waterways;
- (4) are coordinated with bicycle routes in order to maximize the utility of corridors and permit multiple use of wayside stops for both bicyclists and motorists; and
- (5) provide access to cultural points of interest and to illustrations of the County's history, such as historic landmarks and historic districts.

The Open Space Plan Map illustrates the scenic corridors selected. Some of the factors that went into the selection process are high capacity roads that pass through urban areas of the county and carry the bulk of through traffic and easily driven rural roads that carry recreation seekers to parks, campsites, and trail heads because scenic highways should be visual links connecting recreation areas.

BIKEWAYS PLAN

A bikeway is a facility that is provided specifically for bicycle travel and can range in type from a completely separate bike trail to a route indicated by signs along city streets. The types of bikeways included in a bikeways system will determine the safety of the bicycle routes.

The Bikeways Plan shown on the Bikeways Plan Map on page 29 uses a combination of both recreation and transportation routes. This plan meets the needs of both the recreation and transportation bicycle rider.

Roadway bicycle touring routes follow county and state roads. They were selected to give the cyclist a varied experience, to offer long distance routes having minimal grades, and to connect the major scenic and recreation areas of the county. These routes often coincide with proposed scenic highways where they connect the cities of the county and provide bicycle tours of various lengths for citizens of each community. Creekside bicycle trails are off-the-road bicycle paths along waterways.

Transportation bikeways utilize arterial and collector streets. These routes are included to emphasize where bikeways are most needed to serve as transportation links.

In making the transportation bikeways route selection, special emphasis was placed on coordinating long term transportation plans; the County's select road system; the bikeways plan for the cities of Cotati and Petaluma and the recreation bikeways plan. This coordination will allow most of these bikeways to be created at the same time that necessary road improvements are made.

PARKS

The County General Plan contains recommendations for numerous parks countywide. In the Petaluma Dairy Belt area, the existing County parks are Helen Putnam Regional Park and Watson School Wayside Park.

Helen Putnam Park (171 acres, access from Chileno Valley Road) - bordering Western Petaluma, this park features acres of oak forest, open meadows and panoramic views of southern Sonoma and northern Marin Counties. Available activities include picnicking, nature study, hiking and horseback riding.

Watson School Park (.8 acres, on Bodega Highway, 1 mile west of Freestone-Valley Ford Road) - Erected in 1856, this one-room schoolhouse provided continuous service for 111 years. It has recently undergone a complete exterior restoration. Future interior restoration will allow the potential for living history programs.

Future regional parks designated within the study area include the Merced Hills Recreation Area located at the present Central County solid waste disposal land fill site on Meecham Road, and the Salmon Creek Preserve, in the vicinity of Freestone-Valley Ford Road and Bodega Highway.

A 2.7 acre community park is located in the town of Bloomfield. It is privately owned and operated by the Bloomfield Community Club, a non-profit organization.

RIPARIAN CORRIDORS

Riparian corridors are the areas along the streams that have been retained in or returned to native vegetation, including areas where supplemental plantings shall be encouraged. Generally, they are wooded areas that go from the stream banks inland as far as the land stays low and moist.

These areas provide excellent cover, food and breeding habitat for a wide variety of birds and mammals. The trees along the banks are also an important cooling factor in keeping the water habitable for fish.

Policies

Short-Term

Where such standards are less restrictive than required for General Plan designated riparian corridors, compliance with the General Plan standards is required.

- (1) A 200 foot building setback shall be maintained from the outer edge of the riparian vegetation for all development projects that involve grading or vegetation removal for the riparian corridors designated on the Open Space Plan Map.
- (2) A 100 foot building setback shall be maintained from the outer edge of riparian vegetation in riparian corridors of all perennial streams as defined by the U.S.G.S.
- (3) Agricultural uses, including cultivation of the land for agricultural use, shall maintain a 30 foot setback from the outer edge of the riparian vegetation.
- (4) Riparian vegetation shall not be removed to accommodate any residential or commercial development allowed by this plan.
- (5) Additional channeling shall be discouraged.
- (6) Dredging of the channel shall be discouraged. In cases where dredging can be demonstrated to be necessary to the satisfaction of the Planning Director, the bank shall be planted between the water's edge and the maintenance access road with low shrubbery, such as hazelnut, native blackberry, wild rose honeysuckle, elderberry and the like based on a planting and maintenance plan approved by the Planning Director.
- (7) In the case of conflict of policies or standards for Riparian Corridors between the Petaluma Dairy Belt Area Plan and the General Plan, the more restrictive policies or standards shall apply.

Long-Term

- (1) Other means to preserve riparian vegetation should be encouraged, through setback requirements, contract agreements between landowners and non-profit conservancy groups, or other means focused on preserving both agricultural viability and riparian corridor protection.

AGRICULTURE

Those areas used for, or reserved for use as agricultural lands of economic importance for the production of food and fiber are, under state law, defined as open space. In the Petaluma Dairy Belt Area Plan, these fall into two major categories:

- A. Agricultural Preserves:** Those lands under "Williamson" contract with the County, providing a tax incentive in exchange for a long term commitment to agricultural land use, as provided for in the California Land Conservation Act of 1976, fall under this designation.
- B. Agricultural Uses:** Those lands which are designated in the Petaluma Dairy Belt Area Plan as Land Extensive Agriculture and Diverse Agriculture, but are not currently in an agricultural preserve fall within this designation. Based on the goals and policies of

the Petaluma Dairy Belt Area Plan, and the descriptions of the land use categories, the primary emphasis in these areas will be to promote, protect and preserve agricultural land uses.

The "Williamson Act" contract normally requires a 10 year continued commitment to agriculture or open land (retaining the option for agriculture) which is renewed each year unless the owner of property under contract chooses not to renew it. In that case, during the remaining nine years of the 10 year agreement, the contract remains in effect. Subsequent development must be consistent with the Land Use Plan.

The land use designations and residential densities in the Land Use Plan define appropriate agricultural land uses and opportunities toward the pursuit of agriculture. Minimum lot sizes, clustering of residential development and use of building setback lines and building envelopes to separate conflicting residential development from agriculture will, to the extent possible, insure the long term protection and preservation of agricultural lands.

Use of Land Trust programs is a means by which a landowner may voluntarily implement the goals and policies of the area plan with respect to open space.

FLOOD PLAIN

The 100 year flood plain is identified and mapped by the Federal Emergency Management Agency (FEMA) and has a one-in-one hundred year probability of being inundated in any given year. The 100 year flood plain is the most commonly accepted limit of flood risk; development within the flood plain is generally unacceptable. This restriction conforms to Federal laws and County ordinances.

The flood plain in the Petaluma Dairy Belt Area Plan is located on the portion of the Petaluma River Basin included in the plan area and along San Antonio Creek in the vicinity of U.S. Highway 101.

ARCHAEOLOGICALLY OR HISTORICALLY SIGNIFICANT SITES

There are many structures and sites of historic significance in the Dairy Belt area that should be considered for Historic District Zoning. These sites are listed in the Appendix. Currently designated sites, including the Haystack Ranch, Kastania Ranch, Dunham school and Watson School are zoned "HD." These historic structures and sites contribute to the scenic and rural character of the area and should be preserved.

An archaeological sensitivity study has been prepared for the plan.

Policies

- (1) Adoption of Historic District Zoning as a condition for all discretionary approvals involving historic resources listed in the Appendix.

- (2) The Department of Planning shall continue the existing referral system for development applications within archaeological sensitivity areas.

SUBDIVISION AND ZONING REGULATIONS

State law mandates that local jurisdiction address open space issues and enact regulations to implement the local goals and policies. Sonoma County's subdivision and zoning ordinances (Chapters 25 and 26, Sonoma County Code) do this.

Policies

- (1) Utilize the provisions of Chapter 25 and 26 of the Sonoma County Code to implement the Petaluma Dairy Belt Area Plan goals, policies and recommendations, including the Open Space Plan Map.

BIOTIC HABITAT AREAS

The General Plan Open Space and Resource Conservation Element designates several locations within the Petaluma Dairy Belt Area Plan area as "Biotic Habitat Areas", biotic resource communities which require special protection because they are highly sensitive to development. Development in or adjacent to these Biotic Habitat Areas is subject to applicable General Plan policies.

COMMUNITY SEPARATORS

The General Plan Open Space Element designates two areas within this plan boundary as "Community Separator," areas which separate communities and/or form distinguishable urban boundaries. Development in these areas is subject to applicable General Plan policies.

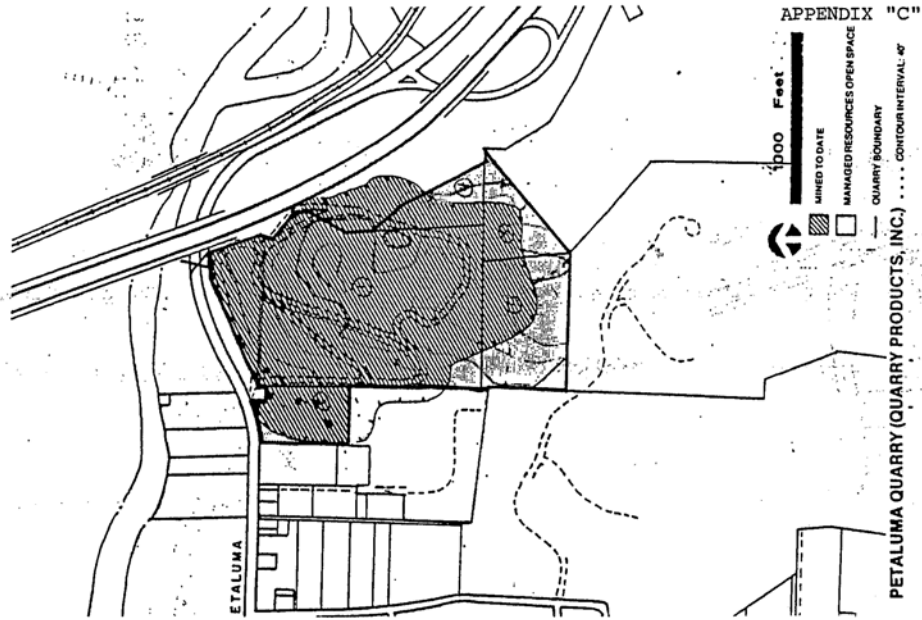
APPENDIX

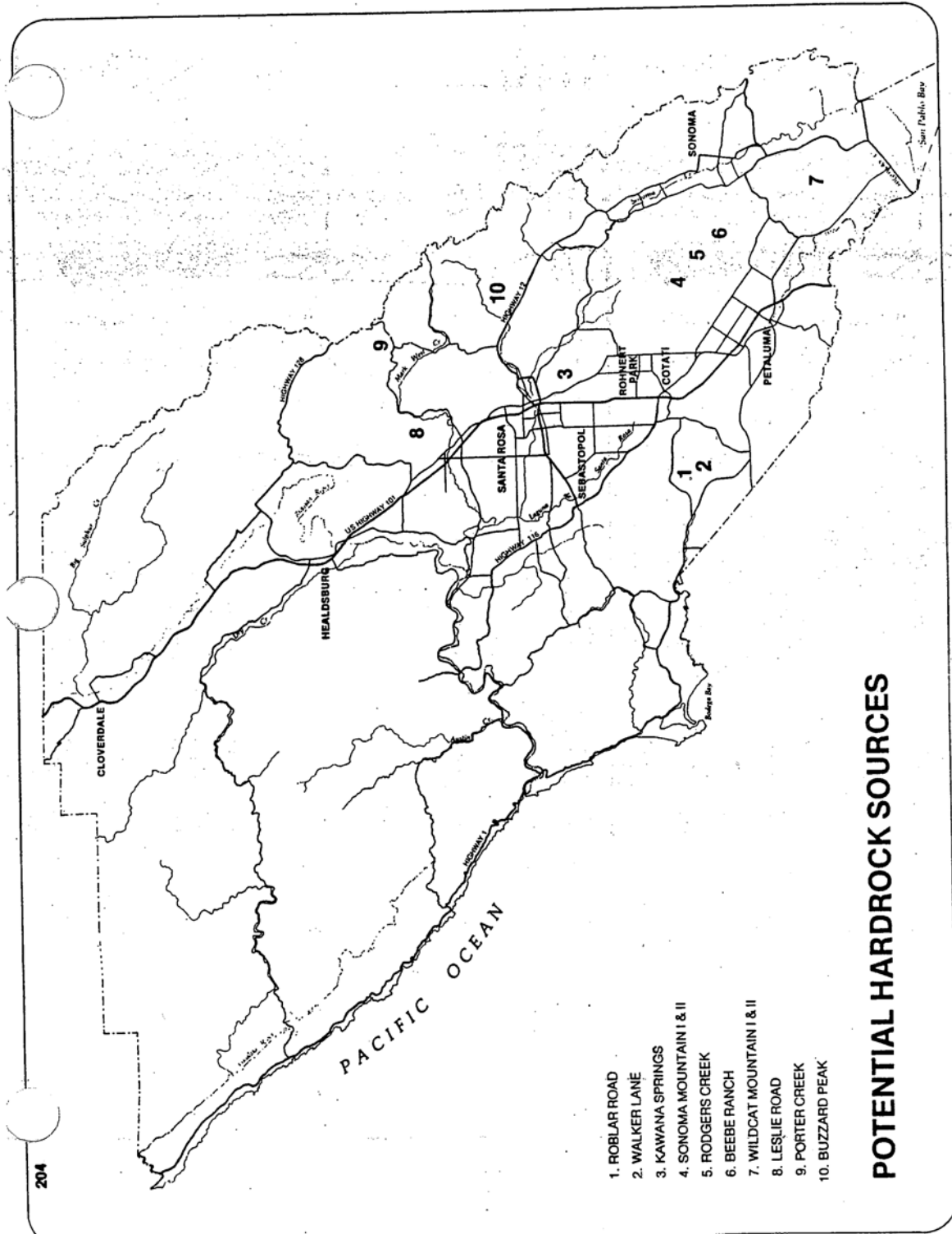
(7) Quarry Products, Inc. (Petaluma Quarry)

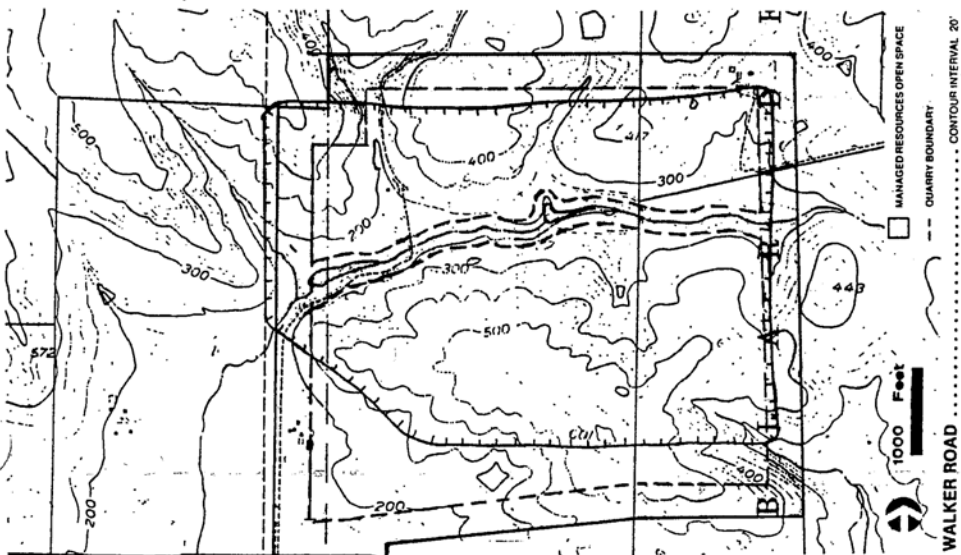
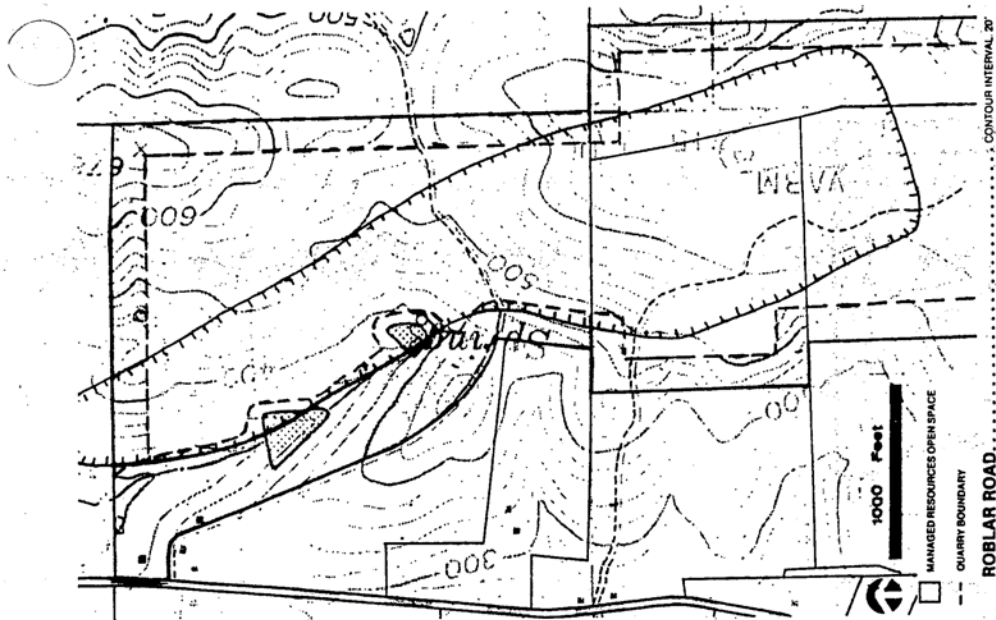
Geology: Sonoma Volcanics
 Product: Asphalt concrete, base subbase, drain, fill
 Location: South of Petaluma along Highway 101

Truck access to the large 50-acre quarry is via Highway 101 and Petaluma Boulevard South. Supplemental materials are also imported to the site by barge via the Petaluma River. The excavation consists of a steep, north-facing, cut slope abutting an adjacent parcel. Present extraction operations are lowering the quarry floor. Processing operations include crushing, screening, washing, and asphalt batching. Wash water is pumped from alluvial materials underlying the Petaluma River and recycled. Surrounding vegetation is grassland to the south. Neighboring uses are grazing, a golf course, and urban residential development is anticipated on the present golf course site to the south. The quarry is within the urban expansion area of the City of Petaluma.

The County General Plan Critical Open Space Map designates the site as a scenic area and Highway 101 as a scenic corridor. The Petaluma General Plan indicates the site as "general industrial", while the Environmental Design Plan calls for an "agriculture/open space" designation.







Appendix "D"

ARCHEOLOGICAL/HISTORICAL SITE LIST

- 1) Haystack Ranch
3355 Petaluma Blvd. South
Petaluma
APN 19-320-09
- 2) Kastania Ranch
Kastania Road
Petaluma
APN 19-310-21
- 3) Watson Ranch
14100 Bodega Hwy.
Bodega
APN 26-130-15
- 4) Stump Ranch
12356 Bodega Hwy.
Bloomfield
APN 27-020-04
- 5) Sweeney Ranch
Highway 101
Petaluma
APN
- 6) Octagon House
3925 Spring Hill Road
Petaluma
APN 22-260-01/02
- 7) Freeman Parker Ranch
Highway 101
Petaluma
APN
- 8) Pepper Farm
Pepper Road (1mi. west of)
Petaluma (R.R. Ave.)
APN
- 9) Dunham School
3905 Roblar Road

APN 24-030-55
- 10) Watson School
Bodega Highway

APN 26-130-01
- 11) Masonic Lodge
Bloomfield Rd. & College St.
Bloomfield
APN 27-144-05
- 12) I.O.O.F. Lodge Hall
Bloomfield Rd. & Sutton St.
Bloomfield
APN 27-144-05
- 13) Bloomfield Cemetary
Sutton Street
Bloomfield
APN 27-130-01
- 14) Bloomfield School
6691 Moro Street
Bloomfield
APN 27-155-01
- 15) Two Rock Grange Hall
7060 Bodega Avenue
Two Rock
APN 22-110-28
- 16) Presbyterian Church Cemetary
7063 Bodega Avenue
Two Rock
APN 22-170-09

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

OCT 24 1986

EEVE T. LEWIS

County Clerk & ex-officio
Board of Supervisors of the County of
Sonoma, in & for the County of Sonoma

RESOLUTION OF THE SONOMA COUNTY BOARD OF SUPERVISORS, COUNTY
OF SONOMA, STATE OF CALIFORNIA, ADOPTING THE PETALUMA DAIRY
BELT SPECIFIC PLAN INCLUDING ITS GOALS, POLICIES, RECOM-
MENDATIONS, LAND-USE PLAN, ZONING PLAN AND OPEN SPACE PLAN.

Resolution No. 85-2789
Sonoma County Administration Bldg.
Santa Rosa, CA
Date: December 17, 1985
File: Petaluma Dairy Belt Specific Plan

WHEREAS, the Department of Planning has prepared, in accordance with the provisions of Government Code Section 65450 et seq., a draft specific plan for the Petaluma Dairy Belt Study area; and

WHEREAS, the Board of Supervisors has held a duly noticed public hearing on the proposed Petaluma Dairy Belt Specific Plan and received and considered oral and written testimony on said plan; and

WHEREAS, the Board of Supervisors has by separate resolution certified the Environmental Impact Report (EIR) for the Petaluma Dairy Belt Specific Plan, and has reviewed and considered the information contained in said EIR; and

WHEREAS, by separate resolution the Board of Supervisors has adopted amendments to the Sonoma County General Plan to assure that the proposed Specific Plan is consistent with the General Plan; and

WHEREAS, the Board of Supervisors desires to incorporate certain changes into the Specific Plan as listed in "Attachment A" to this resolution and also shown on the appropriate plans on file in the Department of Planning; now

THEREFORE BE IT RESOLVED, that the Board of Supervisors of the County of Sonoma, State of California, does hereby adopt the Petaluma Dairy Belt Specific Plan including its goals, policies, recommendations, maps and rezonings as modified by this Board.

THE FOREGOING RESOLUTION as introduced by Supervisor

SUPERVISORS:

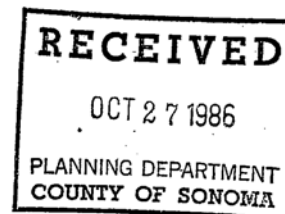
Nicholas: Harberson: Esposti: Carpenter: Rudee:

AYES: 5 NOES: ABSENT: ABSTAIN:

WHEREUPON the Chair proclaimed the foregoing resolution duly adopted, and

SO ORDERED.

DN:PDBRES.BS(P6)



MODIFICATIONS TO THE PETALUMA DAIRY BELT SPECIFIC PLAN

A. General Text Changes:

1. Correct spelling of names.
2. Table of Contents: a) Correct page numbers b) Revise Appendix "E" to read "Roadway Classification and Roadway Requirements" b) Redesignate "Initial letters" to Appendix "F"
3. Correct List of Tables and page numbers.
4. Correct List of Figures and page numbers.
5. Section 1.10 - Delete repeated sentences; change sentence stating "This report represents...." to read, "more than a year..." and "... over ten months of citizen participation."
6. Section 1.21 - Under "1.0 Summary and Conclusions" delete words "and its environmental impacts"; Under "3.0 Natural Characteristics" substitute the word, "recommends" for "suggests".
7. Correct Figure 1-1, Census Tract 1545 to read 1543
8. Section 2.20 - Change words in third paragraph to read, "... a training facility near Two Rock." and "... church, school, a few businesses, and a volunteer..."
9. Section 2.30 - Change "May-June, 1985" to "May-July, 1985".
10. Section 2.40 - Change sentence in fourth paragraph to add "... and June, 1983, and between May and June, 1985."
11. Following Section 2.50, J, correct section designation of "Citizen Committee Recommendations" to 2.60.
12. Section 2.70 - Under II. The General Goal on Land Use, A. Community Form, Policies: c. (3) the correct word is "... are not excluded from ..."; under E. Scenic Highways, Policies: a. delete the word "and".
13. Section 3.12 - Under Mitigation Measures, substitute the words, "latest edition" for "1976" in the last sentence.
14. Table 3-1 - Under Capability Classes, VI, correct spelling of the word, "severe".
15. Section 4.10 - Add the following sentence to paragraph 2: "Thus, a total of 826 existing and potential lots would be available to accommodate the projected growth."
16. Section 4.20 - Delete the letters "ent" after "acquisition" in the second sentence; under Definitions, paragraph two, correct the reference to read, "(Figure 4-1)".

17. Table Heading - "Level of Service Categories" will be designated "Table 4-1" instead of "Table 3-1".
18. Table 4-2 - Separate "Minor Roads" and designate as a new Table 4-3
19. Section 4.22 - Add "(Reference: Appendix "E")" at the end of paragraph titled, "Right-of-Way Dedications".
20. Section 4.23 - Substitute the words, "Appendix E" for "Table 4-1 and Exhibit E" in the sentence following, 4. New Facility, which starts, "Improvement classifications...", following the two paragraphs under, Fallon Road Improvement, add the following paragraph:
"Walker Road
Use of Walker Road does not seem to warrant classification in the County Select System. The Department of Public Works should review this designation and consider appropriate action to designate Walker Road as a minor road."
21. Section 4.26 - In the first sentence following "... a road project..." insert the words, "...other than maintenance."
22. Figure 4-1 - Correct the graphic for Petaluma-Valley Ford Road west of Walker Road to Management - Arterial; add road names for Walker Road and Fallon Road.
23. Section 4.31 - Add the reference "(Figures 4-3 and 4-4)" at the end of the paragraph.
24. Section 4.40 - In the second paragraph insert the word "... and..." between "quarry operations" and "agricultural operations", and delete the words, "aircraft and automobiles".
25. Section 4.52 - In the third paragraph, correct the word after, "south bound" to read "lanes".
26. Section 5.12 - Correct the heading to read only, "Oat Hay".
27. Section 5.22 - In the first sentence, insert the words, "and cattle" after "... sheep...".
28. Section 5.28 - Under the subparagraph heading Zoning, after the words, "The "B6" ..." correct the number in parenthesis from 2.5 to 2.0.
29. Section 6.10 - Delete repetitive wording.

30. Section 6.50 - Under the heading Mitigation, Short Term, in item 1. after "A 200 foot ..." insert the word, "building"; in item 2 after "A 100 foot...", insert the word, "building", in item 6, insert the word "with" before the words, "low shubbery".
31. Section 6.80 - Under the heading "Mitigations", in item 1. correct the first word to "Adoption".
32. Section 7.20 - Under Item A, paragraph 2, in the second sentence insert the words, "... and potential road improvements..." after the words, "... projected land uses..."; under item F delete the words, "... dealing with Open Space" after the words, "... the report "; under item H. add the sentence, "Road improvements associated with implementation of this plan may require right-of-way acquisition from agricultural land."; under item I. in the second sentence after the words, "... in the study...", correct the word to, "area".
33. Section 7.21 - Under item A. in the second paragraph insert the word, "permitted" after the word, "density", and change "... dwelling unit per 2.5 acres" to; "... dwelling unit per 2 acres...; delete the first sentence in the second paragraph.
34. Section 7.24 - In the heading correct the word to "uses" after the words "short term".
35. Section 7.25 - Under item A amend the first sentence to begin, "As indicated in Section 7.20 A and 7.20 H ...", and amend the last sentence to end, "... areas indicated in Sections 7.20 A and 7.20 H."
36. Section 7.30 - Under item 13 i, correct the "X" to be in the "Yes" column; under item 17 a. add: Reference: Section 3.22
37. Section 7.50 - Correct the document name to "County of Sonoma, Sonoma Mountain Specific Plan".
38. Appendices - Insert new Appendix "E" - "Roadway Classification and Road Standards"; designate "Initial Letters from Public Agencies" as Appendix "F".
39. Appendix "E" - Include "improvement category" designations for all roads listed.
40. Correct all technical errors in mapped graphics - Figures 4-5, 5-1, 5-2, 5-3, 5-4, 5-5, 5-6, 6-2, and 6-3.
41. Revise Section 5.25 Commercial as per **EXHIBIT "E"** attached.

42. Section 5.25 - Add sentence to paragraph headed Future A2 Zoning: "A2 zoning districts could be changed to Agricultural Services if and when the new district is available."
43. Section 1.22 - Revise #1 to read: "The primary priority shall be to preserve and enhance the agricultural resources and protect the agricultural industry found in this study area"; revise #4 to read: "Encourage the development of an adequate transportation network which will accommodate proposed development and projected travel needs, and which will facilitate movement of agricultural products to the market place."
44. Section 1.23 - Under Major Recommendations: delete #1; delete existing #4 and #5 and replace with the following new paragraphs, as #3: "Designate the Two Rock area as an "Experimental Agricultural Area", thereafter appoint an Area Advisory Committee of five persons with responsibility to evaluate the need and desire for a permanent committee, to develop operating procedures, to develop potential boundaries of the district, and to recommend planning, building, and public health and other regulations and policies which may modify existing county code requirements and policies as applied to agricultural activities in the district. The Area Advisory Committee and Experimental Agricultural Area shall be reviewed after a period of two years; add the following new paragraph as #4: "4. When issuing discretionary permits or approvals in areas zoned "AE", an additional criteria shall be the potential effect of the proposal upon the surrounding agricultural activities. If potential conflicts with agriculture are revealed, agricultural considerations shall prevail until such time as the zoning of the immediate area is changed to a zone other than "AE"; "these recommendations are advisory and not binding on the County."; renumber existing paragraph #6 as paragraph #5. renumber existing paragraph #6 as paragraph #5."
45. Section 2.70, I - Revise sub-paragraph e to read: "Preserve and protect agricultural lands and encourage agriculture"; add new sub-paragraph i, to read: "Plan with respect to the reasonable expectation of area residents and the economic significance to the agricultural industry."
46. Section 2.70,V,E.1.6 - Add the following sentence: "Prohibit new billboard construction in this study area."

47. Section 3.73 - Delete paragraph two; delete mitigation measure #3.
48. Section 4.28 - Replace with the following: "4.28: ACCESS AND LANDSCAPE IMPROVEMENTS - HAYSTACK LANDING AREA. The area adjacent to Petaluma Boulevard South, between the Petaluma city limits and the north-bound off-ramp at Haystack Landing has been identified as having deficient access and Petaluma Boulevard South lacks curbs, gutters, and attractive landscaping. A network of substandard private roads serves the area. Existing and future development is within the county and within the proposed expansion boundary of the City of Petaluma and its adopted Sphere of Influence. Recommendation: Mitigation of the Petaluma Boulevard South roadway and landscape deficiencies should be undertaken by action of the County to initiate a roadway assessment district. Benefitting property owners would participate with the County and City of Petaluma if the district is approved."
49. Section 4.52 - Replace recommendation #2 with the following: "2. Recommendations of the county fire safety committee should be implemented carefully so as to protect and maintain the integrity and autonomy of the local volunteer units until such time as a local election changes the district's status."
50. Section 4.56 - Add the following paragraph: "Prior to enlarging the central dumpsite, full examination of the implications to the agricultural industry in the same watershed shall be made. The advice of the Two Rock Agricultural Area Advisory Committee, if it is approved as proposed, should be solicited and input from the community shall be obtained."
51. Section 6.13 - Add the following sentence: "In order to preserve the scenic quality in scenic areas, scenic easements may be required."
52. Section 4.30 - Add the following sentence: "Noise associated with agricultural operations in the Petaluma Dairy Belt Specific Plan area emanates primarily from the operation of farm machinery, such as mowers and trucks. Because of the generally dispersed rural population in the study area, agriculturally associated noise sources are not considered to be significant enough to warrant special mitigation through this Specific Plan."
53. Section 7.20 J - Add the following sentence: "Noise from agricultural operations is not expected to be significant enough to require special mitigation measures."

54. Section 7.50 - Add: "County of Sonoma, Aggregate Resources Management Plan."
55. Section 4.56 - Add the following: "Ground water and surface water pollution of the watershed downstream is a concern expressed by citizens and agriculturists in the area. The County Department of Public Works has surface water and ground water monitored by a private laboratory on a regular basis, with test results provided to the County and to the North Coast Regional Water Quality Control Board, who has established discharge requirements. Results of all testing are available for public review. Additional monitoring activities are about to commence which will provide more data on water quality in the watershed below the refuse disposal area. To date, laboratory tests have not shown any adverse conditions. Transportation impacts associated with the central dumpsite location were evaluated in the General Plan EIR. Waste disposal programs involving the central dumpsite or altered use of the central dumpsite will require additional review, and if found to have potential significant impacts, will require a separate environmental analysis or impact report."
56. Section 7.22 - Add the following: "The County's prior solution for long term sewage disposal was to create a lake in the Sonoma Mountains, referred to as Tolay Lake, and to reuse the treated effluent for spray irrigation of agricultural lands. Other alternatives, including ocean outfall, were evaluated and not selected. However, the County continues to explore other possible alternatives for the long term sewage disposal needs. A new study will be prepared by the City of Santa Rosa for the regional system used by Cotati. Appropriate public hearings will be held if any change from the present adopted policy is considered. Sludge from treatment ponds can be processed for use as fertilizer, according to some experts, but at present sludge from the regional treatment facilities on Llano Road will be trucked to the central dumpsite for disposal. Should a program for re-use of sludge be proposed, the environmental impacts will need to be evaluated separately from this Specific Plan."
57. Section 7.22J - Add the following: "The San Francisco Bay Conservation and Development Commission has regulatory responsibilities for certain lands along the Petaluma River within this Specific Plan. The following information has been provided by them. Diked Historic Baylands Policies The diked historic baylands sites, (designated by BCDC as SN-50A, SN-50B, SN-52, SN-54A), are designated Undeveloped and General Agriculture on the Plan and zoned Primary Flood Plain."

These designations and the Plan itself are consistent with the findings and policies regarding diked historic baylands. The diked historic bayland policies emphasize the value and diversity of diked baylands in agriculture use. The Commission's policy states:

Because agriculture is the major use of diked historic baylands which is uniquely compatible with preservation of their habitat value, agricultural uses on diked historic baylands not designated for a priority use in the Bay Plan should be maintained as long as feasible. Feasibility should be determined by evaluating both the economic viability of agricultural use of the parcel alone and as part of a larger agricultural unit. If the agricultural use is economically viable in either circumstance, a change in use should not be permitted. Activities on diked historic baylands in agricultural use should be limited to farm-related activities or development that has no significant adverse effect on agricultural use of the site or the surrounding area. Extensions of urban services into areas where diked historic baylands are in agricultural use should not be permitted. Tidal Marsh Policies The Petaluma Marsh is shown as tidal marsh on Bay Plan Map No. 13. The tidal marsh designation restricts development of these lands except for certain water-oriented uses. The Bay Plan policies regarding marshes state: 1. Marshes...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...should therefore be and only if there is no reasonable alternative. Marshes...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 then modified as necessary to minimize any harmful effects. 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.

58. Section 4.21 - Add the following: "Current traffic flows (average daily traffic) are documented periodically by Cal Trans. Future traffic flows are contained in the Sonoma County Transportation Study, Technical Report, Phase 4, JHK and Associates, January, 1976, based on projections and land use policies adopted in the County General Plan. The Petaluma Dairy Belt Specific Plan recommendations do not project traffic volumes or patterns different from those contained in the County General Plan.
59. Section 4.21 - Add the following: "Several studies which focus on inter-county transportation are currently in progress, but have not been concluded at the time of this report. These studies include the Highway 101 Corridor Plan and Program, The Golden Gate Bridge, Highway and Transportation Districts Northwestern Pacific Right-of-way Task Force by the Marin County Board of Supervisors. Conclusions and policies which result from these studies may affect roadway construction on Highway 101, but are not expected to affect other roads in the Petaluma Dairy Belt Specific Plan area."
60. Section 4.57 - Add the following: "A park/ride lot is located just outside the study area alongside Highway 101 at Lakeville Highway. This location is accessible and convenient to commuters working outside the study area while also being close in to the more urban Petaluma area. No other site which would serve this purpose occurs within the Petaluma Dairy Belt Specific Plan area south of Petaluma. A potential site near the City of Cotati, west of Highway 101, might provide an additional park/ride lot for southbound commuters from western Sonoma County. Since no such proposal has been studied, no environmental impact evaluation can be performed, but would have to be done in conjunction with any such proposal. The potential site would be in the "cities" land use category in the County General Plan, with a "commercial" land use designation in the Cotati General Plan within the City's urban expansion boundary.
61. Section 7.20 F - Amend by adding the sentences, "Road improvement plans which indicate removal of trees that are significant due to their location and/or surroundings or the number of trees proposed for removal, will require individual environmental impact analysis. If required or appropriate, public hearings before the Planning Commission and/or Board of Supervisors will be held before any tree cutting or their removal is initiated."

62. Section 7.25 A - A third sentence to be added to read: "Road improvements required within this Specific Plan may involve acquisition of agricultural lands and/or the removal of trees."

B. Additional Changes to the Land Use Plan, Zoning Plan and Open Space Plan initiated by property owner requests:

1. West Cotati Area - Refer to map **EXHIBIT "A"**, attached. Between Gravenstein Highway, Stony Point Road, Lowell Avenue, Sonoma County Water Agency channel and Alder Street to be Rural Residential, 5-acre density land use and A1/B6 (5-acre density) zoning, except for "C2" and "C3" zoning districts and commercial land use at Gravenstein and Stony Point Road, (north side); SD combining district to remain as recommended in plan.
2. APN 46-091-17 (Larsen) - General Agriculture (60 acre density) land use on 60 acres; AE/B6/SD (60-acre density, 5-acre minimum) zoning district; Commercial land use on 6 acres; A2/SD zoning district; Rural Residential, 5 acre density land use on 15 acres along Madrone Road; RR/B6, 5-acre density zoning district. (Refer to map, **EXHIBITS "A" and "G"** attached).
3. APN 19-310-19,20; 19-320-03,11,12,13,14; 19-0330-04,05,17,20,21 (Brians, Smith) - Rural Residential, 5-acre density, land use; RR/B6/SD (5-acre density) zoning district.
4. APN 19-320-08 (Fontes) - Commercial land use on portion of parcel north drainage swale perpendicular to the railroad right-of-way as requested, and "C3/F2" zoning district; Undeveloped land use and F1/B6/SD (160-acre density, 10-acre minimum) on remainder of parcel. Amend Specific Plan text Section 5.25 to add APN and allow C1, C2, and C3 uses.
5. APN 46-062-02 (Bruce) - Rural Residential, 5-acre density, land use; A1/B6 (5-acre density) zoning district.
6. APN 19-320-09 (Hein, etal) - Commercial land use, A2/B6/SD (20-acre density, 5-acre minimum) zoning district.
7. APN 19-220-17,29 - delete "Scenic Areas" designation in Open Space plan on northerly portions, to coincide with boundary of property zoned MR.
8. APN 129-220-15,16 (Shorter) - M2/F2 zoning district.
9. APN 46-062-05,06 (Clarke) - Rural Residential, 5-acre density land use; A1/B6 (5-acre density) zoning district.

10. Two Rock Area - Refer to map, **EXHIBIT "B"**, attached. Expand area designated at 100-acre density for land use and zoning.
11. APN 17-180-20,21 (Moro) - Refer to map, **EXHIBIT "C"**, attached. Include westerly portions in Unincorporated Community land use; A2/B7 and RR/B6 (5-acre density) on those portions.
12. APN 46-062-43 (Ramaden) - Rural Residential, 5-acre density land use; A1/B6/SD (5-acre density) zoning district.
13. APN 19-220-04,08,32 (Henris) - M2/F2 zoning district.
14. APN 22-080-20,21 (Pallo) - Commercial land use; A2,B6 (100 acre density, 10-acre minimum) zoning district. Amend Specific Plan text Section 5.25 to include APNs and allow agriculturally oriented C3 uses only.
15. APN 19-320-05; 19-330-07 (Ford)(Higby) - Commercial land use on the portion of the parcels between the railroad right-of-way and a line drawn between a point 900 feet east of the edge of Highway 101 on the south property line of APN 19-330-07 and the point of APN 19-320-09 + 875 east of Highway 101; A2/B6/SD (20-acre density, 5-acre minimum) on that portion of property designated Commercial land use, except for area in the flood plain to be zoned F1/B6/SD (160-acre density, 10-acre minimum) (Refer to map, **EXHIBIT "D"** attached.)
16. APN 22-050-11; 22-070-24; 22-100-20,34; 22-140-17 (Hansen) - General Agriculture, 100-acre density, land use; AE/B6 (100-acre density, 10-acre minimum) zoning district. 22-110-17,18,19,20,24,25 General Agriculture, 100-acre density land use; A1/B6 (100-acre density, 10-acre minimum).
17. APN 19-210-05,06,07,08 (HLEBAKOS, Royal Petroleum, State of California) - M2 zoning district.
18. APN 46-092-17 (Nelson) - Rural Residential, 3 acre density land use; RR/B6, 3 acre density zoning district.
19. APN 27-040-06 (Pozzi) - Agriculture and Residential land use on westerly 18 acres, A1/B6/J, 10 acre density zoning district; General Agriculture, 60 acre density land use on remainder, AE/B6/J, 60 acre density zoning district. (Refer to map, **EXHIBIT "H"**, attached.)
20. APN 27-130-10 (Clahan) - RR/B6, 1.5 acre density zoning district, including APN's 27-130-01,03,04,11; 27-110-05,11,13,16,17.
21. APN 27-040-07 (Dougan/Friedman) - Include "J" combining district to northerly portion (Burnside Road frontage) fo property. (Refer to map, **EXHIBIT "I"**, attached.)

C. Changes to the Land Use Plan Initiated by the Citizen's Advisory Committee

1. Burnside Road Area - Amend land use designation from General Agriculture, 60 acre density to Agriculture and Residential, 10-acre density west of APN 27-040-06. (Refer to map, EXHIBIT "F", attached.)

DN:PDBATT.A

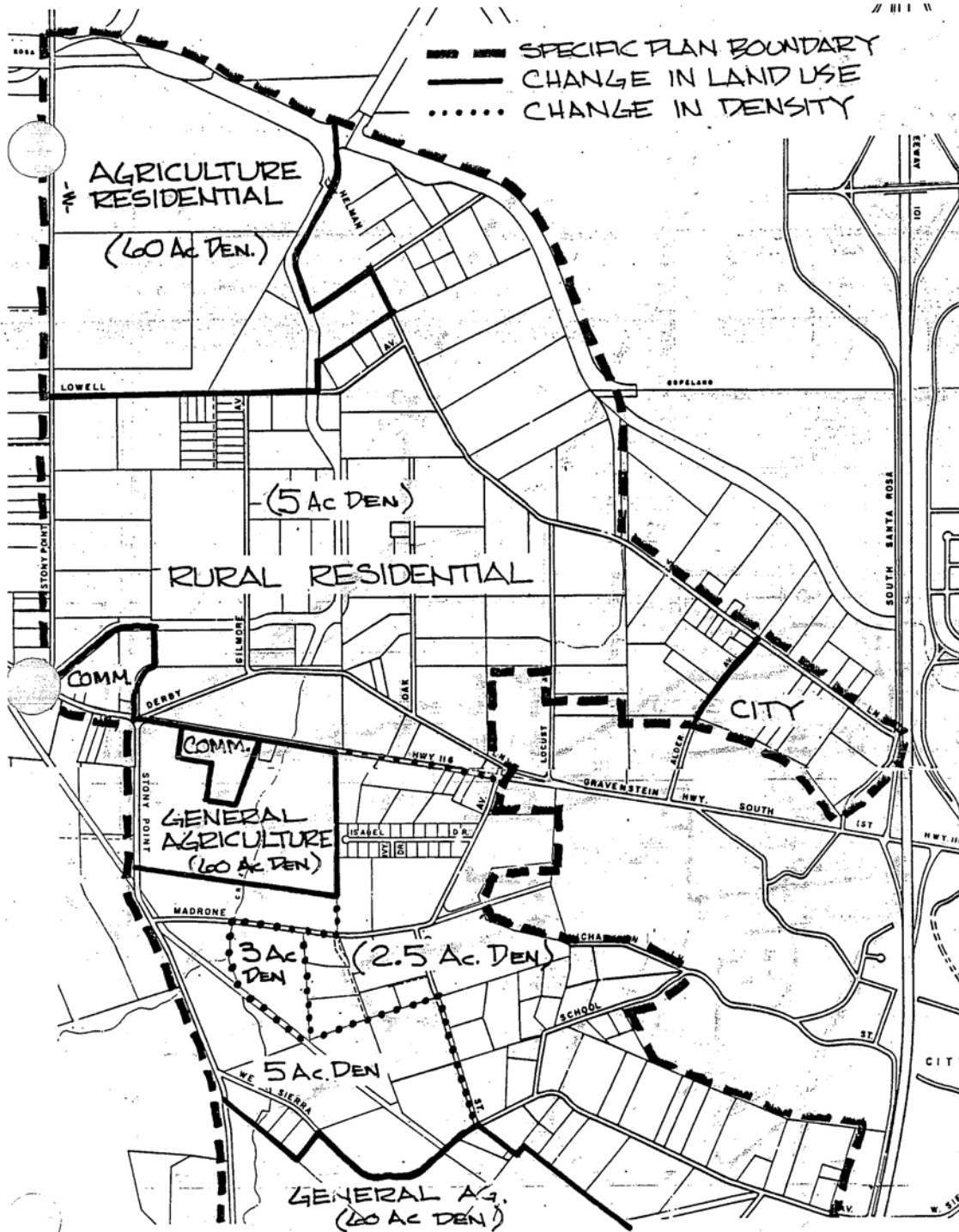


EXHIBIT A (page 1 of 2) LAND USE

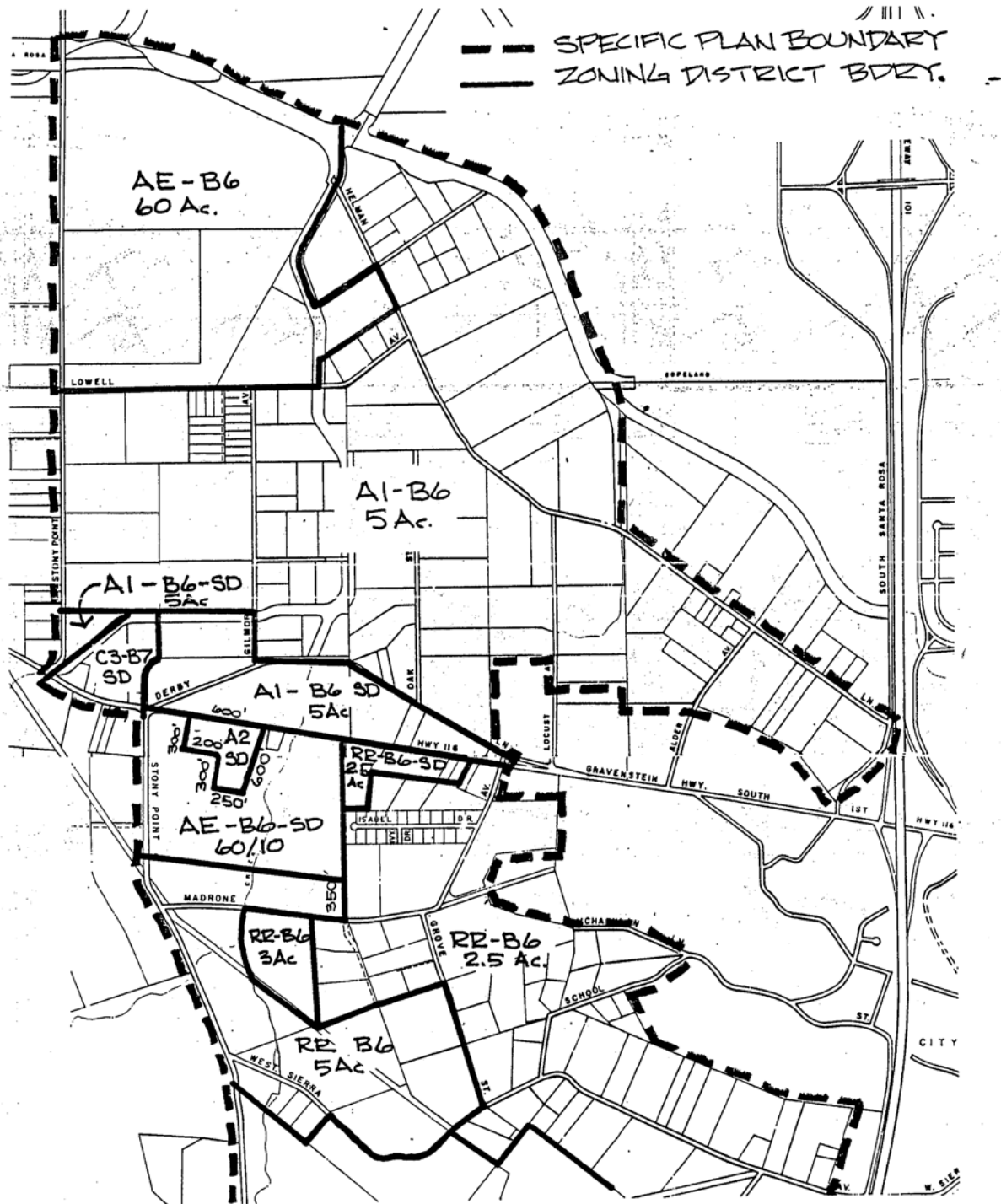
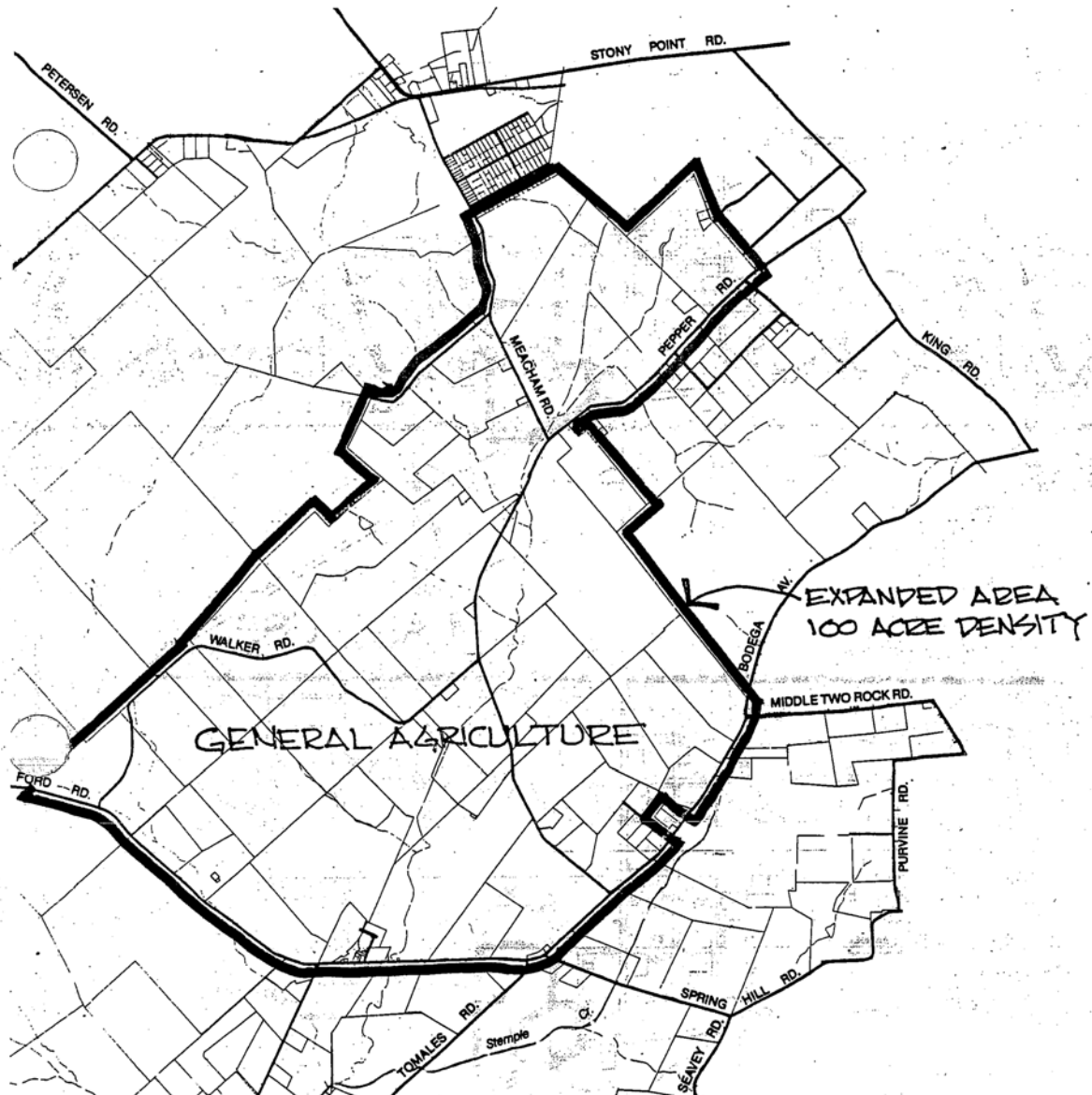


EXHIBIT A (page 2 of 2)

ZONING



LAND USE : EXPANDED AREA , 100 ACRE DENSITY
 ZONING : 100 AC. DENSITY, 10 AC. MIN. COMBINED WITH
 AE, A1 OR A2 AS SHOWN ON ORIGINAL PLAN

EXHIBIT B

LAND USE & ZONING

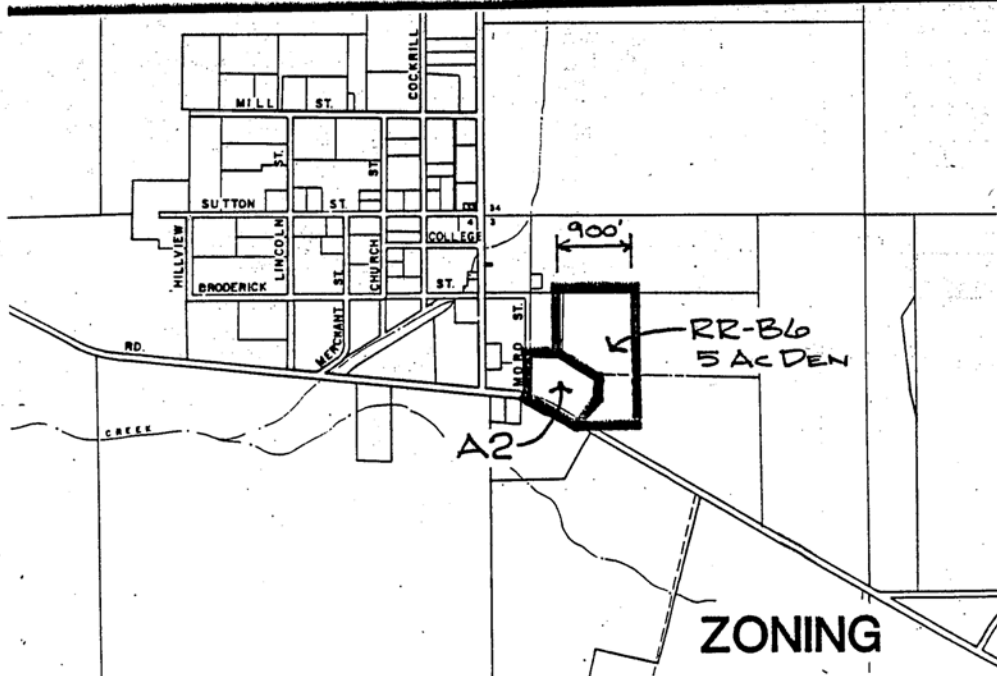
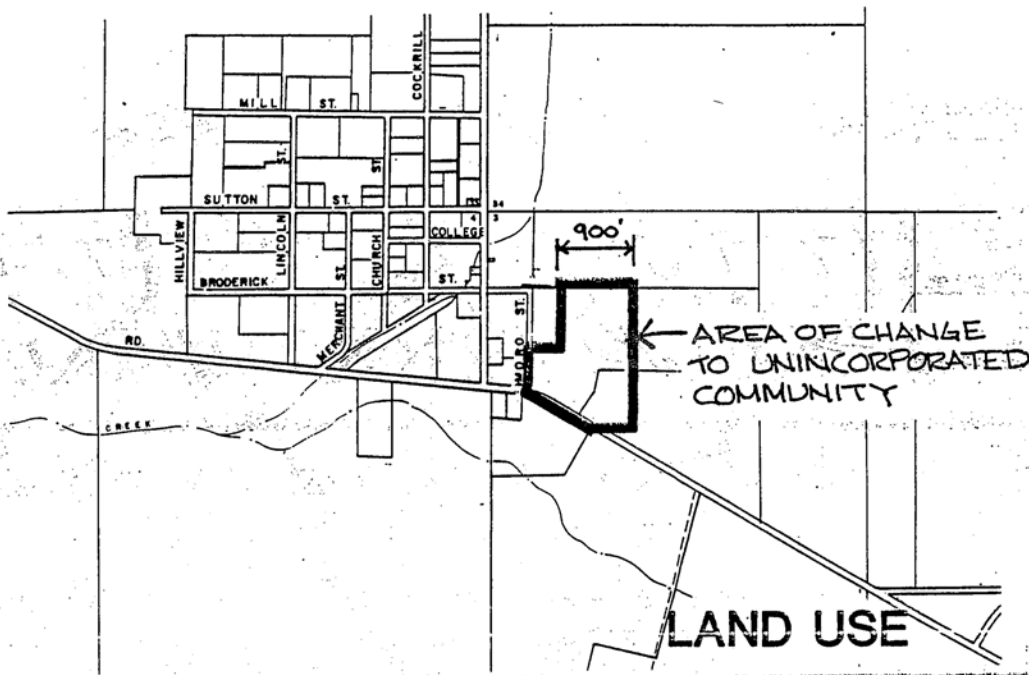


EXHIBIT C

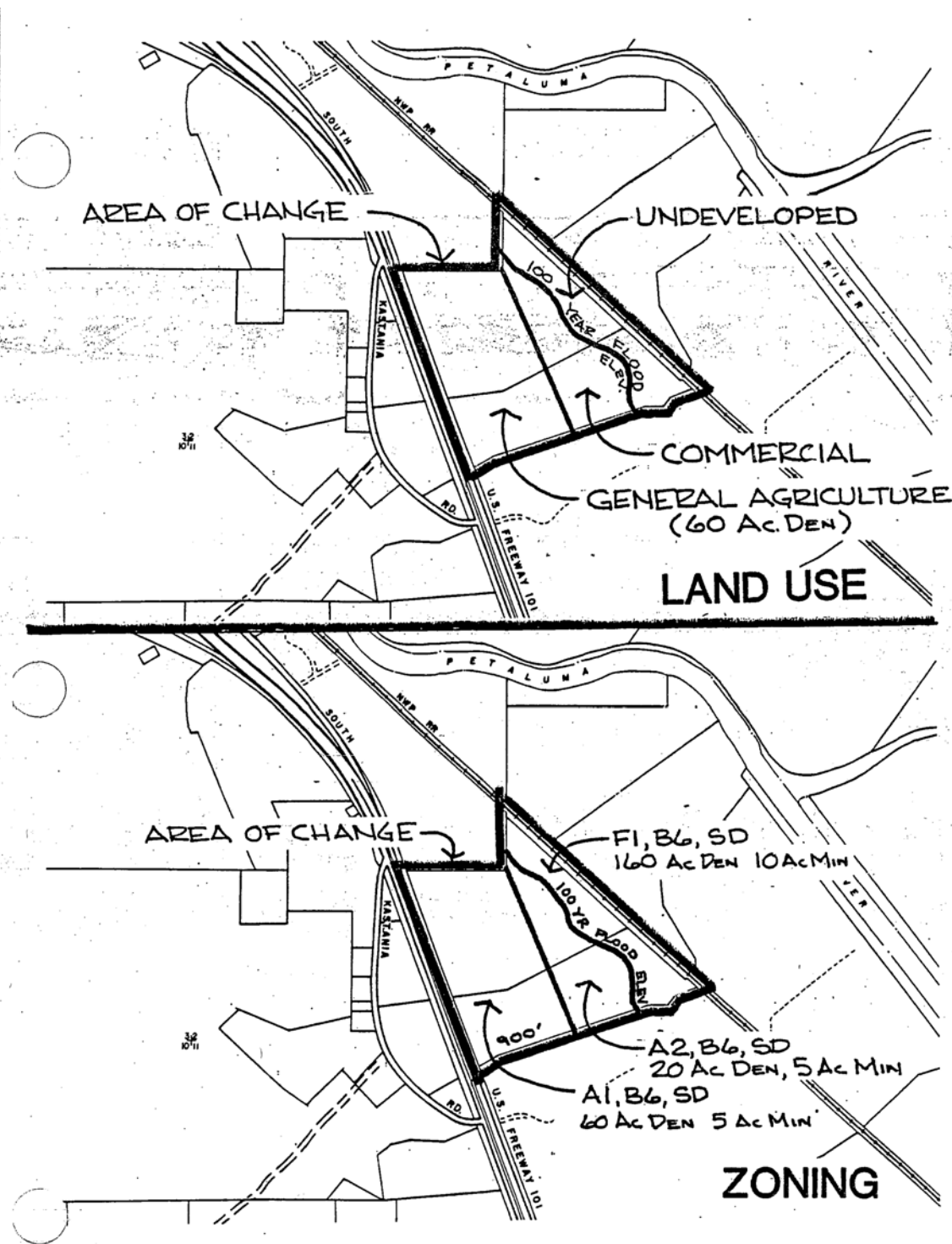


EXHIBIT D

5.25 Commercial (+ 23 Acres)

The General Plan does not contain a commercial land use category. Commercial land uses are accommodated within the "Cities", "Unincorporated Community" and "Mixed" land use categories. In this Specific Plan, a variety of commercial uses occur in rural areas, and those uses which do not occur within the "Cities" and "Unincorporated Communities" designations will require the application of the "Mixed" land use category in the General Plan when they are to be acknowledged by appropriate zoning.

Application In the Study Area

In this Specific Plan, a Commercial land use category is used to designate commercial uses which do not occur within the Specific Plan's "Cities" and "Unincorporated Community" land use categories.

Furthermore:

1. Based on population projections for the Study area as well as the proximity to major commercial and service centers within nearby cities, additional non-agriculturally related commercial development is expected to be minimal.
2. All existing legal commercial uses which do not conform to zoning shall continue as legal, non-conforming uses.
3. In the community of Bloomfield any new commercial development should be located near the existing commercial and institutional core on Bloomfield Road.
4. New tourist commercial uses should not be necessary, but if found to be needed in a particular area, their location should not introduce a new commercial "node" to the study area.

Zoning

The zoning districts which have been used for commercial land uses include the "C-2 (Retail Business)", "C-3 (General Commercial)" and "A-2 (Secondary Agricultural) districts.

The "C-2" and "C-3" districts are applied to existing uses on properties at Gravenstein Highway at Stony Point Road which are already so zoned, and the "C-2" district is applied to the gas station and restaurant on property at Kastania Road and Highway 101 south of Petaluma, which is already so zoned and to Stormy's Tavern on property in Bloomfield. The "A-2" district is used in all other areas as a method of assuring land use compatibility through the Use Permit process. The intent of the use of the "A-2" district for each parcel so zoned is as follows:

Assessors Parcel Number

Use

19-320-09

Northerly \pm 5 acres only for C-2 or C-3 uses; balance for C3 uses only.

22-080-20,21

For agricultural oriented C-3 uses only.

27-010-10

For tourist-oriented C-2 uses only.

46-181-19

For existing autobody repair only.

46-182-10

For existing covered storage use only.

46-090-17

Portion on Gravenstein Highway (Hwy 116) to encompass existing structures used for feed sales operation.

19-320-05

For portion of parcel zoned A2 adjacent to railroad right-of-way, C3 uses only.

19-330-07

For portion of parcel zoned A2 adjacent to railroad right-of-way, C3 uses only.

19-320-08

For portion zoned A2/F2 adjacent to river, C1, C2 and C3 uses.

27-180-20

For portion zoned A2, existing contracting business only.

Future A2 Zoning

Subsequent to the date of adoption of this Specific Plan, any application of the "A2" zoning district within this Specific Plan will also require an amendment to this section (5.25) to add the assessors parcel number and the appropriate Use notation.

DN:PDB525.A

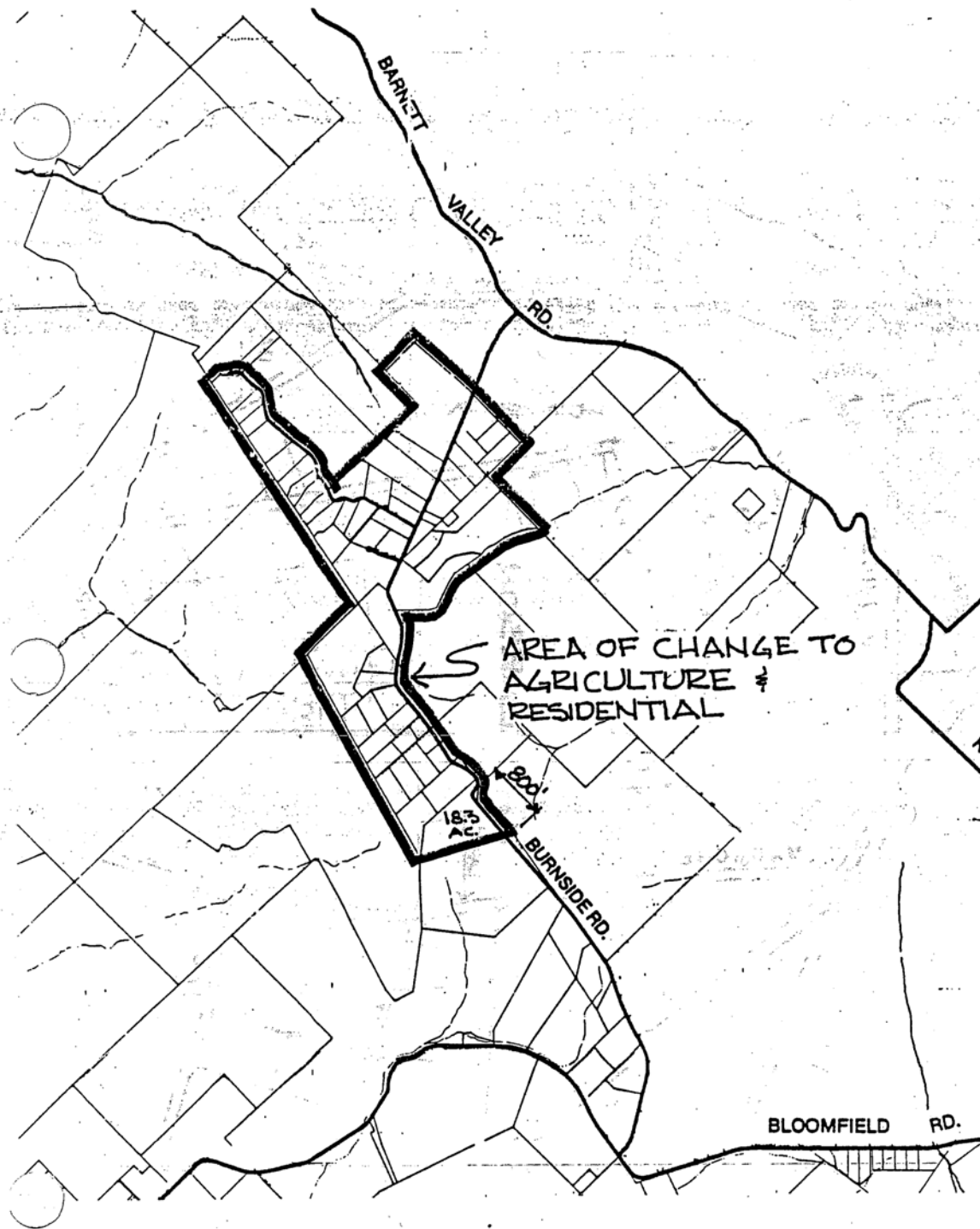
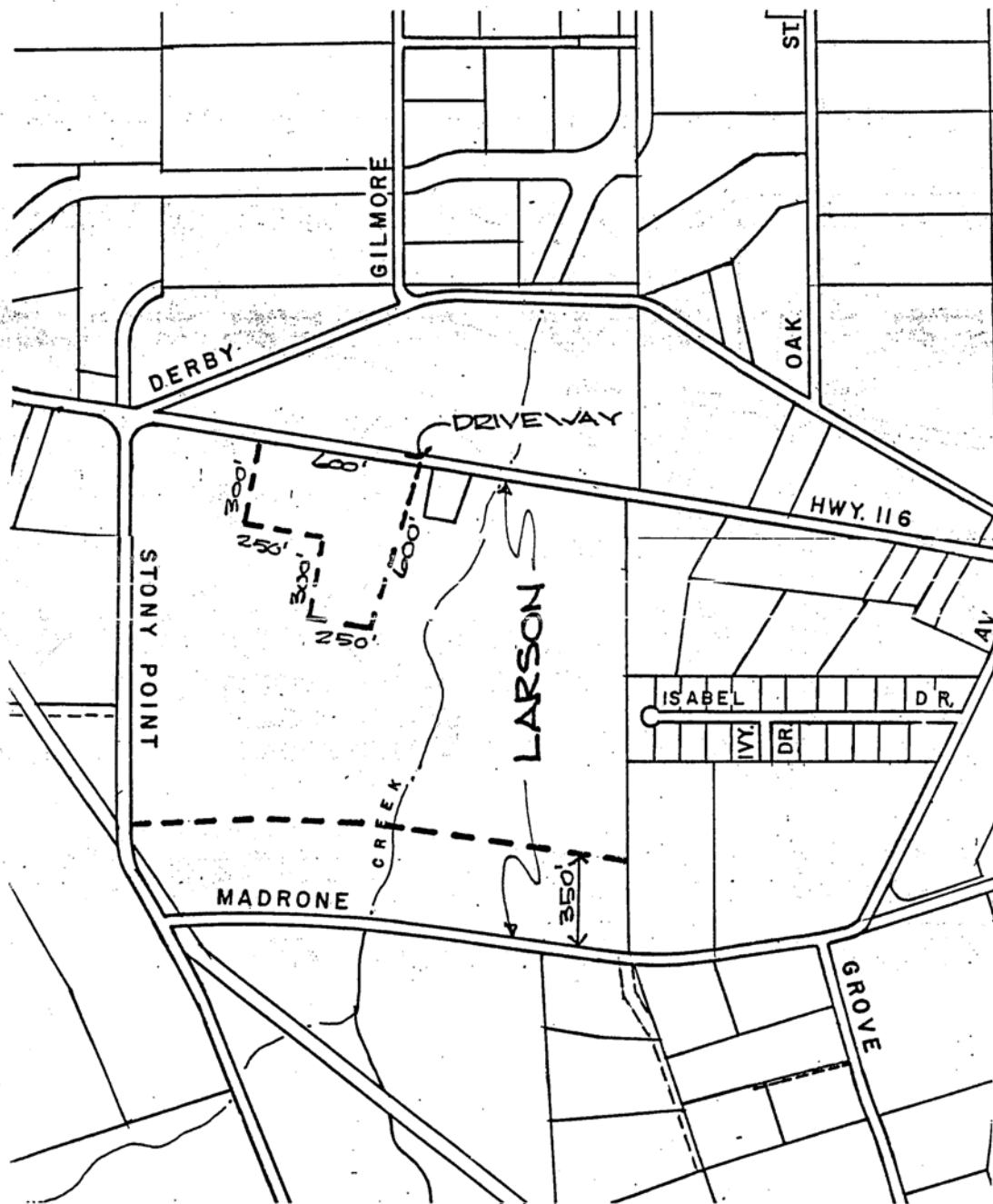


EXHIBIT F



BOUNDARIES OF ZONING DISTRICTS AND LAND USE CATEGORIES

EXHIBIT G

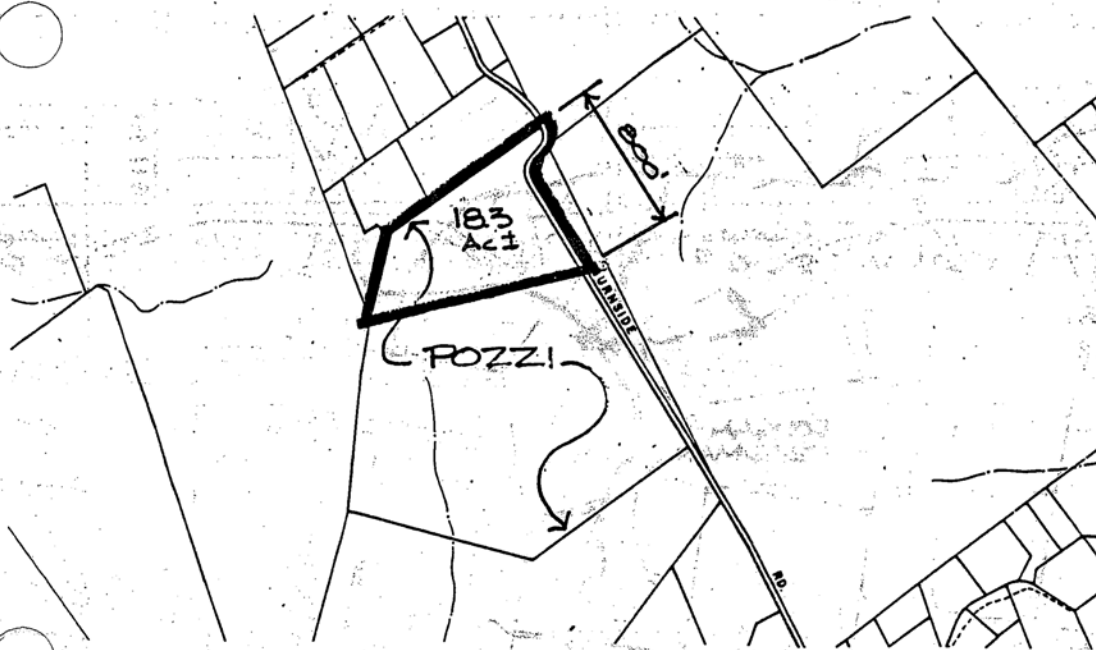


EXHIBIT H

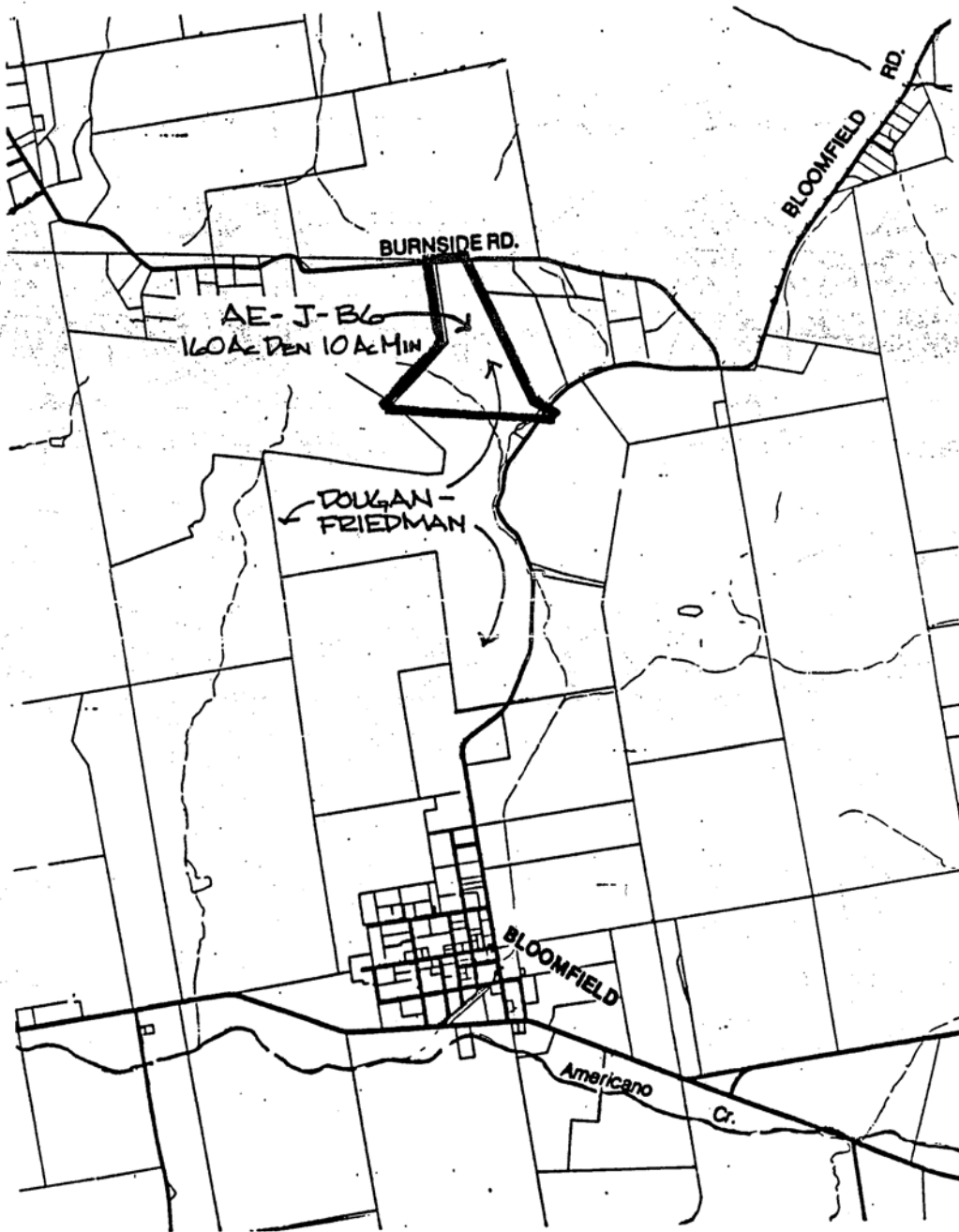


EXHIBIT I

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

ATTEST. MAR 15 1993.

LEVE T. LEWIS, County Clerk &
ex-officio Clerk of the Board of Supervisors
of the State of California, in & for the County
of Sonoma. *[Signature]* Deputy

Resolution Number 93-0337

Sonoma County Administration Building
Santa Rosa, California

March 9, 1993
Greg Carr

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, APPROVING AMENDMENTS OF SPECIFIC PLANS, THE ZONING ORDINANCE TEXT, ZONING ON UNINCORPORATED PROPERTIES, AND TECHNICAL CORRECTIONS IN ORDER TO BRING THESE REGULATIONS INTO CONFORMANCE WITH THE GENERAL PLAN.

WHEREAS, the General Plan adopted in March, 1989 includes numerous provisions and policies which require amendments of Specific Plans, the Zoning Ordinance and other regulations in order to achieve plan and zoning consistency as required by state law; and

WHEREAS, the Board of Supervisors directed the Planning Department to proceed with a phased program of amending the regulations, and

WHEREAS, the Board adopted the first phase of the needed amendments in July, 1990, consisting primarily of the zoning ordinance text and rezoning of the base districts of rural properties, and

WHEREAS, the Planning Department has proposed the second phase of changes, consisting of:

1. amendment of ten (10) existing specific plans pursuant to Policy LU-1a.
2. further revisions to the Zoning Ordinance text, primarily adding new combining districts and repealing unneeded districts.
3. further zone changes on unincorporated area properties to line up densities and urban area zoning with the General Plan.
4. revision of sign, parking, manufactured homes, and minimum lot size regulations.
5. other minor general plan amendments and technical corrections.

WHEREAS, in accordance with the provisions of the California Environmental Quality Act, a Program Environmental Impact Report was prepared and certified for the general plan, and

WHEREAS, the Planning Commission reviewed and considered the information contained in the Initial Study and above Program Environmental Impact Report, and held hearings thereon, and recommended approval of revised amendments by Resolution #92-059, dated July 2, 1992, and

WHEREAS, the Board held a workshop and duly noticed public hearings on the project and its anticipated environmental impact and also reviewed and considered the information contained in the Initial Study and EIR and all testimony received thereon.

WHEREAS, the Board has submitted its proposed revisions back to the Planning Commission for further recommendation as required by State law, and the Commission has, by Resolution # 93-006, recommended approval of said revisions, and

WHEREAS, the Board of Supervisors does hereby make the following additional findings with respect to this project:

1. The primary intent of the Board's review of the specific plans was to assure that these plans would be consistent with the General Plan. The Board did not endeavor to review and evaluate the content of these plans, except to modify or delete policies which were in conflict with general plan designations or policies.
2. General Plan Policy LU-1a provides the only policy guidance for the role of the future specific and area plans in regulating development. Policy LU-1a has been amended to clarify and establish that an Area Plan may be more restrictive in its policies and standards than the General Plan in order to recognize local circumstances applicable to the particular area.
3. The eight Specific Plans which have been converted to Area Plans have much of the text deleted in order to focus these plans on policies unique to each area. In response to public concern over the loss of this background information, the Board has directed the Planning Department to keep copies of the plans on file for research purposes.
4. Considerable testimony was presented during public hearings regarding the application of the new combining districts. In such cases, the Board decided to rely upon the General Plan Open Space Element as the determinant of the proper application of zoning. The Board chose not to reevaluate the merits of adding new designated sites or deleting those already designated.
5. The Board denied individual requests that were not consistent with the General Plan. People in these situations were advised that they would need to file an individual application for general plan amendment in order for consideration of their request.
6. The proposed project Initial Study indicated no new impacts on fish and wildlife resources.

NOW THEREFORE IT BE RESOLVED that the Board of Supervisors hereby finds that the project is within the scope of the General Plan Program EIR and that no additional environmental documents are needed and approves the following, subject to the approval of the related General Plan Amendments.

1. Amendment of the Windsor and Airport Industrial Specific Plans as noted in Exhibits A1 (Windsor) and A2 (Airport Industrial).
2. Conversion of the following Specific Plans to Area Plans, and amendment of same as shown in the exhibits noted.

Exhibit A3:	West Petaluma
Exhibit A4:	Petaluma Dairy Belt Plan
Exhibit A5:	Penngrove Plan
Exhibit A6:	Sonoma Mountain Plan
Exhibit A7:	South Santa Rosa Plan
Exhibit A8:	Bennett Valley Plan
Exhibit A9:	Franz Valley Plan
Exhibit A10:	Larkfield-Wikiup Plan

3. Amendment of Chapter 26 of the Sonoma County Code (Zoning Ordinance) as shown in Exhibit B, entitled "Final Draft, Board of Supervisors 1/26/93" on file with the Clerk and in the Planning Department.
4. Changes in the zoning classification of properties in the unincorporated area of the County as shown in Exhibit C, a set of assessor parcel maps showing the zoning plans as provided in proposed Sections 26-6 and 26-8 of the Zoning Ordinance Text.
5. Technical corrections of the General Plan Land Use and Open Space Elements as listed in Exhibit D to this resolution (attached).

BE IT FURTHER RESOLVED that the Board takes the following actions on the individual requests as described in the staff report.

1. Deny the requests of:

- Summerfield Waldorf School
- Vincent Walsh
- Kimber Management
- Gentry
- AJ DiMauro
- Martha Kemp
- Odiyan
- John Paxton
- Ted Kohler
- Lloyd Johnson

2. Approve the requests of:

- Daniel Dragos
- Wells (Brelje & Race)
- Ralph Dada
- Alexander Valley Association
- Cliff Putnam
- Tom Furrer
- Margaret Lindholm
- Thomas Kamm

3. Approve the staff recommended amendment to the Sonoma Mountain Area Plan as contained in the staff report regarding the request of the Sonoma Mountain Property Owners Association.

4. No action is necessary for the following requests because they have been accommodated by the approved project:

- Oliver Williams
- Adele Gordon
- Clint Wilson
- Petersen

Resolution # 93-0337
March 9, 1993
Page 4

Miller/Artemis Drive

5. Due to the incorporation of Windsor, the County no longer has jurisdiction over the Miller/Artemis Drive request.

THE FOREGOING RESOLUTION was introduced by Supervisor

SUPERVISORS VOTE:

Cale:	Smith:	Esposti:	Carpenter:	Harberson:
ayes: 5	noes:	absent:	abstain:	

SO ORDERED.