

# **WEST PETALUMA AREA PLAN**

Adopted by Resolution No. 70087  
August 11, 1981

Modified by Resolution No. 93-0337  
March 9, 1993

Modified by Resolution No. 08-0808  
September 23, 2008

## **ACKNOWLEDGMENTS**

### **SONOMA COUNTY BOARD OF SUPERVISORS**

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Mr. William J. Beretta, Jr.	

## **PROJECT TEAM**

### **WEST PETALUMA SPECIFIC PLAN**

PRANAB CHAKRAWARTI, DIRECTOR OF PLANNING  
TOBY ROSS, Chief, Comprehensive Planning Section  
CATHERINE CRISS, Project Planner  
BOB POCAN, Project Planner  
TIMOTHY DOSH, Mapping  
BETTY HORNER, Mapping  
MARLAINA PIPAL, Mapping  
GARY MANN, Report Graphics  
RUTH LUND, Word Processor

### **REVISED WEST PETALUMA AREA PLAN**

KENNETH MILAM, PLANNING DIRECTOR  
GREG CARR, Chief, Comprehensive Planning Section & Project Director  
MARIA CIPRIANI, Staff Planner  
ELIZABETH ROBERTS, Production  
RICK ROY, Graphics

### **REVISED WEST PETALUMA AREA PLAN 2008**

PETE PARKINSON, PRMD DIRECTOR  
JENNIFER BARRETT, PRMD Deputy Director of Planning  
GREG CARR, Comprehensive Planning Manager  
LISA POSTERNAK, Staff Planner  
SUE WAXMAN, Production  
SUSAN DAHL, Production  
DARCY REINIER, Mapping

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## INTRODUCTION

In 1981, the County adopted the West Petaluma 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 West Petaluma Specific Plan, were either duplicative 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 West Petaluma Area 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 West Petaluma Area Plan encompasses approximately 11,000 acres and is located in the southwestern part of Sonoma County (see Location Map). The southern and eastern sections adjoin the City of Petaluma. The West Petaluma area, like the entire Petaluma area has experienced a great deal of rural residential growth, alongside, and often replacing agricultural operations. The pressure for residential growth in agricultural areas is an issue of countywide concern.

The West Petaluma area is located in the Santa Rosa, Petaluma Valley, and Merced Hills landscape units, identified in the 1978 County General Plan, a flat plain surrounded on nearly all sides by a rim of hills. Within this landscape there is a transition from an area of predominantly large dairy and forage crop agricultural parcels to an area that is mostly rural residential. Many symbols of the past still remain: large barns, clusters of chicken sheds, stately farm houses, all adding to the rural character of West Petaluma.

### **CONCLUSIONS**

The West Petaluma Area Plan reflects three priorities:

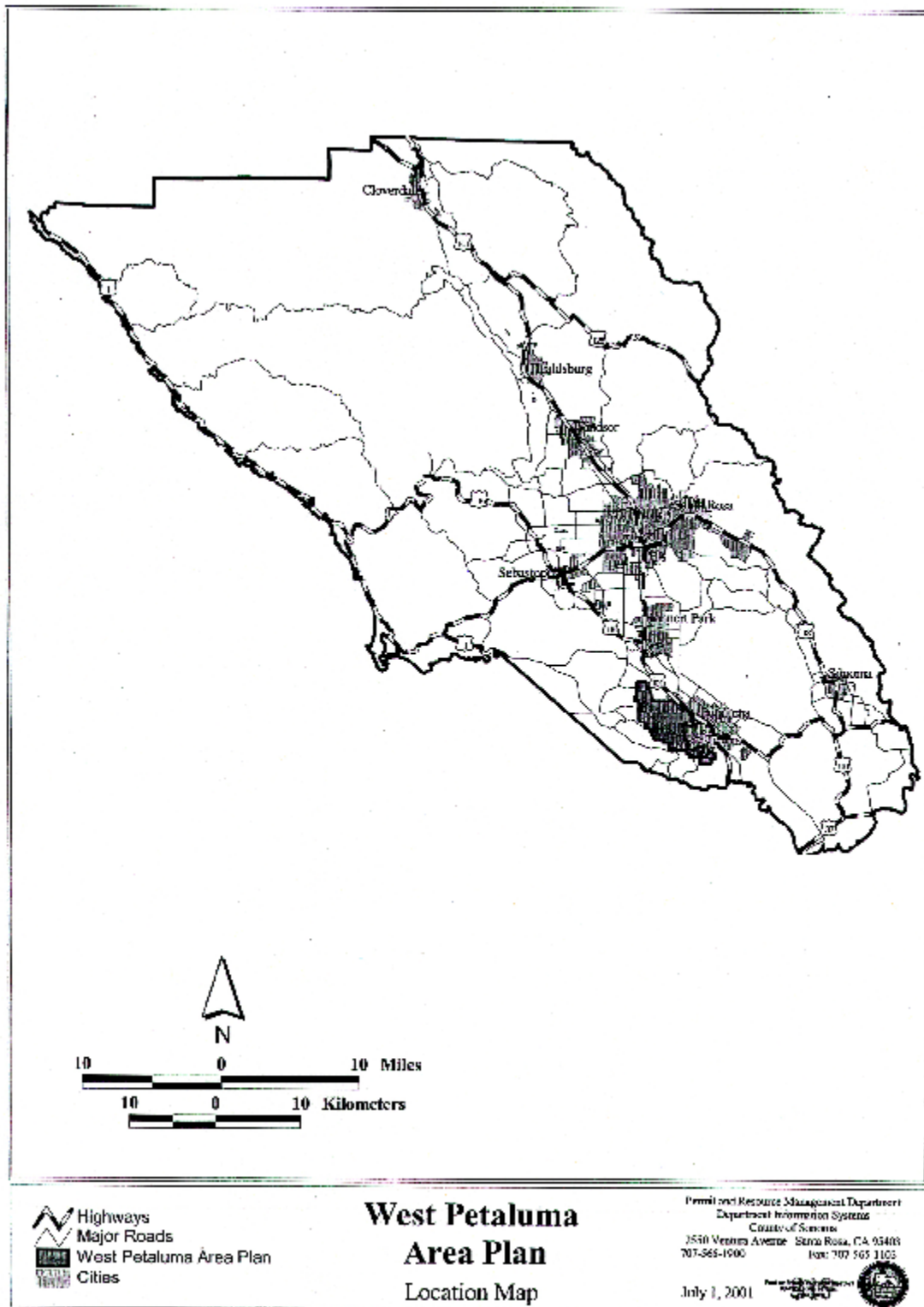
- (1) Establish an urban boundary.
- (2) Accommodate a variety of rural life styles.
- (3) Protect and maintain agriculture.

### **MAJOR POLICIES**

- (1) Implement the General Plan transportation recommendations.
- (2) Insure that impacts are mitigated before approving subdivisions or rezonings which increase residential densities, especially those within proximity to existing agricultural operations.
- (3) Limit sewer to the urban boundary unless authorized by General Plan Policy PF-1d and PF-1e.

- (4) Use the City of Petaluma General Plan and its Environmental Design Plan to guide development within the urban boundary.
- (5) Follow the residential and commercial development standards starting on page 23 of this plan.

# LOCATION MAP





## GOALS AND POLICIES

### GENERAL GOALS AND POLICIES

The following general goal was of particular importance in shaping this Area Plan:

"Accommodate both urban and rural lifestyles. This should be accomplished by commitments to the following: a Community Centered Concept, provision of green belts surrounding and separating urban areas, retention of agricultural resources, adherence to the principle of environmental suitability, and preservation of our natural resources."

Policies of great importance to this study are as follows:

- (1) Preserve agricultural lands and encourage agriculture.
- (2) Utilize environmental-suitability criteria to locate rural growth and guide urban growth.
- (3) Encourage a pattern of growth which maintains the existing range of types of communities; the unincorporated villages and towns and cities.
- (4) Preserve the identities of present communities.
- (5) Formulate an ongoing program for open space around and within cities to provide visual relief from urban densities.
- (6) Promote compactness of all community boundaries in order to reduce the cost of providing urban level services within these areas.
- (7) Guide rural residential development so that:
  - a. Such areas do not require urban level services at a future time.
  - b. Such areas are responsible for providing the public service improvements that are required.
  - c. People of low or moderate income are not excluded from rural living.
  - d. Rural living is a viable alternative between urban and agricultural densities.
  - e. The major subdivision process is favored over the minor subdivision process in rural density development.

## **OTHER GOALS AND POLICIES**

These policies were utilized in the formulation of the Land Use and Open Space Plans, which are the primary means of implementing the West Petaluma Area Plan. Implementation of these policies will also occur through other mechanisms, such as subdivision and zoning ordinances and regulatory activities of other County departments and State agencies.

### **I. Natural and Managed Resources**

#### **A. CONSERVATION**

**Goal 1.1:** Protect and enhance profitability of existing agriculture and protect cultivable soils for future generations.

##### **Policies**

- (1) Support policies and programs for long term retention of agriculture, including agricultural preserve contracts.
- (2) Discourage residential development in defined agricultural areas unless development does not impede agricultural operation.
- (3) Allow agricultural supply and processing businesses which support local agriculture when compatible with traffic, neighborhood, and scenic goals.

**Goal 1.2:** Provide for comprehensive planning and restoration of mineral extraction areas.

##### **Policies**

- (1) Require that mineral planning and restoration of extraction operations be compatible with surrounding land uses areas and minimize adverse impacts on the environment.

**Goal 1.3:** Safeguard and maintain riparian corridors.

##### **Policies**

- (1) Require setbacks from riparian corridors to preserve ecological, agricultural and aesthetic benefits of riparian corridors.
- (2) Encourage use of native plants for screening and landscaping purposes.

**Goal 1.4:** Safeguard and maintain high water quality.

**Policies**

- (1) Support regulatory agencies in enforcing water quality regulations.

**Goal 1.5:** Insure high quality and a sufficient supply of groundwater.

**Policies**

- (1) Conserve and replenish groundwater recharge areas.
- (2) Discourage residential development in water scarce areas.
- (3) Develop groundwater resources for water supply only when consistent with safe yield (nitrate area on the in particular).
- (4) Protect natural drainage systems in any consideration of land use change.
- (5) Consider cumulative impact of on-site sewage disposal in reviewing development proposals.

**Goal 1.5:** Protect water resources that are essential to the continued viability of other resources.

**Policies**

- (1) Protect watersheds, aquifer recharge areas and natural drainage systems in any consideration of land use.
- (2) Monitor groundwater quantity.

**Goal 1.6:** Safeguard and maintain the water quality of waterways.

**Policies**

- (1) Preserve and restore ecological, recreation and aesthetic benefits of waterways.

**B. PUBLIC SAFETY**

**Goal 2.1:** Protect the public from potential danger to life and property caused by geologic, seismic, flood and fire hazards.

## **Policies**

- (1) Avoid land uses that threaten public safety.
- (2) Identify areas where there is probable jeopardy to public safety.

## **C. OPEN SPACE**

**Goal 2.2:** Preserve significant archaeological and historical sites.

## **Policies**

- (1) Establish a mechanism for identification, review, evaluation, and protection of historical and archaeological sites.

**Goal 2.3:** Maintain or enhance existing views.

## **Policies**

- (1) Protect visually vulnerable landscapes, such as ridgelines, unique scenic areas, and areas essential for defining the form of development in Petaluma.
- (2) Review new developments to minimize the impact on scenic quality and to insure landscape integrity is maintained.
- (3) Educate land owners about advantages of scenic easements.

## **II. Transportation**

### **A. CIRCULATION**

**Goal 2.1:** Provide for intergovernmental coordination and citizen participation in planning for road improvements.

## **Policies**

- (1) Coordinate roadways and land use planning to avoid reducing the road system Level of Service.
- (2) Review with local agencies and citizens committees the priorities for road construction and maintenance.

**Goal 2.2:** Provide for the safe and efficient travel of citizens and movement of goods.

### **Policies**

- (1) Retain the basic character of other roads in the Petaluma areas.
- (2) Review road projects for their social and economic impacts and attempt to minimize adverse impacts.

## **B. TRANSPORTATION RELATED**

**Goal 2.3:** Identify, protect, and maintain scenic highway corridors in the Petaluma area.

### **Policies**

- (1) Affirm Petaluma Blvd. North and Bodega Avenue as scenic highway routes.
- (2) Provide site location, design, and landscaping criteria for new development in designated scenic corridors.
- (3) Discourage location of new manufacturing and commercial facilities within designated scenic corridors unless development is consistent with the character of the area.
- (4) No billboards in designated scenic corridors.

## **III. Community Development**

### **A. HOUSING**

**Goal 3.1:** Plan with respect to County wide and Petaluma area growth targets.

### **Policies**

- (1) Establish mechanisms to phase in growth in accordance with the ability of public agencies to provide public services.

**Goal 3.2:** Accommodate a variety of rural lifestyles in the area.

### **Policies**

- (1) Affirm that rural living at a variety of densities is a viable alternative between urban and agricultural densities.
- (2) Assure that rural development is located in environmentally suitable locations.
- (3) Attempt to give handicapped, aged, low/moderate income students and farmworkers opportunity for rural living.
- (4) Assure that rural residential development does not interfere with agricultural operations.

## **B. PUBLIC SERVICES**

**Goal 3.3:** Promote community centered growth.

### **Policies**

- (1) Establish a year 2005 urban boundary for Petaluma.
- (2) Determine the nature of development once the extent of public services desired for the area has been set.
- (3) Rezone the urban expansion area to parcel sizes consistent with future urban potential.
- (4) Encourage consolidation of inadequate or unbuildable parcels.

**Goal 3.4:** Encourage commercial services to be located in close proximity to areas where the planned level of population justifies such activities.

### **Policies**

- (1) Discourage strip commercial development along Bodega Hwy. and other roads outside the urban areas.
- (2) Insure that sites are chosen with concern for transportation and service plans or needs.
- (3) Require high standards of architectural and site design.
- (4) Encourage some commercial uses that serve tourist related needs or are directed to low intensity uses.
- (5) Sewer and water should not be extended outside the urban boundary unless authorized by General Plan Policy PF-1d and 1e and the policies on page 23 of this plan.

**Goal 3.5:** Discourage industrial development in the study area.

## **Policies**

- (1) Acknowledge existing commercial uses along Bodega Avenue in the Petaluma area, but do not designate new commercial areas.

**Goal 3.6:** Insure that adequate land is provided for institutional land uses compatible with the rural character of Petaluma.

## **Policies**

- (1) Require high standards of architectural and site design by City and County.
- (2) Require compatibility with transportation and land use plans.

## **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.

#### **Soils**

- (1) Encourage clustering of residential development to insure the retention of parcel sizes and parcel suitabilities relative to agricultural utilization.
- (2) Promote the use of Agricultural Preserves as a means of maintaining productive open space.
- (3) Review soil suitability and slope in conjunction with all development proposals.

#### **Minerals**

- (1) Monitoring of extraction is the only mitigation measure available to determine the full extent of sedimentation on adjacent properties.
- (2) Additional truck traffic and associated impacts on traffic hazards to bicyclists, pedestrians, and other vehicles may result and may be avoided with standards for truck speed limits and warning signs, the use of alternative routes, and various traffic management facilities such as bike lanes, etc.
- (3) Mining operations which use particular haul routes should assist in the maintenance of those routes.



## **Hydrology**

- (1) Encourage mutual water systems within the area until groundwater research is complete.
- (2) Within groundwater recharge areas, construction activities, creation of impervious surfaces, and changes in drainage should be controlled by review of discretionary permits.
- (3) Minimize fill and stream modification and maximize use of retention ponds to reduce or delay downstream runoff.
- (4) Follow health regulations requiring special well construction and prohibition of waivers for on-site sewage disposal systems to include the entire study area.
- (5) In order to prevent unnecessary erosion and decrease in water quality, enforce the provisions of Chapter 70 of Uniform Building Code.
- (6) Include grading standards in revision to zoning ordinance.
- (7) Require hydrologic analysis of new development within the identified flood plain area.
- (8) Adopt a County Flood Plain Ordinance as soon as official flood maps are released by the Federal Government.

## **Fire Hazard**

- (1) Recognize the value of the fire protection services rendered by the volunteer fire departments in the area, and encourage continued dedication to training of volunteers and neighborhood fire prevention sessions.
- (2) Continue to require fire management plans with minor and major subdivisions and require implementation of such plans by amending the subdivision ordinance so that a bond shall be required of land divisions to insure that water storage tanks are constructed if needed.
- (3) Any construction should be to the standards prescribed by comprehensive Building Codes and Fire Prevention Codes.
- (4) Special attention should also be given to building siting and access to minimize fire hazards.

## **Vegetation and Wildlife**

- (1) Continue to refer development proposals within the area to the California Native Plant Society and the California Department of Fish and Game to insure regular update of knowledge relative to plants and wildlife.

## **CULTURAL CHARACTERISTICS**

### **Transportation**

- (1) Petaluma Boulevard North and areas within the urban service boundary should follow city road standards.
- (2) Require full road improvement to Local Road standards as a condition of any discretionary permit, or subdivision on Paula Lane, Monte Vista Lane, King Road, and Valley View Drive.
- (3) Consider requirement of full road improvement to Local Road standards as a condition of any discretionary permit, or subdivision on Queens Lane, Spraurer Road, McBrown Road, Stadler Lane, Fairview Avenue, and Cleveland Avenue.
- (4) Require surface with 2 inch asphaltic concrete over 6 inch Class II base, for any subdivision (major or minor) with a density of 3 acres per unit or greater.
- (5) Restrict development appropriate to the conditions and capacities of local minor public and private roads.
- (6) Carry out the General Plan's recommended road improvements.

### **Noise**

- (1) New residential construction or developments shall comply with the Noise Element of the General Plan.

### **Air Quality**

- (1) Any major developments should proceed only if adverse air quality impacts can be mitigated as determined through environmental review at the project level.

### **Schools**

- (1) School districts should consider adopting a policy of school impact fees in order to charge new construction for the cost of new schools additional classrooms. The Board of Supervisors should implement the fee if so directed by the School Board.

## **Fire Protection**

- (1) Require fiscal analysis of overlapping fire jurisdictions and determine needs of each.
- (2) Explore the possibility of extending the Penngrove Fire Department jurisdiction by assessment or bond vote.
- (3) Other mitigation measures as addressed under FIRE HAZARD.

## **Water Supply Systems**

- (1) Adhere to the development criteria starting on page 23 of this plan.
- (2) Water conservation methods should be encouraged and conservation devices installed in homes.
- (3) To the extent feasible in terms of fire retardant vegetation, native species requiring little water should be planted.

## **Sewage Disposal**

- (1) Continue adherence to the regulations of the Sonoma County Environmental Health Department with respect to required percolation tests and creek setbacks.
- (2) Septic Maintenance Districts should be explored to minimize problems inherent in existing systems.

## **Solid Waste Disposal**

- (1) Solid waste ought to be disposed of properly at designated waste disposal sites, and not in critical areas (streams, ravines) as is the temptation in rural areas.

## **Energy**

- (1) Cluster residential development where feasible. The Land Use Plan allows for small minimum lot sizes while proposing an overall density.
- (2) Design and orient houses to take advantage of solar exposure.
- (3) Minimize window areas on north-facing walls and maximize windows on south-facing walls.
- (4) Encourage double-glaze windows and glass doors to reduce heat loss during the winter.

- (5) Use insulation and weather-stripping to reduce dependence upon air conditioning and heating. Provide additional insulation on north facing walls.
- (6) Use solar heating where feasible.
- (7) Maximize natural lighting.
- (8) Landscape with deciduous trees along south-facing walls to shade south walls during the summer and to permit solar heating in the winter.
- (9) Educate the general public about programs such as the "Sun Therm Home Design and Solar Hot Water Heating" programs available through Pacific Gas and Electric Company.
- (10) Adopt road widths and standards for rural developments that reduce the amount of petroleum products utilized for construction.

### **Archaeological Sites**

- (1) Refer all discretionary actions, zone changes, subdivisions, use permits, public projects, etc. to the Regional Office, California Archaeological Site Survey at Sonoma State University to ascertain probability of disturbing archaeological resources.
- (2) Require an archaeological field survey for projects found to have a high probability of disturbing archaeological resources.

## **LAND USE PLAN**

The land use policies below are discussed by land use category (see Land Use Plan Map on page 27 for land use designations).

### **RURAL RESIDENTIAL CATEGORY**

The Rural Residential land use category as applied specifically to the West Petaluma Area Plan is intended to protect existing commercial agricultural operations and to encourage new agricultural uses, especially small family farms when consistent with the goals and policies of the plan. However, the Rural Residential category also reflects existing residential development on parcels too small to promote large scale, commercial agricultural use. In much of this area, further divisions are not expected due to high water table, septic limitations, poor water quality (nitrates) and other constraints. However, divisions or additional units should be allowed wherever water supply, septic capability and good access exist and where such divisions would not conflict with an existing agricultural operation.

#### **Policies**

- (1) 5 acre densities are provided along the south fringe of the Rural Residential land use area to protect agricultural lands south and southwest of the study area.
- (2) 3 acre densities are applied west of Liberty Road and Eucalyptus Avenue reflecting agriculture as the preferred use and protection of adjacent agricultural lands along the west fringe of the area.
- (3) 3 acre densities are also applied between Thompson Lane and Liberty-Eucalyptus. The majority of parcels within this area are developed with single family residences, but do contain a variety of agricultural uses. The 3 acre density will also afford larger parcels the potential of supplemental farming.
- (4) 2 acre densities are applied east of Thompson Lane reflecting the lowest potential agriculturally, and the many existing small parcels.

### **COMMERCIAL CATEGORY ALONG BODEGA AVENUE**

#### **Policies**

- (1) Limited Commercial land use is designated for two locations on Bodega Avenue: at Eucalyptus Lane and at Thompson Lane. The intention is to allow a limited number of retail goods and services which serve local residents and which do not result in traffic and noise that is incompatible with residential use.
- (2) Other Limited Commercial land use along Bodega Avenue is applied to properties with existing businesses.

## **DIVERSE AGRICULTURE CATEGORY**

Diverse Agriculture is applied where large existing parcel sizes coincide with areas of Class I, II, or III soil; for areas of flood plain; and for areas of poor water availability. A 20 acre density is applied in the flood plain north of Skillman Lane.

## **CITY CATEGORY**

The Land Use Plan includes two service boundaries: "Urban Service Boundary" and "Limited Service Boundary." Policies governing development within these boundaries are as follows:

### **1. Lands Within Urban Service Boundary**

#### **a. Service and Annexation**

Services will be available to such lands from the City of Petaluma. Major utility expansions should be planned to serve logical groups of properties, wherever possible. The receipt of services will require annexation of the affected properties to the City, or where such properties are temporarily precluded from annexation due to location, an irrevocable request to annex shall be offered by the owners of such properties, and accepted by the City.

#### **b. Annexation**

Prior to annexation, properties must meet the most current annexation policies of the City regarding provision of utilities, fees and direct public street access to the properties, improved to City standards.

#### **c. Development Review**

All development and subdivision applications within the Urban Service Boundary shall be reviewed by the City of Petaluma prior to County approval. All such proposed development and subdivisions shall be subject to compliance with City street and other applicable City development criteria.

#### **d. Densities**

Densities on County land should remain low with lot sizes larger than 1.5 - 2 acres per dwelling unit unless City services can be provided, annexation is arranged, and plans for additional development are approved by the City. Where these development criteria can be met and services can be provided, densities will be permitted to increase up to 2 dwelling units per acre.

## **2. Lands Within Limited Service Boundary**

### **a. Services**

Water service could be delivered outside of the Urban Service Boundary only within the Limited Service Boundary or as may be approved pursuant to General Plan Policy PF-1d and PF-1e. Such service may be made available to such lands where the proposed development meets the City development review standards, and does not exceed the density policy.

### **b. Annexation**

Annexation should not normally be a requirement for the provision of water service.

### **c. Development Review Standards**

In order to receive water service, proposed developments, lots and subdivisions must meet City development standards. Such proposed development shall be referred to and be recommended for approval by the City as a condition of the provision of service.

Other land use policies within the "City" category are as follows:

## **3. Rural Residential**

Densities on County lands within the Urban Service Boundary should remain low with lot sizes at least 1.5 acres per dwelling unit unless annexed by the City.

## **4. Limited Commercial**

Lands on the west side of Petaluma Boulevard North have been designated "Limited Commercial" reflecting the opportunity for a variety of commercial and residential uses once city sewer and water are available. The "Limited Commercial" land use designation is intended to encourage innovative development which recognizes the limitations of limited access and steep slopes, but realizes the potential to create an attractive entrance to the City of Petaluma. Until annexed, this area should be restricted to expansion and renovations of existing uses pursuant to General Plan Policy LU-17c.

## **5. General Commercial**

The east side of Petaluma Boulevard North is designated "General Commercial" to recognize the large amount of commercial uses along that side. Parcels on the east side are also more level

and of appropriate size for general commercial uses. Intensive new uses however, should wait until annexation, pursuant to General Plan Policy LU-17c.

## **6. Diverse Agriculture**

Several large parcels east of Petaluma Boulevard North are designated "Diverse Agriculture" because of existing extensive agriculture use, flood hazard, and location within the U.S. 101 Scenic Corridor.

## **DEVELOPMENT STANDARDS**

The following are standards for commercial and residential development within the West Petaluma Area Plan:

### **Urban Area Criteria**

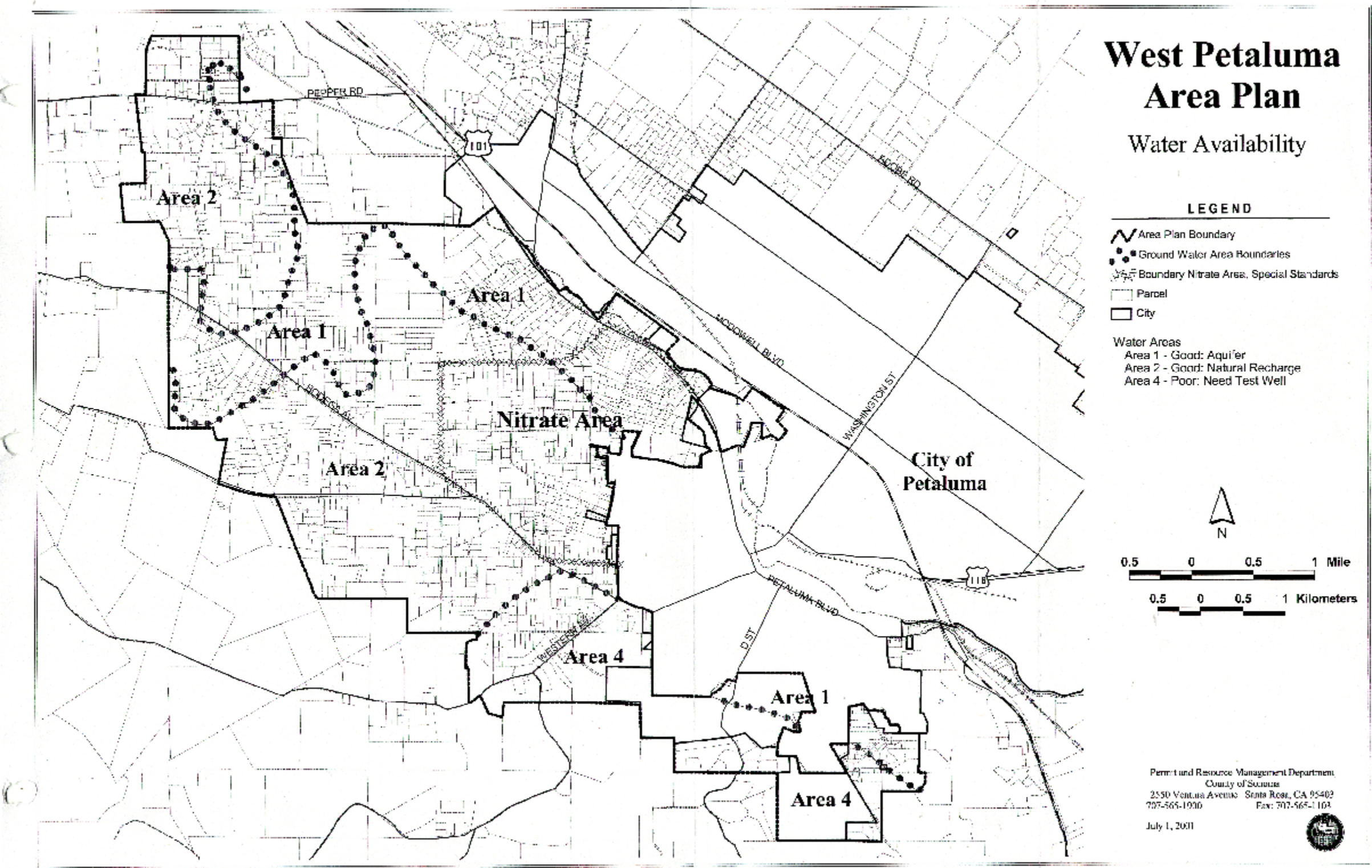
- (1) Petaluma Boulevard North and areas within the urban boundary shall follow city road and development standards.
- (2) Mutual water shall be encouraged within the nitrate area, shown on the Water Availability and Nitrate Area Map and, and where feasible, city hook-ups shall be a prerequisite to development.
- (3) Major subdivisions shall be encouraged over minor to provide better lot design and circulation. In areas where higher density is possible, but less density is proposed, an overall master design plan shall be required to assure future development is not hindered.
- (4) The small parcels along the west side of Petaluma Boulevard North shall be encouraged to consolidate for greater flexibility in subdivision design and overall circulation. Should sewer and water become available, a master plan should be prepared in conjunction with the City of Petaluma to address circulation. An alternate access route linking development (other than Petaluma Boulevard North) is strongly suggested.

### **Sunnyslope/West Ridge Area Criteria**

- (1) Sewer and water should be extended where feasible and reflected in the urban boundary line.
- (2) Major developments of more than 1 acre ought to address fire adequacy (rate and flow) access, and school impacts. Development mitigation fees or assessment district should be explored in conjunction with City policy of annexation.



- (3) Visual siting of new development is of particular concern to the larger lot sizes on the west side of Sunnyslope.
- (4) New development should be sited in such a manner to be as unobtrusive as possible.



- (5) No ridgeline development shall be approved. Siting of development shall be on the lower slope of ridges, in low visibility areas behind trees and hills, not directly on top. Development proposals within the urban boundary shall follow the policies for Lands within the Urban Service Boundary" on page 21.

### **Commercial Criteria**

- (1) Commercial development should emphasize downtown Petaluma as the commercial center.

### **Petaluma Boulevard North Criteria**

- (1) This plan provides for no new industrial uses for two major reasons: There is more than sufficient industrial land in the Petaluma Planning Area without these lands and the land has severe environmental constraints, located within the 100 year flood plain.
- (2) Should commercial or industrial use be considered, the following should be conditions of final project approval:
  - a. Require a master plan for the entire industrial area prior to any new development.
  - b. Require a qualified engineer/hydrologist to evaluate feasibility of on-site and off-site effects of a proposed project on the flood plain.
  - c. Minimize fill and stream modification and maximize use of detention ponds to reduce or delay downstream run-off.
  - d. Require traffic analysis focused on capability and capacity of existing roads.
  - e. Access compatibility with existing and proposed development within area of project.
  - f. Require a visual analysis if project is located within designated open space lands or is visible from a designated scenic corridor.
- (3) A commercial neighborhood retail sales and service of small scale could be compatible and reasonable on the west side should residential development be preferred. The intent of such use would be to serve the immediate residential community only.

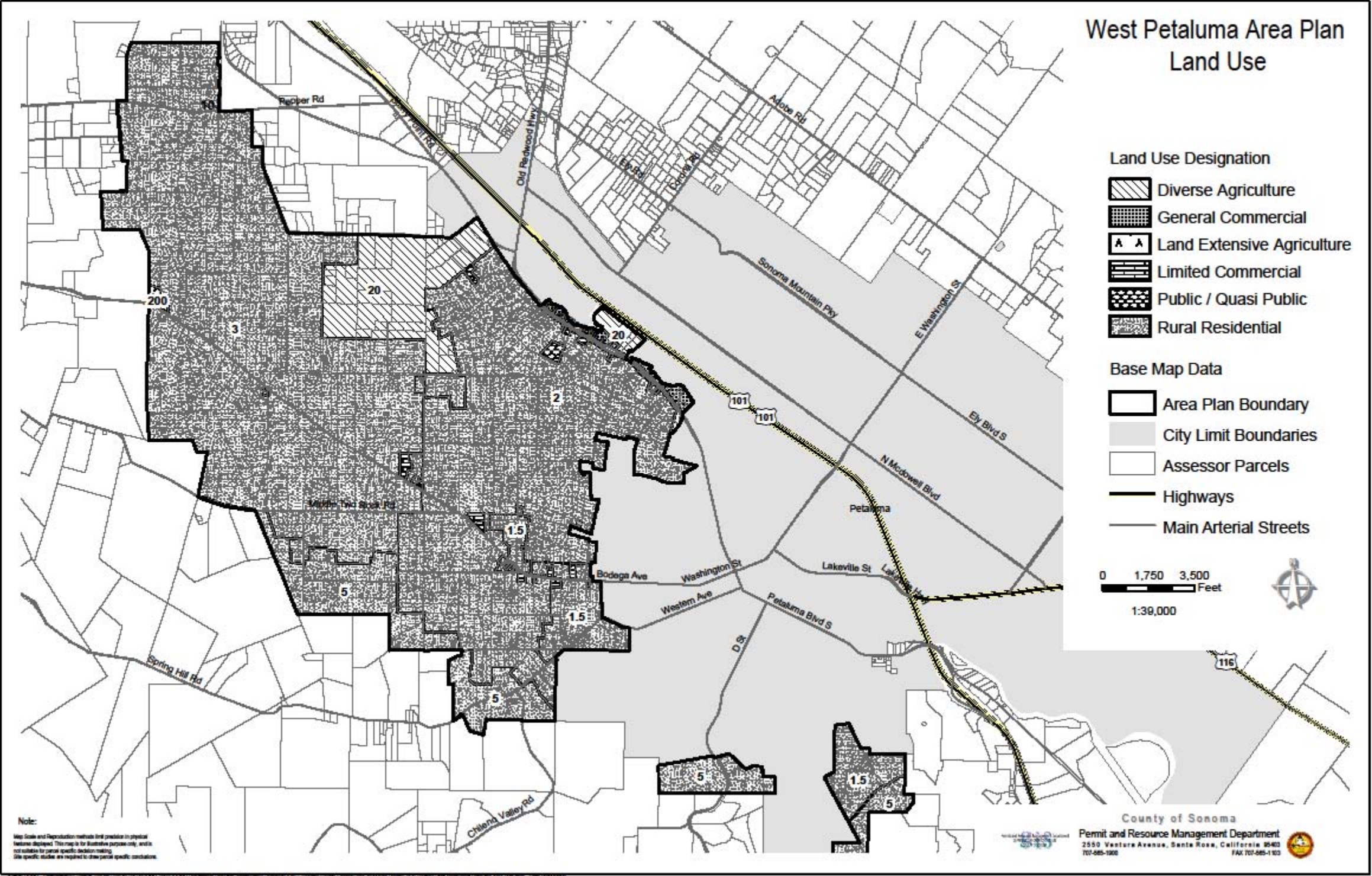
### **Bodega Avenue Criteria**

- (1) Existing commercial uses in operation are recognized. Infilling cannot be justified along Bodega, because it would result in strip commercial effect.

## **General Development Criteria**

- (1) All subdivisions shall meet, at least, the subdivision standards of the County Subdivision Ordinance. Division in the Urban Service Area may, as noted earlier, have to meet City standards.
- (2) Commercial uses in the study area shall require joint City/County design review approval.
- (3) Open storage areas for automobile and trailer sales establishments and similar activities should be screened from view from public roads.
- (4) Existing trees should be preserved, and a street tree program initiated along road sides and along creeks.
- (5) Commercial activities shall be discouraged from locating within designated scenic corridors.
- (6) Industrial facilities should be clustered in industrial parks, where they will have limited exposure.





## **OPEN SPACE PLAN**

The Open Space Plan complements the Land Use Plan, providing implementation procedures to insure that environmental and resource values are maintained. The Open Space Plan proposes the preservation of open space for the following purposes (refer to the Open Space Plan Map on page 33 for open space designations).

- (1) Preservation of natural resources such as areas required for the preservation of plant and animal life, including fish and wildlife species, streams, and banks of streams.
- (2) For outdoor recreation including areas of scenic and historical value.
- (3) Managed production of resources such as agricultural lands, and areas required for the recharge of groundwater.
- (4) Maintenance of public health and safety, including areas which require special management due to flood plain, nitrate contamination, unstable soil and steep slopes.

## **NATURAL RESOURCES**

### **Riparian Corridors**

Petaluma River is a major riparian corridor subject to the riparian corridor standards and policies of the General Plan.

Minor riparian corridors are recommended for all other creeks in the study area. A 100 foot setback is required for minor riparian corridors. Setbacks are critical in affording minimal protection to not only the riparian setting but to archaeological sites which are frequently distributed near water sources. A setback also affords the retention of agricultural lands where cattle are present.

A riparian corridor helps maintain health aquatic habitat. Erosion and elimination of shade producing vegetation due to development too close to a stream are the major causes of stream degradation. Loss of riparian vegetation contributes to the loss of many wildlife species. Riparian vegetation also provides aesthetic enhancement and shade for stream banks.

### **Policies**

- (1) Include riparian protection standards in the County Zoning Ordinance.
- (2) Review all development and land conversion proposals in the vicinity of sensitive areas in order to mitigate potential adverse impacts.
- (3) Where cattle are present, the stream or creek should be fenced or a stream crossing constructed.
- (4) Where severe erosion has occurred, native vegetation should be replaced.
- (5) Encourage any scientific and educational activities which would protect and enhance the natural values of the study area.
- (6) In the case of conflict of policies or standards for Riparian Corridors between the West Petaluma Area Plan and the General Plan, the more restrictive policies or standards shall apply.

## **SCENIC ROUTES, VISTA POINTS, BICYCLE ROUTES**

Scenic routes in the West Petaluma area are Petaluma Boulevard North, Bodega Avenue and D Street. They have been selected as scenic routes because they are the area's major thoroughfares and have high scenic value for the motorist. View sheds have been identified along scenic routes where expansive views are especially noteworthy.

Bodega Avenue, Petaluma Blvd. North and D Street are bicycle routes as indicated on the Bikeways Plan Map on page 33.

### **Policies**

- (1) Along scenic routes, a 200 foot building setback (from the centerline of the road) is required to preserve the open rural character of the route. If development is proposed within the setback, an administrative permit procedure is recommended that can authorize exceptions according to design and siting criteria appropriate to rural areas. Where such setback is less restrictive than required for General Plan designated scenic corridors compliance with the General Plan standards is required.
- (2) In the vicinity of view sheds, a 400 foot building setback is recommended to prevent disturbing or blocking long views from the road. Administrative permits to build within the setback may be approved as with scenic routes.
- (3) Ridgelines and hillcrests should be protected from development and utilities for new construction installed underground near view sheds.
- (4) The County Public Works Department should be notified of bicycle routes in order to make shoulder improvements which can accommodate bicycles as part of their improvement program.

**HISTORICAL SITES**

The Holy Ghost Hall located on Bodega Avenue near Eucalyptus is currently being designated a historical site by the Sonoma County Landmarks Commission. Other sites being reviewed are the Liberty Cemetery and a victorian on Petaluma Boulevard North.

**Policies**

- (1) Continue to refer permits to the Landmarks Commission to determine historically significant structures within the plan area.

**HEDGEROWS**

Some of the dominant features of the West Petaluma landscape are the eucalyptus and cypress hedgerows. These hedgerows give form to the landscape, most of which is otherwise characterized by treeless grassland. They are worthy of preservation because of their role of giving a unique sense of identity as well as for their functional role of affording shade and wind protection.

**Policies**

- (1) Prohibit cutting of hedgerow trees unless sufficient reason to harvest is demonstrated to the California Department of Forestry and Fire Protection and the County Planning Department (referral via subdivision and building permit procedures).

**POULTRY SHEDS**

Perhaps the dominant feature of the West Petaluma area are the many poultry sheds that dot the landscape. There are literally hundreds of old poultry sheds in the plan area. They can be perceived as cluttering the landscape, until one recognizes that they are monuments of Petaluma's past. Many of them are worthy of preservation, some may have particular historical significance.

The poultry sheds that are designated on the Open Space Plan Map are designated because of their visual quality rather than for their historical significance. They are relatively new and still in use, they blend with the landscape and serve as symbols of West Petaluma's past and of the poultry shed's importance to the West Petaluma landscape.

**Policies**

- (1) The poultry sheds designated on the Open Space Plan Map should be considered for preservation and, possibly, for Historic District zoning.
- (2) An organization, or individual, should be encouraged to conduct a survey of poultry sheds in the West Petaluma area for the purpose of identifying historically significant poultry sheds.

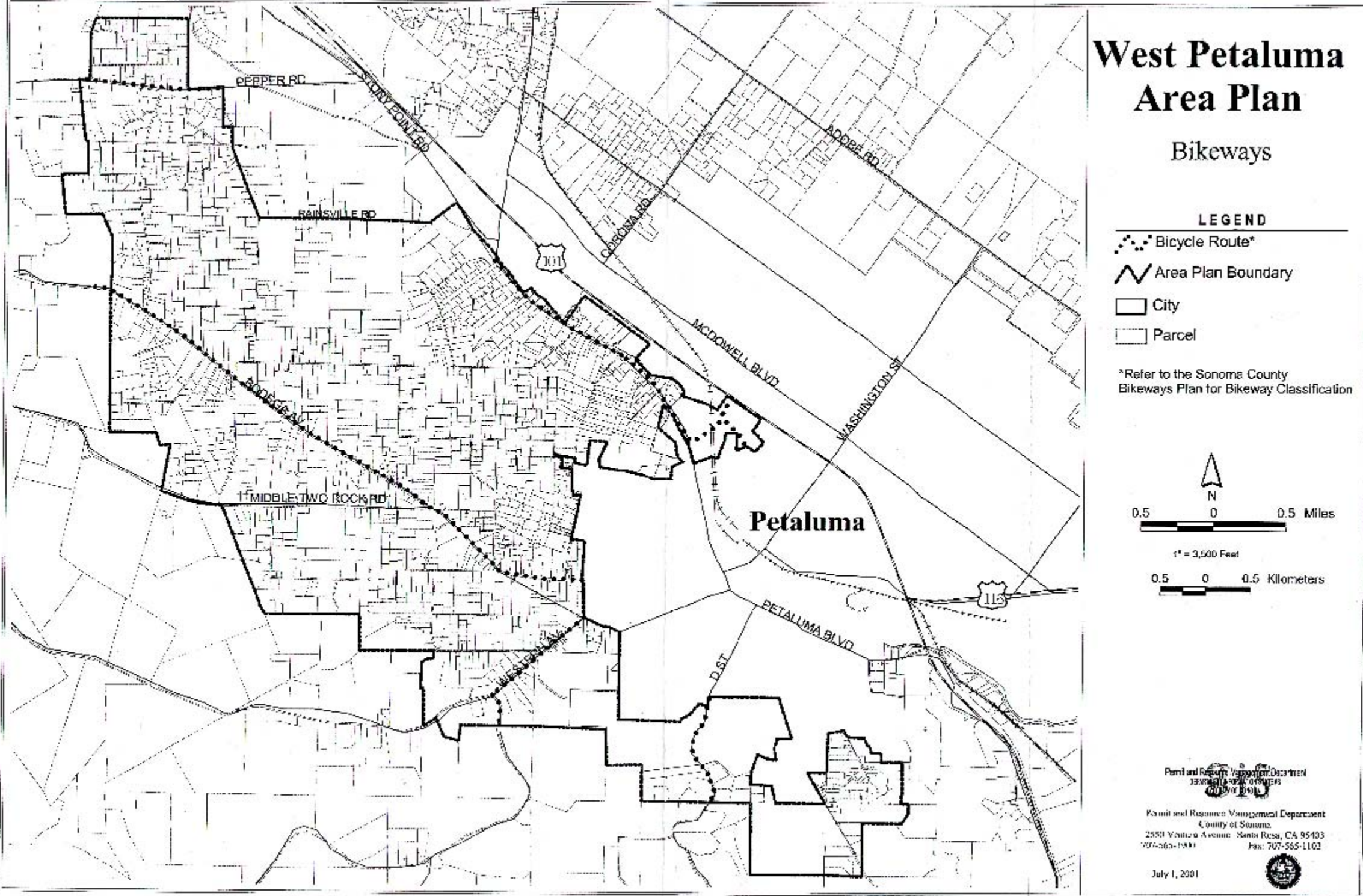
**COMMUNITY SEPARATOR**

A portion of the Petaluma-Rohnert Park community separator lies within the West Petaluma Plan area.

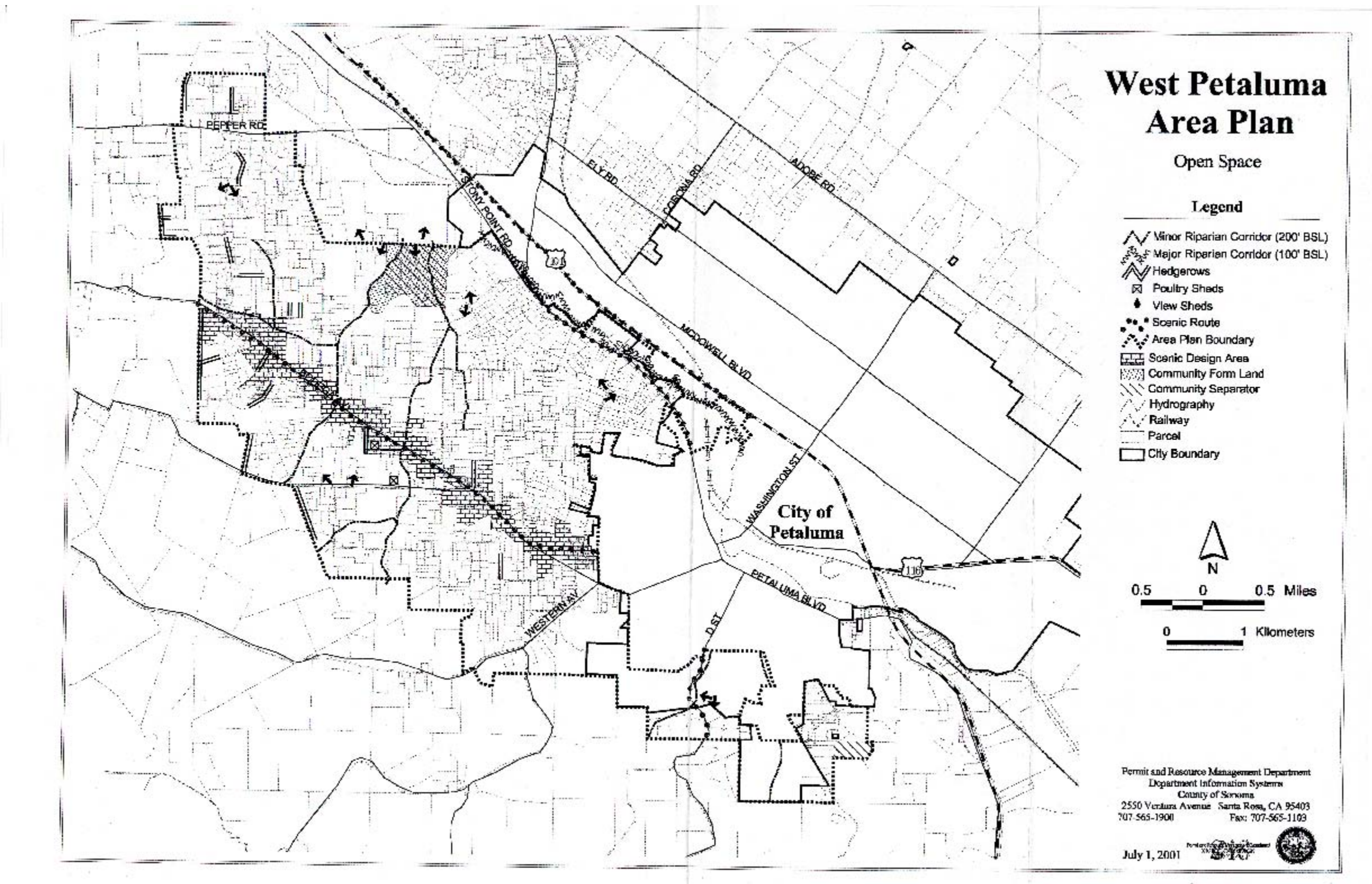
**Policies**

- (1) Development within this separator is subject to General Plan Open Space policies.









## APPENDIX

Resolution No. 70087  
Sonoma County Administration Bldg.  
Santa Rosa, CA. 95401  
Date: August 11, 1981

RESOLUTION OF THE BOARD OF SUPERVISORS,  
COUNTY OF SONOMA, STATE OF CALIFORNIA,  
ADOPTING THE WEST PETALUMA SPECIFIC PLAN  
INCLUDING ITS GOALS, POLICIES, LAND USE  
PLAN, RECOMMENDATIONS, ZONING PLAN AND  
OPEN SPACE PLAN.

WHEREAS, the Sonoma County Planning Commission, after a duly noticed public hearing, recommended that the Board of Supervisors adopt the West Petaluma Specific Plan including certain text and map changes, and

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

WHEREAS, the Board of Supervisors has, by separate resolution, Number 69811, certified the Final Environmental Impact Report (EIR) for said Specific Plan, and has reviewed and considered the information contained in the EIR, and

WHEREAS, the Board of Supervisors intends to incorporate most of the text and map changes recommended by the Planning Commission, as well as certain other changes all listed in Attachment "A" to this resolution and also shown on the appropriate Land Use, Zoning, and Open Space Plans on file in the Department of Planning, now

THEREFORE BE IT RESOLVED, that the Board of Supervisors adopts the North Sonoma Valley Specific Plan including its goals, policies, maps, recommendations, and changes listed in Attachment "A".

### SUPERVISORS:

Adams: \_\_\_\_\_ Rudee: \_\_\_\_\_ Esposti: \_\_\_\_\_ Carpenter: \_\_\_\_\_ Putnam: \_\_\_\_\_  
Ayes: \_\_\_\_\_ Noes: \_\_\_\_\_ Abstain: \_\_\_\_\_ Absent: \_\_\_\_\_

SO ORDERED.

ATTACHMENT "A"

Board of Supervisors Resolution 70087  
August 11, 1981

Modifications to the West Petaluma Specific Plan text, Land Use Plan, Zoning Plan, and Open Space Plan.

A. GENERAL TEXT CHANGES:

1. Septic System Limitations (Page 35, Figure 6)  
Legend "Potentially Acceptable" and "Unacceptable" should be reversed.
2. Minerals (Page 39)  
Mitigation measure added to read:  
"The Arfsten Quarry is required, as a condition of the State Surface Mining and Reclamation Act and County Ordinance # 2694, to submit and obtain approval of a Reclamation Plan which may mitigate such impacts as slope erosion and sedimentation, surface runoff, vegetation removal, aesthetics, and public safety."
3. Mitigation Measures: Hydrology (Page 49, paragraph 4)  
Delete:  
"Expand the nitrate boundary of the Health Departments" and add "Follow administrative Order 79-8..."
4. Public Sewers - (Pages 83 & 84)  
Section rewrite per Attachment "B" of this resolution.
5. Sunnyslope/West Ridge Area Criteria (Page 107, paragraph 4)  
To read:  
"The proposed La Cumbre and West Ridge II Subdivisions under consideration by the City of Petaluma are such projects that would require City General Plan Amendments and agricultural residential analysis to determine the effects on surrounding agricultural lands."

B. CORRECTIONS TO THE PUBLISHED ZONING PLAN:

The entire area proposed to be zoned Rural Residential is changed to A1 (Primary Agriculture) with the following density and Combining District changes:

1. RR-B5/1.5 acres is changed to A1-B5 2 acre minimum.
2. RR-B6/2 acres is changed to A1-B6/3 acre minimum.
3. A1-B6 20 acres is changed to A1-B6 20 acre density/2 acre minimum in flood plain areas.
4. In the Sunnyslope Area, A1-B5/1.5 acre minimum zoning shall apply to parcels wholly within Urban Boundaries, and A1-B6 20 acre density zoning shall apply to parcels outside or partially outside of Urban Boundaries.

C. CORRECTIONS TO THE PUBLISHED LAND USE PLAN:

1. Delete Urban Service Boundary
2. Add Urban Boundary as shown on Exhibit "A" - LAND USE PLAN on file with the Planning Department.

3. Low Density Residential Land Use, 1-2 dwellings per acre is changed to Low Density Residential Land Use, 15-1.5 acres per dwelling unit.
  4. Add Limited Services Boundary as shown on Exhibit "A" on file with the Planning Department. The residential density within the Limited Services Boundary is 1.5 acres per dwelling unit.
  5. Rural Residential Land Use, 2 acre density is changed to Rural Residential Land Use, 3 acre density.
  6. Rural Residential Land Use, 1.5 acre density is changed to Rural Residential Land Use 2 acre density.
- D. THE BOARD OF SUPERVISORS SUPPORTED A REQUEST BY THE CITY OF PETALUMA FOR IMPOSITION OF A LIMITED SERVICE BOUNDARY AND THE FOLLOWING SET OF POLICIES:
1. LANDS WITHIN THE URBAN BOUNDARY:
    - a. Service and Annexation  
Services will be available to such lands from the City of Petaluma. Major utility expansions should be planned to serve logical groups of properties, wherever possible. The receipt of services will require annexation of the affected properties to the City, or where such properties are temporarily precluded from annexation due to location, an irrevocable request to annex shall be offered by the owners of such properties, and accepted by the City.
    - b. Annexation  
Prior to annexation, properties must meet the most current annexation policies of the City regarding provision of utilities, fees, and direct public street access to the properties, improved to City standards.
    - c. Development Review  
All development and subdivision applications within the Urban Boundary shall be reviewed by the City of Petaluma prior to County approval. All such proposed development and subdivisions shall be subject to compliance with City street and other applicable City development criteria.
    - d. Residential Density  
Densities on County land should remain low with lot sizes larger than 1.5-2 acres per dwelling unit unless City services can be provided, annexation is arranged, and plans for additional development are approved by the City. Where these development criteria can be met and services can be provided, densities will be permitted to increase up to 2 dwelling units per acre.
  2. LANDS WITHIN LIMITED SERVICE BOUNDARY:
    - a. Services  
Water or sewer service could be delivered in various

locations within the Limited Service Boundary. Such services may be made available to such lands where the proposed development meet the City development review standards, and does not exceed the density policy.

b. Annexation

Annexation should not normally be a requirement for the provision of services.

c. Development Review Standards

In order to receive public services, proposed developments, lots and subdivisions must meet City development standards. Such proposed development shall be referred to and be recommended for approval by the City as a condition of the provision of services.

d. Residential Density

Densities on County lands should remain low with lot sizes larger than 2 acres per dwelling unit unless City services are provided to them, in which case densities could increase to 1 1/2 acres per dwelling unit.



ATTACHMENT "B"

BOARD OF SUPERVISORS RESOLUTION 70087  
AUGUST 11, 1981

PUBLIC SEWERS (Substitute the following on pages 83 and 84)

The City of Petaluma presently provides sewer service to a limited portion of the study area (see Figure 11, Public Utilities, page 81).

Background

1. The City of Petaluma prepared a Collection System master plan in July 1965, known as the "Yoder Plan" (prepared by M.C. Yoder and Associates). This plan included a trunk sewer system, serving areas surrounding the City boundary. The City has used this document for construction of facilities and installation of major sewer expansion facilities.
2. A proponent for the construction of a sewer collection system along Petaluma Boulevard North, from Cemetery Lane to Barley Avenue, attempted to form an assessment district in 1974. The attempt failed when it was found that not enough property owners were interested in constructing these facilities.
3. The County of Sonoma Public Health Officer conducted a health survey in April 1975, and found widespread pollution of wells and failing septic systems. Subsequently, the Regional Water Quality Control Board, by letter dated May 22, 1980, authorized the County to proceed with the application for grant funds to alleviate this health problem. The County and City staffs have discussed this grant offer, but further activities must originate from the affected property owners.

Vacant residential and commercial parcels exist along the Boulevard because of the unavailability of sewer and water. As part of the study at the request of the West Petaluma Citizens Committee, a sewer and water feasibility and cost estimates were approximated for the area generally encompassing the urban expansion boundary of the plan and was separated into four areas for analysis.

AREA #1 - PETALUMA BOULEVARD NORTH AREA

1. Petaluma Boulevard North from Cemetery Lane on the south to Bailey Avenue on the north. City staff prepared an estimate for the installation of both a water system and sewer collection system.

COST ESTIMATES:

Sewer cost at current density estimated - \$3500/acre. Sewer cost at projected density of 14-15 persons per acre = \$6500/acre. Area comprised of approximately 600 acres.

Current density: \$3500/acre times 600 acres = \$ 2.1 million  
Projected density: \$6500/acre times 600 acres = 3.9 million

AREA #2 - MAGNOLIA AVENUE

2. The gravity sewer service area drains into the Magnolia Avenue trunk system. This area is approximately 700 acres and extends from Western Avenue on the south to Magnolia Avenue on the north.

COST ESTIMATES:

Estimated Cost for Trunk System	\$ 1.3 million
Estimated Cost for Collection System	1.5 million
Design, R/W, Bonds, Assessment Costs and	<u>1.1 million</u>
Miscellaneous Legal Costs	
	\$ 3.9 million

Cost/Acre - \$6000/acre  
Additional Cost per Connection - \$2000 each

AREA #3 - BAILEY AVENUE

3. The gravity sewer service area drains to a future pump station at Rainsville Road. This includes 2,000 acres westerly and northerly of the Magnolia drainage area.

COST ESTIMATES:

A major trunk system paralleling the Petaluma Creek from Madison Street to Bailey Avenue must be constructed in addition to the local trunk and collection system.

Estimated Cost for Trunk System	\$ 4.0 million
Estimated Cost for Collection System	5.0 million
Design, R/W, Bonds, Assessment Costs	<u>3.5 million</u>
	\$12.5 million

Cost/Acres - \$6500/Acre  
Additional Cost per Connection - \$2000/each



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

#70

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 Diary 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

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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.