MARK WEST AREA
CITIZENS ADVISORY COUNCIL

MEMO

To: MWCAC Council Members
From: Pete Lescure, Council Member
CC: File Tech Memo 2019-12-09.docx
Date: 2019-10-14
Subject: CALIFORNIA GENERAL PLAN ELEMENTS
SONOMA COUNTY GENERAL PLAN UPDATE 2020
RE: 1980 LARKFIELD / WIKIUP SPECIFIC PLAN

CALIFORNIA GENERAL PLAN ELEMENTS
California law mandates that local governments prepare and update a General Plan which may make reference to area specific plans. The General Plan is made up of various elements. This memo is to list those elements for the Council’s initial consideration as to which should be included in the Mark West Area Specific Plan for the County of Sonoma’s 2020 General Plan update.

SONOMA COUNTY GENERAL PLAN UPDATE 2020
Refer to the Permit Sonoma website for more information:
http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan-Update/ The General Plan is required to have at least eight mandatory elements addressing: land use, circulation and mobility, housing, conservation and open space, noise, safety, and environmental justice. In addition to policies that apply throughout the County, the General Plan may include area plans which create more specific policies for smaller geographic areas. This update process would not replace the County’s existing area plans such as the Bennett Valley Area Plan, South Santa Rosa Area Plan, or Petaluma Dairy Belt Area Plan, but may call for new area plans to be developed, or for existing plans to be updated.

1980 LARKFIELD / WIKIUP STUDY Land Use Concept and Zoning Implementation
LARKFIELD/WIKIUP In August of 1978 the Sonoma County Board of Supervisors directed the preparation of a land use study for a 3,225-acre area encompassing the unincorporated community of Larkfield and Wikiup. In February of 1979, in recognition of Regional Water Quality Control Board’s virtual prohibition on additional development on septic systems, the Board of Supervisors further directed the preparation of two zoning plans to implement basic land use decisions: one reflecting the existing situation without sewer, and one anticipating the complete community development on regional sewer.

The No Sewer Zoning Plan will be adopted with the land use plan. At the same time, a resolution of intention will be adopted to rezone areas to the "sewer" zoning when the sewer is available.

The thrust of the Land Use Plan for the study area is a residential community surrounded by open space and served by neighborhood commercial uses. The community form plan, which is intended to guide the orderly and timely development of Larkfield/Wikiup, allocates residential use in concentric circles of decreasing density formed around two neighborhood commercial shopping centers. The two centers, one north and one south of Mark West Creek, are linked by Old Redwood Highway which will be designed to serve not only automobile transportation but also bicycle and pedestrian transportation.
GENERAL PLAN - EIGHT MANDATED ELEMENTS –

as presented in 1980 LARKFIELD / WIKIUP STUDY

1) LAND USE ELEMENT – See zoning discussions for the two options.

2) CIRCULATION ELEMENT

The Transportation Plan of the Larkfield/Wikiup Study supports improvement to Old Redwood Highway between Mark West Springs Road and Airport Blvd. A median divider planted with large canopy trees would separate two lanes of traffic in each direction. Sidewalks and bike lanes would provide for alternative transportation nodes.

The design concept envisioned for Old Redwood Highway recognizes the predominance of its linearity and attempts to create both visual interest and overall harmony among varied uses. The key factor to the concept is development of a parklike strip with both pedestrian paths and bicycle ways utilizing the existing County right-of-way and building setback lines, and a landscaped median divider. The concept is in essence a contemporary version of Main Street with a public-private environment, pedestrian-scaled communication linkages and a sense of place and unity.

At the point at which the parcel at the Mark West Springs Road/Old Redwood Highway intersection is developed to its ultimate density, loop roads should connect Ursuline to Londonderry and the two portions of Lambert Drive. Similarly, the completion of Carriage Lane to Old Redwood Highway and El Mercado Parkway should be sought at collector standards.

The extension of Wikiup Bridgeway across Mark West Springs Road is not desirable and should be opposed- since it could encourage traffic from the Fountain Grove development through the Wikiup Community. Wikiup Bridgeway to Mark West Springs Road should be improved.

3) HOUSING ELEMENT

The provision for doubling of the existing housing stock within Larkfield/Wikiup both meets the standards of the General Plan and enables the community to meet its (fair) share of the local housing needs to the year 2000. The sewered community, if built out, will provide some 2800 dwelling units with a mix of types ranging from 5-10 acre ranchettes to mobile homes in parks. The largest number of new dwelling units will be of medium-high density (7-11 units per acre) to encourage affordability.

4) CONSERVATION ELEMENT - None

5) OPEN SPACE ELEMENT

The Larkfield/Wikiup Community Form Plan meshes with the study Open Space Plan in recognizing the value of open space to buffer the unincorporated community from complete urbanization extending from Santa Rosa to Windsor. The plan provides buffer open space in two ways: by preserving the capable and yet undeveloped agricultural soils between Highway 101 and Old Redwood Highway, and by acknowledging the development constraints of steep slopes and geologic hazards in the eastern portions of the study.

The second major element of the Larkfield/Wikiup Open Space Plan is the preservation of Mark West Creek as the last un-channelized creek in the Santa Rosa plain. The Open Space Plan provides a 100' riparian corridor, extending from the centerline of the creek. The intent of this corridor is to allow for careful scrutiny of impacts on the creek, its banks and its associated vegetation of any new development in that sensitive area. Requests for building permits other than additional to or reconstruction of existing dwellings within this zone would be analyzed by the Planning Department. If concern for the maintenance of the creek, its banks and/ or the vegetation is raised, a biologist's report and appropriate mitigation measures would be sought. Existing development in no way would be affected by this corridor.

The 100' riparian corridor is not an area considered for public access to the creek; it is only an area where particular care for development is warranted.
6) NOISE ELEMENT - None
7) SAFETY ELEMENT - None
8) ENVIRONMENTAL JUSTICE ELEMENT - None
9) AIR QUALITY (Optional) - None
10) UTILITIES (Optional)

This plan recognizes the need for a regional sewer in order for the community to build out residentially and commercially.

Basic analysis based on the density allocation of the concentrated development alternative has been undertaken by the Department of Public Works. This analysis supports the potential of economically feasible voluntary sewer assessment districts, sewering development both north and south of Mark West Creek to an expanded treatment plant at the Sonoma County Airport.

This analysis further indicates that should the area between Old Redwood Highway and Highway 101 south of Mark West Springs Road be sewered, the cost to send the effluent to the Airport Plant by gravity would be prohibitive. Booster pumps are technically an alternative but would also substantially increase the cost of the project. The Public Works Department analysis most importantly recognizes the necessity for a sewer project feasibility study and Environmental Impact Report to be undertaken to establish public and environmental costs. (Appendix 5)

References:
(2) http://www.opr.ca.gov/planning/general-plan/
(3) http://www.opr.ca.gov/planning/general-plan/guidelines.html
**GOAL ON COMMUNITY FORM:**
1. Acknowledge that Larkfield/Wikiup/Fulton is essentially a “Bedroom Community” with limited “Basic Industry” which exists only in the sense of resource extraction and manufacturing, but nevertheless employs a significant number of persons and generates significant traffic.
2. Support a development pattern of two commercial nodes, with high density housing adjacent to the commercial nodes and lower density housing further from the nodes.

**POLICIES:**
1. Maintain community separators which currently exist primarily north and south of the community.
2. East/South/Central/Burntwood Highway may also be considered along Old Redwood Highway both along Highway 101 between Santa Rosa and Windsor, and north and south of the community.
3. Maintain community separations which currently exist primarily in the community.
4. Support a development pattern of two commercial nodes, with high density housing adjacent to the commercial nodes.

**IMPLEMENTATION:**
1. Support a development pattern of two commercial nodes, with high density housing adjacent to the commercial nodes.

**PROGRAMS**
2020 IMPLEMENTATION POLICY 
1980 IMPLEMENTATION POLICY 
8. PLAN GENERAL LAND USE ELEMENT

**PROGRAMS**
2020 IMPLEMENTATION POLICY 
1980 IMPLEMENTATION POLICY 
8. PLAN GENERAL LAND USE ELEMENT
GOAL ON COMMERCIAL AND OFFICE LAND USE:

POLICIES:
1. Support the findings of Countywide Commercial/Industrial Study.
2. Encourage the concept of two commercial nodes for the Larkfield/Wikiup community.
3. Avoid strip commercial development along Old Redwood Hwy.

IMPLEMENTATION:
1. Work with local major traffic generators to establish programs to minimize automobile traffic including car-pooling.
2. Support multi-modal transit including bicycle.
3. Work with local major traffic generators to establish programs to minimize automobile traffic including car-pooling.
4. Work with local major traffic generators to try again to establish a public transit "feeder loop" to the SMART Arport Station.

GOAL ON TRANSPORTATION:

POLICIES:
1. Establish multi-modal transportation to serve the dual goals of serving all transportation needs of the community in a sustainable manner; including commuter travel, shopping, trade services, education, and general business.
2. Support implementation of vehicle charging nodes within the community.
3. Establish multi-modal transportation to serve the dual goals of serving all transportation needs of the community in a sustainable manner; including commuter travel, shopping, trade services, education, and general business.
4. Provide alternative sources of transportation to the community as well.
5. Provide alternative sources of transportation to the community as well.
6. Support provision of a transportation system designed in such a manner that the elderly, the handicapped, the youth, and citizens of limited means in the community will not be deprived of the opportunity to participate in a full range of human activities because of insufficient mobility.
7. Treat landscaping as an integral part of transportation construction and improvement. and emphasize the use of native trees and plants.
8. Support alternative modes of transportation that reduce the threat of climate change.

IMPLEMENTATION:
1. Advocate with the Sonoma County Transportation Authority to establish a public transit "feeder loop" to the SMART Arport Station which at the same time would provide another station at the same time which would accommodate the Larkfield/Wikiup community.
2. Advocate to establish a public transit "feeder loop" to the SMART Arport Station to establish a public transit "feeder loop" to the SMART Arport Station.
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4. Advocate to establish a public transit "feeder loop" to the SMART Arport Station to establish a public transit "feeder loop" to the SMART Arport Station.
5. Support the concept of the unincorporated community providing for neighborhood commercial and office use.
6. Support the concept of the unincorporated community providing for neighborhood commercial and office use.
7. Provide clean and minimize noise disruption by building a community centered concept and maximizing transport alternative.
3. Encourage innovative construction concepts to provide affordable housing.

4. Promote programs to restore existing housing and provide safe and affordable housing in ways that protect health, safety, and welfare.

5. Promote alternative housing and public transportation programs.

6. Secure Proximity Development Area planning; technical and north bound lane.

A. Mark West Springs Road between Old Redwood Highway and Pacific Heights Drive: improve pedestrian safety and bicycle access to school.

B. Level Road: eliminate flooding of pedestrian path and

C. Mark West Creek at Mark West Escales; see access

D. Issue a bicycle/pedestrian path to the SMART Airport

E. Secure a pedestrian bridge across Old Redwood Highway;

F. Transportation and Public Works to establish a network of

G. Advocate with the Sonoma County Department of

H. Seek support from ABAG/MTC to implement the provision of adequate housing and a satisfactory environment for all members of the Larkfield/Wikiup community.
CONSERVATION ELEMENT
GOAL ON NATURAL RESOURCES:
It shall be the goal of the Larkfield/Wikiup community to protect and maintain the area's natural resources for the value of their products, the contribution to community life and the environmental values.

POLICIES:
1. Discourage residential or commercial use in agricultural areas.
2. Maintain a riparian cover of native plants.
3. Restore the ecological, recreational and aesthetic benefits of Mark West Creek.
4. Revitalize Mark West Creek as an un-channeled natural stream and its benefits.
5. Support all resource management programs, including monitoring groundwater recharge and revegetation of future flood control projects.
6. Support the identification and protection of historic and archaeological sites through formal and informal procedures. Protect and maintain scenic areas for defining community separation and form.

IMPLEMENTATION:
1. Establish a Community Services District to own, operate, and maintain community parks and recreational facilities.
2. Establish a Community Services District to own, operate, and maintain community parks and recreational facilities.
3. Support SCAPWSD to assure funding for future projects.

OPEN SPACE ELEMENT
GOAL ON OPEN SPACE:
None

POLICIES:
1. Support preservation of Urban Growth Boundaries to preserve peripheral lands in open space.
2. Advocate for County Transfer of Development Rights policy to transfer urban land development rights into the core of the community.
3. Support preservation of Urban Growth Boundaries to preserve territorial and open space.
4. Maintain community buffers on the periphery to prevent "continuous urban sprawl."

IMPLEMENTATION:
1. Establish a Community Services District to own, operate, and maintain community parks and recreation facilities.
2. Secure SCAPWSD funds to acquire community park sites.

NOISE ELEMENT
GOAL ON NOISE:
None

POLICIES:

IMPLEMENTATION:

OPEN SPACE ELEMENT
GOAL ON OPEN SPACE:

POLICIES:

IMPLEMENTATION:

CONSERVATION ELEMENT
GOAL ON NATURAL RESOURCES:
It shall be the goal of the Larkfield/Wikiup community to protect and maintain the area's natural resources for the value of their products, the contribution to community life and the environmental values.
### SAFETY ELEMENT

**GOAL ON PUBLIC SAFETY:**
- **A. Geologic Hazards**
  - It shall be the goal of the Larkfield/Wikiup community to encourage protection of the public from danger to life and property caused by geologic and seismic hazards.

**POLICIES:**
- Ensure that population densities and development are kept to a minimum in areas of geologic hazards.

**IMPLEMENTATION:**
- Reduce traffic speeds on Old Redwood Highway from Laval Road on the north to Mark West Springs Road on the south.
- Reduce traffic calming on Old Redwood Highway from Laval Road on the north to Mark West Springs Road on the south.
- Implement traffic calming for all transportation modes: auto, bicycle, and pedestrian.
- Improve traffic safety for all transportation modes: auto, bicycle, and pedestrian.

### ENVIRONMENTAL JUSTICE ELEMENT

**GOAL ON ENVIRONMENTAL JUSTICE:**

**POLICIES:**
- Support fire-service district regulations in areas designated as critical fire areas prior to the issuance of a building permit.
- Encourage the California State Division of Forestry and local fire-fighting agencies to create and maintain complete pre-suppression fire plans.

**IMPLEMENTATION:**
- Encourage the California State Division of Forestry and local fire-fighting agencies to complete fire plans.
- Reduce the number of homes and introduce landscaping strips.
- Incorporate stormwater controls in the landscaping to reduce urban runoff and improve quality of runoff.
- Establish a stormwater mitigation bank to capture the monetary value and improve quality of runoff.
- Manage the stormwater mitigation bank through a newly established Community Services District.
- Create fire-service district regulations in areas designated as critical fire areas.
- Encourage the California State Division of Forestry and local fire-fighting agencies to create and maintain complete pre-suppression fire plans.
- Support fire-service district regulations in areas designated as critical fire areas.
- Reduce traffic speeds on Old Redwood Highway from Laval Road on the north to Mark West Springs Road on the south.
- Reduce traffic calming on Old Redwood Highway from Laval Road on the north to Mark West Springs Road on the south.
- Implement traffic calming for all transportation modes: auto, bicycle, and pedestrian.
- Improve traffic safety for all transportation modes: auto, bicycle, and pedestrian.

### AIR QUALITY ELEMENT

**GOAL ON AIR QUALITY:**

**POLICIES:**
- Reduce the number of homes and introduce landscaping strips.
- Incorporate stormwater controls in the landscaping to reduce urban runoff and improve quality of runoff.
- Establish a stormwater mitigation bank to capture the monetary value and improve quality of runoff.
- Manage the stormwater mitigation bank through a newly established Community Services District.
- Create fire-service district regulations in areas designated as critical fire areas.
- Encourage the California State Division of Forestry and local fire-fighting agencies to create and maintain complete pre-suppression fire plans.
- Support fire-service district regulations in areas designated as critical fire areas.
- Reduce traffic speeds on Old Redwood Highway from Laval Road on the north to Mark West Springs Road on the south.
- Reduce traffic calming on Old Redwood Highway from Laval Road on the north to Mark West Springs Road on the south.
- Implement traffic calming for all transportation modes: auto, bicycle, and pedestrian.
- Improve traffic safety for all transportation modes: auto, bicycle, and pedestrian.

**IMPLEMENTATION:**
- Encourage the California State Division of Forestry and local fire-fighting agencies to create and maintain complete pre-suppression fire plans.
- Support fire-service district regulations in areas designated as critical fire areas.
- Reduce traffic speeds on Old Redwood Highway from Laval Road on the north to Mark West Springs Road on the south.
- Reduce traffic calming on Old Redwood Highway from Laval Road on the north to Mark West Springs Road on the south.
- Implement traffic calming for all transportation modes: auto, bicycle, and pedestrian.
- Improve traffic safety for all transportation modes: auto, bicycle, and pedestrian.
**GOAL ON UTILITIES:**

**POLICIES:**
- Complete additional disposal means.
- Should reassess its policy regarding community sewers and
  years from the adoption of this study. The Board of Supervisors
  should be aware of the study.

**IMPLEMENTATION:**
- A feasibility study should be undertaken for an on-site wastewater
  management zone. Sewer should be adequate to support the
  creation of a County Service Area of County Sanitation District and a
  connection of the Larkfield/Wikiup community to support the
  goal of the Larkfield/Wikiup community to support the

**GOAL ON RESILIENCE:**

**POLICIES:**
- Provide a forum through the MWCAC for volunteer community
  organizations such as Resilient Larkfield, COPE, the

**IMPLEMENTATION:**
- Secure Community Development Block Grant (CDBG) funding for
  the Community of Fulton.

**GOAL ON SUSTAINABILITY:**

**POLICIES:**
- None

**IMPLEMENTATION:**
- None