Sonoma County General Plan 2020

LAND USE ELEMENT

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 08-0808
of the Sonoma County Board of Supervisors
September 23, 2008

Amended by Resolution No. 08-0956 on November 4, 2008
Amended by Resolution No. 09-0104 on February 3, 2009
Amended by Resolution No. 09-0221 on March 17, 2009
Amended by Resolution No. 09-0008 on December 8, 2009
Amended by Resolution No. 10-0473 on June 08, 2010
Amended by Resolution No. 10-0640 on August 24, 2010
Amended by Resolution No. 10-0799 on November 2, 2010
Amended by Resolution No. 10-0920 on December 14, 2010
Amended by Resolution No. 11-0677 on December 13, 2011
Amended by Resolution No. 12-0513 on October 23, 2012
Amended by Resolution No. 13-0480 on December 3, 2013
Amended by Resolution No. 14-0322 on August 5, 2014
Amended by Resolution No. 16-0283 on August 2, 2016

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LAND USE ELEMENT

1. INTRODUCTION

1.1 PURPOSE

The Land Use Element provides the distribution, location and extent of uses of land for housing, business, industry, open space, agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other uses. For each appropriate land use category, it includes standards for population density and building intensity.

The Land Use Element and its policies guide growth and the development and use of land through 2020. The County recognizes that the policies of GP 2020 represent a legislative balance between the individual rights of property owners and the health, safety, and welfare of the community at large. Decisions made pursuant to this plan shall further community goals and objectives while not unconstitutionally abridging property rights.

1.2 RELATIONSHIP TO OTHER ELEMENTS

The Land Use Element balances the various goals and objectives of the other elements of GP 2020. The elements are internally consistent because:

- All elements use the same population, housing, and employment projections,
- Policies in the Land Use Element support and are supported by policies stated in the other elements,
- The land use plan maps and the accompanying text represent a consciously selected balance among the various goals and objectives included in all of the elements. Site specific factors may result in less intensive use or lower density than allowed by the land use maps, but a policy in another element should not be used as the sole basis for denial of the designated use or density, and
- Where necessary, policies in other elements are cross referenced.

Other elements such as the Public Safety Element may contain State mandated parts of the Land Use Element. In such cases, the other element is considered to be part of this element.

Footnote: *Mitigating Policy

1.3 SCOPE AND ORGANIZATION

The Land Use Element has four major sections, the countywide land use policy framework, policies for each of the nine planning areas, a Land Use Map for each area, and an implementation program. The Land Use Maps for the nine planning areas are displayed at the end of this Element and are also be available at the PRMD office and website.

The countywide land use policy framework consists of ten general goals with related objectives and policies and descriptions of the land use categories that are applied to the Land Use Maps. It should be noted that the term "permitted uses" as used in the descriptions of the land use categories is intended to mean that such uses are consistent with the purpose of the category. The term does not imply that further discretionary entitlement may not be necessary prior to conduct of such uses.

The general Goals, Objectives, and Policies apply throughout the County and are the basis for the more specific Land Use Policies for the Planning Areas, programs, and Land Use Map designations. Future amendments to the Land Use Element should be reviewed based upon this policy framework and must conform to it.

Specific land use policies and a Land Use Map are included for each of the nine planning areas shown on Figure LU-1. The maps show applicable land use categories and maximum permitted density for each parcel. The maps show residential density as dwellings per acre in urban residential areas and acres per dwelling in other areas.

The Land Use Maps and text must be used together in order to fully understand the policies applicable to any particular situation. The Land Use Maps have been prepared, to the extent possible, using the Goals, Objectives, and Policies of the Land Use and other elements. Plan designations are also based upon an evaluation of natural and cultural characteristics of the lands of Sonoma County as well as the countywide land use policy framework and Land Use Policies for the Planning Areas. However, these analyses were necessarily broad and did not always include a detailed study of the circumstances and environmental constraints of each specific parcel. The County recognizes that future detailed evaluation of specific properties may show that an alternate use is warranted. For this reason, upon proper application, the County will consider amendments to this plan.

In some cases, unincorporated "islands" surrounded by or adjacent to cities are not shown on the Land Use Maps. They are designated as "Rural Residential" with a maximum permitted density of one dwelling per five acres. If any other land areas are not shown on the Land Use Maps or do not have an assigned use category, those land areas shall be "Rural Residential" with a maximum density of one dwelling per ten acres.

Future changes to the Land Use Maps, whether to change the use category or permitted residential density, may be accomplished only through the General Plan amendment process. However, minor technical corrections not involving discretion and necessary to accurately reflect

the intent of the Board of Supervisors in adopting the General Plan may be accomplished without going through the General Plan amendment process. These corrections may be made with the approval of the Board of Supervisors.

Applications for General Plan amendments may be filed with the County. However, if at any time the Director of PRMD determines that the proposed amendment is substantially inconsistent with General Plan Goals, Objectives, or Policies, he or she may submit the application directly to the Planning Commission and Board of Supervisors for immediate review and consideration on policy grounds.

Where parcels that are the subject of a lot line adjustment are located in different land use categories, or other General Plan designations, the following guidelines should be applied:

- If the adjustment significantly changes a General Plan designation, require a concurrent or subsequent filing of a General Plan amendment.

- If the adjustment is clearly minor in nature, it may be determined to be consistent with the General Plan.
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The final part of the Land Use Element is the Implementation Programs. It is intended to include specific measures to bring County land use regulations into conformance with the policies of this plan.

2. COUNTYWIDE LAND USE POLICY FRAMEWORK

2.1 GENERAL GOALS AND POLICIES

The countywide land use policy framework is the basis for the land use element. The eleven general goals relate to:

- Growth projections and growth policy

- City and community centered growth

- Compact city and community boundaries

- Phasing of rural and urban growth with availability of adequate services

- Open space separation between and around cities/communities

- Opportunities for diverse rural and urban residential environments

Footnote: *Mitigating Policy

- Use of environmental suitability criteria to locate and guide urban and rural growth
- Protection of water resources
- Protection of agricultural lands
- Preservation of scenic features and biotic resource areas
- Sustainability

Growth Projections and Growth Policy

As required by California law, the General Plan Land Use Map designates the location and intensity of potential new residential, commercial, industrial and other forms of development in the unincorporated County. Opinions differ on whether General Plan policies should accommodate or attempt to restrain the economic forces that will affect the amount of development potential that is used over the timeframe of the Plan. The demographic and economic projections of GP 2020 represent the County's best effort to forecast the rate and amount of growth in population, housing and employment and its geographic distribution among the nine planning areas.

The main issue in this debate is the extent of development that can occur, while protecting and, where possible, enhancing the quality of life for County residents, and providing necessary public services and infrastructure.

The starting point for GP 2020's growth forecasts was "Projections 2002," prepared by the Association of Bay Area Governments (ABAG) for the Bay Area Region. ABAG's projections use city Urban Service Areas (USAs) as boundaries, therefore unincorporated area projections are for lands outside city USAs. After evaluating the projections and consulting with the county's cities, the following modifications were made:

- **Unincorporated Areas**. Projections of households, household population and total population were reduced in three unincorporated Planning Areas to better reflect development constraints and recent construction trends. The areas and amounts of the reductions are: Russian River (1,060 households), Rohnert Park-Cotati (210 households) and Cloverdale (200 households). ABAG household size and group quarters population projections were not changed. The net reduction in unincorporated population growth resulting from these changes is about 3,400 persons over the 2000-2020 period.

- **Cities**. Projections of households, household population and total population were changed to match city General Plans or estimates in Healdsburg, Santa Rosa, Sebastopol, Rohnert Park and Sonoma.

Population Growth. General Plan population projections for City Urban Service Areas and unincorporated Planning Areas are shown in Table LU-1. In the nine cities, growth is the result of both new residential development and annexations of existing households at the edges of the cities. Net population change in unincorporated areas includes losses due to these annexations as well as growth attributable to new residential development. By 2020, the nine cities are expected to add about 68,350 persons and contain 73% percent of the county's population, compared with 68 percent in 1990. Unincorporated areas are expected to add a net of about 19,100 persons and contain 27% of the county's population, down from 32% in 1990. These trends reflect the city centered growth and development policies of the General Plan. Table LU-2 shows historic and projected annual growth rates for cities and unincorporated areas. Note that the countywide rate of growth slowed between the 1980-90 period and the 1990-2000 period, from 2.62% per year to 1.68% per year. Future rates of growth are projected to decline further over the 2000-2020 period, to 0.88 percent per year, reflecting the gradual absorption of development potential in both city and unincorporated areas.

Demographic Trends. The two most significant demographic trends evident in year 2000 Census data involve race/ethnicity and the age of the County 's population. Table LU-3 shows that the percentage of "Hispanics or Latinos" has doubled, from 6.9% in 1980 to 17.3% in 2000. Other races have also increased their share of total population and there was a corresponding drop in the proportion of "White Non-Hispanic" residents, from 92.8% to 81.6%.

There have also been dramatic changes in the age of the County's population. Table LU-4 shows that between 1990 and 2000, the number of persons aged 18-44 grew by only 2%, compared to 36% over the 1980-90 period. At the same time, the number of persons aged 45-64 grew by nearly 65%, compared to 26% over the 1980-90 period. The number of children up to age 17 grew by only 17% between 1990 and 2000, compared to 22% between 1980 and 1990. These trends were even more pronounced in unincorporated areas, where the population aged 17-44 actually declined by 17% during the 1990-2000 period, while the number of children up to age 17 declined by nearly 3%. These data appear to account for the declining school enrollments observed in some rural unincorporated areas, a trend which can be expected to continue due to the large drop in population among persons in the child bearing years. The trends are likely attributable to pronounced increases in housing costs during the late 1990s, which discourages families with children from living in Sonoma County, particularly in relatively more costly rural areas.

Household and Housing Growth. Overall, Sonoma County and its cities added 58,960 housing units between 1980 and 2000, at an average rate of about 2,950 units per year. By decade, this breaks down to 3,690 per year between 1980 and 1990, and 2,210 units per year between 1990 and 2000. The overwhelming majority of this growth was in cities, where over 90% of all housing units added over the 1990-2000 period were built, including some existing units annexed into cities.

GP 2020 projections forecast household growth of about 38,490 units over the 2000-2020 period, for an average annual growth rate of about 1,920 households per year. Table LU-5 shows that about 80% of this growth is expected to occur within city USAs, with 20% in unincorporated areas outside city USAs. Each household gained will require a new housing unit, which results in a projection of 221,640 total housing units in 2020 with no provision made for units needed to maintain existing vacancy rates. However, in the unincorporated County, the 2000 Census identified 7,815 vacant units, of which nearly 70% were for "seasonal, recreational or occasional use". It is possible that a significant percentage of these units could be converted to year round occupancy by 2020.

Table LU-1 Historic and Projected Annual Population Growth Rates

Area	1980-1990	1990-2000	2000-2020
Sonoma County	2.62%	1.68%	0.88%
All City USAs	3.34%	2.54%	1.29%
Unincorporated Areas Outside City USA's	2.11%	0.67%	0.69%

Another factor affecting unincorporated area growth is the number of lots that are developed through the Certificate of Compliance process. In recent years, recognition of antiquated parcels has at times undermined the General Plan. The County is required to recognize certain lots that have been lawfully created and maintained even though they may conflict with General Plan densities and other policies. The County has had some success in reducing the number of potential lots developed through this process, but generally has been unsuccessful in its continuing efforts to persuade the State legislature to further reduce this problem.

Should actual growth substantially exceed GP 2020 projections, the implementation of Land Use Element policies to manage the rate of growth may be necessary.

Labor Force and Employment. Sonoma County added nearly 102,000 jobs between 1980 and 2000, with the largest gains in the services, wholesale trade, and construction sectors. Table LU-6 shows that ABAG projections forecast a slowing in the rate of job growth to 84,000 over the 2000-2020 period, with the largest gains in the services, wholesale trade and the finance, insurance and real estate sectors.

Most analysts are positive about the county's future, citing its diverse economy, the resilience of the economy during the recessions of the early 1990s and over the 2000-2003 period, its high per capita income and its attractiveness as a tourist destination, due in part to agricultural production. At the present time, the wine making industry may be entering a period of cyclical readjustment due to increased domestic and international competition. However, potential remains for expansion of vineyard acreage beyond the 56,000 acres planted as of 2000. It is projected that an additional 19,000 acres will be planted between 2000 and 2020, with most agricultural employment gains included in the manufacturing sector. This amount of vineyard development yields an average of 950 acres/year, which is significantly lower than the estimated 1971-2001 average of 1,400 acres/year.

The high cost of housing is cited as a possible adverse trend, since a large proportion of future jobs are predicted to be in the relatively low paying services sector. This will mean increased competition for relatively affordable housing units, driving overall prices and rents higher, while encouraging some homeowners, particularly retirees, to cash out their equity and relocate to less expensive markets.

The Land Use Map provides sufficient land designated for commercial and industrial uses to provide sites for the projected levels of job growth. Some residents, however, will continue to work elsewhere in the Bay Area, while at the same time high housing costs may encourage others to live elsewhere while working here. Overall, the net out commute is expected to diminish somewhat, from 24,000 in 2000 to 20,400 in 2020, but it should be noted that these figures represent a balancing between residents who live and work here, residents who commute to other counties, and non residents who commute to jobs in Sonoma County. It also likely reflects an increase in home based businesses, though there are no firm data on trends in this area. The projected 2020 jobs/housing balance is 10% higher than in 2000, reflecting relatively high housing costs requiring two incomes, but also mirroring similar trends at the State and National levels.

The main thrust of the growth debate is the extent of development which can occur without exceeding the carrying capacity of the natural environment, substantially lessening the quality of life for residents, or overloading public services such as roads, sewer and water supply, and criminal justice and public health facilities.

The diversified agricultural industries in Sonoma County will continue to be a major factor in Sonoma County's economy, with increased emphasis placed on the production of value added products, and agricultural tourism. The high cost of land, increased environmental regulations, and low milk prices are key factors which continue to challenge the County's dairy industry. The number of dairies declined over 20% from 152 in 1995/96 to 118 in 2002/03, and only one third of dairy operators responding to a 2002 Economic Development Board industry survey projected long term, continued operations. Diversification and expanded production of higher profit, value added products such as hormone free and organic milk, cheese, and other farmstead products are crucial to the continued viability of the dairy industry and its employment base.

Fruit crops (apples, pears, prunes, and walnuts) have declined steadily since the late 1980s, with a particularly sharp decline in apple production during the 1990s. Simultaneously, however, vineyard acreage has increased steadily from about 33,000 acres in 1990 to about 56,000 acres in 2000, a trend that is expected to continue to a total of about 75,000 acres by 2020. Assuming the average production capacity of wineries remains constant, the additional grape production associated with new vineyards would increase the total number of wineries from about 200 in 2000 to about 300 in 2020, with associated increases in employment.

Vegetable, nursery, and other specialty crop production is generally holding steady, with increased opportunities for employment within the emerging local food processing industry.

According to the Economic Development Board staff, the gross value of Sonoma County's agricultural products is multiplied 1.5 to 2.5 times in the County 's economy. Based on nearly $585 million of raw products produced in 2000, Sonoma County now has nearly a 1.5 billion dollar agricultural economy. The trend toward added value in all agricultural industries in the County suggests both an expanding dollar base and increasing employment in the County 's agricultural industries, although statistically many of these jobs will not be allocated to this sector of the economy.

Table LU-2 Population Trends and Projections

Planning Area/City Urban Service Areas	1980	1990	2000	Proj 2020	Proj Change 2000-2020
Sonoma Coast Planning Area	**5,412**	**7,370**	**8,417**	**11,700**	**3,283**
Cloverdale USA	5,509	5,500	7,052	11,200	4,148
Uninc. Area Outside City USA	3,471	5,348	5,699	7,260	1,561
Cloverdale Planning Area	**8,980**	**10,848**	**12,751**	**18,460**	**5,709**
Healdsburg USA	8,422	10,299	11,253	13,160	1,907
Windsor USA	6,160	11,809	22,744	30,300	7,556
Uninc. Area Outside City USAs	4,917	7,247	6,799	8,000	1,201
Healdsburg Planning Area	**19,499**	**29,355**	**40,796**	**51,460**	**10,664**
Russian River Planning Area	**13,007**	**15,480**	**16,462**	**18,960**	**2,498**
Santa Rosa USA	101,711	134,228	165,849	195,300	29,451
Uninc. Area Outside City USA	21,153	24,714	24,899	28,100	3,201
Santa Rosa Planning Area	**122,864**	**158,942**	**190,748**	**223,400**	**32,652**
Sebastopol USA	7,411	7,549	8,108	9,620	1,512
Uninc. Area Outside City USA	16,269	19,365	21,090	22,100	1,010
Sebastopol Planning Area	**23,680**	**26,914**	**29,198**	**31,720**	**2,522**
Rohnert Park USA	24,541	36,940	42,236	50,400	8,164
Cotati USA	4,074	6,374	7,279	9,600	2,321
Uninc. Area Outside City USAs	3,149	4,645	4,059	5,040	981
Rohnert Park-Cotati Planning Area	**31,764**	**47,959**	**53,574**	**65,040**	**11,466**
Petaluma USA	35,177	44,684	55,743	64,200	8,457
Uninc. Area Outside City USA	9,770	9,591	11,046	12,100	1,054
Petaluma Planning Area	**44,947**	**54,275**	**66,789**	**76,300**	**9,511**
Sonoma USA	9,048	8,462	9,754	14,590	4,836
Uninc. Area Outside City USA	20,483	28,617	30,125	34,400	4,275
Sonoma Valley Planning Area	**29,531**	**37,079**	**39,879**	**48,990**	**9,111**
City USAs:	202,053	265,845	330,018	398,370	68,352
Percent of Co.Total:	67.4%	68.5%	72.0%	73.0%	78.2%
Uninc. Area Outside City USAs:	97,631	122,377	128,596	147,660	19,064
Percent of Co. Total	32.6%	31.5%	28.0%	27.0%	21.8%
County Totals:	**299,684**	**388,222**	**458,614**	**546,030**	**87,416**
Percent of Co. Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Sources: U.S. Census, Association of Bay Area Governments (ABAG) and PRMD. Notes: (1) County totals for historical data are from U.S. Census. (2) All historical city data include unincorporated Urban Service Areas (USAs), as estimated by ABAG. (3) Projections for cities reflect General Plans or estimates, and include existing unincorporated USAs. (4) Projections for unincorporated areas are by PRMD, and reflect modifications to ABAG's"Projections 2002." See text for additional explanation.

Footnote: *Mitigating Policy

Table LU-3 Race/Ethnicity Trends, 1980-2000

Race/Ethnicity	1980	1990	2000
Total Population	299,681	388,222	458,614
American Indian, Eskimo, Aleut	1.2%	1.1%	1.2%
Asian or Pacific Islander	1.5%	2.8%	3.3%
Black or African American	1.2%	1.4%	1.4%
White	92.8%	90.6%	81.6%
Some Other Race	3.4%	4.0%	8.4%
Two or More Races	NA	NA	NA
Hispanic or Latino (of any race)	6.9%	10.6%	17.3%

Source: US Census
Note: racial/ethnic categories based on US Census terminology. Data on persons of two or more races not available prior to 2000 Census

Table LU-4 Percent of Change in Population by Age: 1990-2000

Area		0-17	18-44	45-64	65+
Sonoma County:	1980-1990	22.2%	36.0%	26.1%	28.6%
	1990-2000	17.1%	2.0%	64.6%	11.2%
All Cities:	1980-1990	37.7%	55.8%	33.6%	44.9%
	1990-2000	28.8%	13.3%	76.7%	14.3%
Unincorporated Areas	1980-1990	2.5%	11.7%	17.4%	6.1%
	1990-2000	-2.8%	-17.3%	48.9%	5.3%

Source: US Census
Note: data based on city limits

Table LU-5 Household and Housing Projections, 2000-2020

Planning Area/City	Estimated Housing Units 2000	Projected Household Growth 2000-2020	Projected Housing Units 2020	Average Annual Housing Unit Growth
Sonoma Coast Planning Area	6,131	1,377	7,508	69
City of Cloverdale USA	2,782	1,482	4,264	74
Uninc. Area Outside USA	2,222	599	2,821	30
Cloverdale Planning Area	5,004	2,081	7,085	104
City of Healdsburg USA	4,589	699	5,288	35
City of Windsor USA	7,733	2,711	10,444	136
Uninc. Area Outside USA	2,561	480	3,041	24
Healdsburg Planning Area	14,883	3,890	18,773	195
Russian River Planning Area	9,345	998	10,343	50
City of Santa Rosa USA	63,077	15,884	78,961	794
Uninc. Area Outside USA	10,123	1,183	11,306	59
Santa Rosa Planning Area	73,200	17,067	90,267	853
City of Sebastopol USA	3,953	494	4,447	25
Uninc. Area Outside USA	7,962	316	8,278	16
Sebastopol Planning Area	11,915	810	12,725	41
City of Rohnert Park USA	16,013	4,107	20,120	205
City of Cotati USA	3,015	921	3,936	46
Uninc. Area Outside USA	1,621	397	2,018	20
Rohnert Park-Cotati Planning Area	20,649	5,425	26,074	271
City of Petaluma USA	20,754	2,974	23,728	149
Uninc. Area Outside USA	3,752	334	4,086	17
Petaluma Planning Area	24,506	3,308	27,814	165
City of Sonoma USA	4,792	1,871	6,663	94
Uninc. Area Outside USA	12,728	1,660	14,388	83
Sonoma Valley Planning Area	17,520	3,531	21,051	177
County Totals:	183,153	38,487	221,640	1,924
Percent of County Total	100.0%	100.0%	100.0%	100.0%
City USA Totals:	126,708	31,143	157,851	1,557
Percent of County Total	69.2%	80.9%	71.2%	80.9%
Uninc. Area Outside USA Totals:	56,445	7,344	63,789	367
Percent of County Total *	30.8%	19.1%	28.8%	19.1%

Source: US Census, Association of Bay Area Governments (ABAG) and PRMD
*** Units include both single family and multi-family units**

Footnote: *Mitigating Policy

Table LU-6 Jobs and Employment Trends and Projections

Industry	1980	1990	2000	Projected 2020	Projected Change, 2000-2020
Agriculture, Mining	6,590	7,800	7,840	8,340	500
Construction	6,510	13,200	14,560	20,620	6,060
Manufacturing	17,950	24,210	33,380	41,820	8,440
High Technology	8,580	11,780	16,690	20,910	4,220
Transportation, Comm., Utilities	4,680	7,740	8,000	11,340	3,340
Wholesale Trade	2,930	7,620	7,330	13,940	6,610
Retail Trade	21,690	37,020	38,170	51,780	13,610
Finance, Insurance, Real Estate	6,920	11,730	11,710	16,590	4,880
Services	26,050	50,450	70,570	105,470	34,900
Business Services	4,000	20,460	28,620	42,770	14,150
Government	10,030	10,780	13,660	19,360	5,700
Total Jobs:	**103,350**	**170,550**	**205,220**	**289,260**	**84,040**
Employed Residents	**131,120**	**194,390**	**229,307**	**309,700**	**80,393**
Implied Out-Commute:	**27,770**	**23,840**	**24,087**	**20,440**	**-3,647**

Source: Association of Bay Area Governments
Note: High Technology jobs are a component of manufacturing jobs; business service jobs are a component of service jobs.

Phasing of Rural and Urban Growth with Availability of Adequate Public Services

If public services and facilities do not keep pace with development, the quality of service may deteriorate, adversely affecting the quality of life for existing residents. These services include roadways, law enforcement, fire protection, water, sewer, parks, mental and physical health facilities, etc.

In recent years, service expansion costs have been paid primarily by new, rather than existing, development. However, a requirement that all services be in place prior to approval of new development might unduly slow new construction. Since adequate public services are essential to existing and new residents, this element establishes policies that correlate growth and services and that phase development with provision of services.

The Land Use Maps and text designate a number of locations where zoning will be more restrictive (allow less development) than the land use designation. Typically, this circumstance occurs within expansion areas of cities or where urban services will not be available until annexation by the applicable city. In these cases, zoning is used to limit development pending annexation.

Similarly, use of this technique might be applicable to lands under Williamson Act Contracts, lands that are subject to service constraints such as sewer or water moratoria, or traffic congestion, and lands subject to policies that exclude ancillary uses such as mobile homes, or second units.

Community Opportunity Areas. Community Opportunity Areas are areas or communities in the County which are relatively low income and that are or may be underserved by public services and infrastructure.

Community Opportunity Areas include “disadvantaged unincorporated communities” identified under Senate Bill 244, which was passed in 2011 and amended California Government Code Section 56430 (Cortese-Knox-Hertzberg Act) and California Government Code Section 65302.10 (Updating Elements of the General Plan) as well as other opportunity areas. The purpose of SB 244 was to address the complex legal, financial, and political barriers that contribute to inequities and infrastructure deficits within such communities. For example, many communities lack basic public services and infrastructure such as domestic water, sanitary sewer, stormwater drainage, paved streets, sidewalks, and street lights. The lack of investment in these communities can threaten residents’ health and safety and foster economic, social, and educational inequality. Including policies addressing public services and infrastructure in these communities in the long-range planning of a city or county, as required by state law, is expected to result in better and more timely coordination and delivery of services and infrastructure. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities.

Footnote: *Mitigating Policy

The state law requires cities and counties to amend the Land Use Element of their General Plan regarding Community Opportunity Areas prior to adoption of the next Housing Element by December 2014 (the date by which the Sonoma County Housing Element must be adopted). This General Plan Amendment must: 1) identify the communities; 2) analyze the water, wastewater, stormwater drainage, and structural fire protection service and infrastructure needs of each identified community; and 3) identify financial funding alternatives for the extension of public services and infrastructure to the identified communities. PRMD staff added pedestrian access to the public infrastructure to be analyzed for each community to reflect the Board of Supervisors' goals for healthy and sustainable communities.

The state law requires Local Agency Formation Commissions (LAFCOs) to identify each community that meets all of the following criteria:

1. Contains 10 or more dwelling units in close proximity to one another;

2. Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and

3. Has a median household income that is 80 percent or less than the statewide median household income ($48,706 in 2010).

Sonoma County LAFCO identified seven disadvantaged unincorporated communities which meet the above criteria: Boyes Hot Springs, Glen Ellen, and Temelec (Supervisorial District 1) and Cazadero, Guerneville, Monte Rio, and Valley Ford (Supervisorial District 5). The boundary of a Community Opportunity Area is equivalent to the "census designated place" for that community, which in all cases is larger than the developed area of the community.

Working with Sonoma County LAFCO, PRMD staff identified Roseland as an additional Community Opportunity Area based on its known public service deficiencies, even though it does not meet the state criteria. Roseland's median household income at $57,520 is too high to meet criterion 3 above, but if that figure is adjusted to reflect the relatively large average household size in the community ($15,846), Roseland proves to have the lowest per capita income of the seven Community Opportunity Areas, hence is disadvantaged. Table LU-7 and the paragraphs below provide general information on the Community Opportunity Areas analyzed.

Table LU-7. Some 2010 Census Data for Community Opportunity Areas in Sonoma County, California.

Community Opportunity Area	Square Miles	Popu-lation	Median Age (years)	Median Household Income	Average House-hold Size	Median Household Income Adjusted for Average Household Size (Per Capita Income)
Boyes Hot Springs	1.1	6,656	34.0	$46,794	2.86	$16,362
Cazadero	7.1	354	46.7	$40,938	2.16	$18,953
Glen Ellen	2.1	784	51.4	$42,961	2.12	$20.265
Temelec	1.6	1,441	71.5	$40,788	1.87	$21,812
Guerneville	9.9	4,534	48.2	$39,318	1.95	$20,163
Monte Rio	2.0	1,152	50.7	$41,094	1.87	$21,975
Valley Ford	2.6	147	39.5	N/A	2.58	N/A
Roseland	0.9	6,450	30.2	$57,520	3.63	$15,846
* The statewide median household income was $48,706 in 2010.						

Analysis of Public Services. Below are the criteria developed by PRMD staff to determine whether the water, wastewater, and structural fire protection services and stormwater drainage and pedestrian access infrastructure in each community analyzed are adequate. The lack of urban services in portions of communities not zoned for urban services (i.e., rural areas) - Agriculture and Residential (AR), Rural Residential (RR), Diverse Agriculture (DA), Land Extensive Agriculture (LEA), Land Intensive Agriculture (LIA), Resources and Rural Development (RRD), or TP (Timberland Production) zoning districts – was not considered to be a public service deficiency because urban level services are not appropriate in rural areas.

Water. Water service is considered adequate if it meets one of the following criteria: 1) the entire community is within the service area of a City or County Water District or private water company; or 2) a portion of the community is within the service area of a City or County Water District or private water company, and the portion of the community outside the service area is not zoned for urban services.

Wastewater. Wastewater service is considered adequate if it meets one of the following criteria: 1) the entire community is within the service area of a City or County Sanitation District; 2) a portion of the community is within the service area of a City or County Sanitation District; and in the portion outside the service area, there are no documented problems with failing septic systems, regardless of whether it is zoned for urban services; or 3) the entire community is outside the service area of a City or County Sanitation District, and there are no documented problems with failing septic systems, regardless of whether it is zoned for urban services.

Stormwater Drainage. Stormwater drainage is considered adequate if the portion of the community zoned for urban services has stormwater drainage infrastructure needed for urban areas.

Structural Fire Protection. Structural fire protection service is considered adequate if the entire community is within the service area of a City or County Fire Protection District or a volunteer fire department or company.

Pedestrian Access. In unincorporated communities within urban service areas, pedestrian access is considered adequate if pedestrian connections are present among commercial, service, public (such as schools, libraries, etc.), and transit facilities where compatible with community character. Rural areas typically do not have pedestrian access or pedestrian access is often limited which is considered adequate.

Table LU-8 shows the water, wastewater, and structural fire protection districts and adequacy of water, wastewater, and structural fire protection services and stormwater drainage and pedestrian access infrastructure in the Community Opportunity Areas analyzed.

Footnote: *Mitigating Policy

Table LU-8. Summary Analysis of Public Services and Infrastructure in Community Opportunity Areas

Community Opportunity Area	Water	Wastewater	Structural Fire Protection	Stormwater Drainage	Pedestrian Access
Boyes Hot Springs	adequate Valley of the Moon Water District	adequate Sonoma Valley Sanitation District	adequate Sonoma Valley Fire & Rescue Authority	adequate	*may contain deficiencies*
Cazadero	adequate Portion - Cazadero Water Company	adequate no Sanitation District	adequate Cazadero Community Services District / Fort Ross Volunteer Fire Department	adequate	adequate
Glen Ellen	adequate Portion - Valley of the Moon Water District	adequate Portion - Sonoma Valley Sanitation District	adequate Glen Ellen Fire Protection District	adequate	*may contain deficiencies*
Temelec	adequate Valley of the Moon Water District	adequate Sonoma Valley Sanitation District	adequate Sonoma Valley Fire & Rescue Authority / Schell-Vista Fire Protection District	adequate	*may contain deficiencies*
Guerneville	adequate Portion - Sweetwater	adequate Portion - Russian River	adequate Russian River & Monte Rio Fire	adequate	*may contain deficiencies*

Footnote: *Mitigating Policy

Community Opportunity Area	Water	Wastewater	Structural Fire Protection	Stormwater Drainage	Pedestrian Access
	Springs Water District	Sanitation District	Protection Districts / County Service Area #40		
Monte Rio	adequate Sweetwater Springs Water District	***deficient*** no Sanitation District	adequate Monte Rio Fire Protection District	adequate	***may contain deficiencies***
Valley Ford	adequate Valley Ford Water Association	adequate no Sanitation District	adequate Valley Ford Volunteer Fire Company	adequate	adequate
Roseland	adequate Portion - Santa Rosa Utilities Department	adequate Portion - South Park Sanitation District	adequate Santa Rosa Fire Department	adequate	***may contain deficiencies***

Boyes Hot Springs. Boyes Hot Springs is a small residential community located adjacent to northwest Sonoma and in the part of Sonoma Valley known as "The Springs" that development includes the communities of El Verano, Fetters Hot Springs, and Agua Caliente. The Springs Redevelopment Project Area remains one of the least economically developed areas in the County. The economy of Boyes Hot Springs is closely linked to the area's many vineyards and agricultural workers. Land uses in Boyes Hot Springs consist of low and medium density and planned community residential development in the south and east; retail, office, and other commercial uses along State Highway 12; and rural residential and agriculture in the north.

The Valley of the Moon Water District and Sonoma Valley Sanitation District serve the entire community. The Sonoma Valley Fire & Rescue Authority serves the entire community. The stormwater drainage systems are adequate for the urban and rural areas of the community. Therefore, Boyes Hot Springs does not have water, wastewater, stormwater, or structural fire protection service deficiencies.

Footnote: *Mitigating Policy

The commercial center along State Highway 12 has pedestrian access and is adequate. The urban residential areas of the community either have no pedestrian access, have pedestrian access along some streets, or have pedestrian access along some street segments. The lack of and gaps in pedestrian access in the urban residential areas may be considered deficiencies. The rural areas of the community do not have pedestrian access, typical of rural communities in Sonoma County.

Cazadero. Cazadero is a small town located in Sonoma County's western coast redwood forest. It is situated deep in Austin Canyon, occupying a narrow strip of land along the steep slopes of Austin Creek, which flows southward through the town and ultimately into the Russian River near Duncans Mills. Land uses in the community consist mainly of natural resource lands and timberland east of Austin Creek and on the steep forested slopes west of Cazadero Highway outside of rural residential areas. Rural residential development (originally vacation and now permanent homes) occurs in patches on the east and west sides of the highway. Commercial development and public uses occur on both sides of the highway in and near the center of town.

The private Cazadero Water Company serves a portion of the rural community, and individual on-site wells are the water supply for the remainder of the community. Individual on-site septic systems provide wastewater treatment and disposal in the entire rural community. The Cazadero Community Service District and Fort Ross Volunteer Fire Department serve the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies. The stormwater drainage system is adequate for rural Cazadero. Cazadero does not have pedestrian access, typical of rural communities in Sonoma County.

Glen Ellen. Glen Ellen is a small village along Arnold Drive west of State Highway 12 located about 6 miles northwest of the city of Sonoma. The relatively low household income reported for Glen Ellen may be a reflection of a combination of the fixed income of its senior residents and the long-term property ownership of many residents.

Land uses in Glen Ellen consist of low density residential development in the far eastern portion; rural residential development and agriculture in the central and western portions; State land in the far western portion; and retail, visitor-serving commercial, and other commercial development along Arnold Drive. About 70 percent of the community is rural with rural residential and agricultural zoning.

The Valley of the Moon Water District and Sonoma Valley Sanitation District serve the urban portion of the community; and individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the rural portion of the community. The Glen Ellen Fire Protection District serves the entire community. The stormwater drainage systems are adequate for the urban and rural portions of the community. Therefore, the community does not have water, wastewater, stormwater or structural fire protection service deficiencies.

The urban residential areas of Glen Ellen do not have pedestrian access. The two downtown commercial centers along Arnold Drive have pedestrian access only in some areas. The rural

areas of Glen Ellen do not have pedestrian access, typical of rural communities in Sonoma County. The lack of pedestrian access in the urban residential areas may be considered deficiencies. The gaps in pedestrian access in the downtown commercial centers may be considered deficiencies.

Guerneville. Guerneville is a small summer resort town located adjacent to the Russian River. The community includes the neighborhood of Rio Nido located about 1.3 miles to the east, which consists mainly of summer homes and cabins as well as a bar/restaurant, public pool, small resort hotel, and theatre. Household income in Guerneville is relatively low because a significant number of housing units are used as summer vacation rentals, a large portion of the year-round housing stock is occupied by renters, and employment opportunities are seasonal and limited.

Land uses in the urban area of Guerneville consist mainly of small single-family residential subdivisions interspersed with recreational and visitor-serving commercial uses on both sides of River Road and State Highway 116; local-serving commercial uses concentrated in the blocks leading up to and in the center of Guerneville; and single-family dwellings in Rio Nido and along and near Old Cazadero and Hidden Valley Roads. Outside the urban area are small pockets of rural residential development and agricultural and natural resource lands.

The Sweetwater Springs Water District and Russian River Sanitation District serve the smaller urban portion of the community. Individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the larger rural portion of the community. The Russian River Fire Protection District, County Service Area #40, and Monte Rio Fire Protection District serve the entire community. The stormwater drainage systems in the rural and urban portions of Guerneville are adequate. Therefore, the community does not have water, wastewater, stormwater or structural fire protection service deficiencies.

The downtown commercial center has pedestrian access - along both sides of State Highway 116 through downtown Guerneville from the intersection with River Road on the east and Brookside Lane on the west; and along both sides of the streets parallel and perpendicular to the highway, with gaps along some street segments. The rural areas of Guerneville do not have pedestrian access, typical of rural communities in Sonoma County. The urban residential areas of the community lack pedestrian access. The lack of pedestrian access in the urban residential areas may be considered deficiencies. The gaps in pedestrian access in the downtown commercial center may be considered deficiencies.

Monte Rio. Monte Rio is a small residential community that also serves as a summer resort located adjacent to the Russian River four miles west of Guerneville. Household income in Monte Rio is relatively low for many of the same reasons attributed to Guerneville.

Land uses in Monte Rio consist of small rural residential subdivisions off State Highway 116 and off Moscow and River Roads across the river; recreation and visitor-serving and local commercial development interspersed with rural residential parcels along both sides of State Highway 116 in the center of town (between B and F Streets) and across the river along Main Street from the

Monte Rio Bridge to the intersection with Moscow Road; and natural resource land or timberland beyond the subdivisions. The larger commercial area along State Highway 116 consists of a small resort with cabins, convenience store/deli, small market, restaurant, small movie theatre, community hall/theatre, and church. The smaller commercial area along Main Street consists of a small market and bar.

The Sweetwater Springs Water District and the Monte Rio Fire Protection District serve the entire community. Therefore, Monte Rio does not have water or structural fire protection deficiencies. The stormwater drainage system is adequate for rural Monte Rio.

Monte Rio has a wastewater service deficiency. Wastewater treatment and disposal for the entire rural community is by individual on-site septic systems. The lack of sewer service within and outside of the Urban Service Area would be considered a public service deficiency, even in rural residential subdivisions, because septic systems are not functioning properly or are failing, degrading water quality in the lower Russian River.

In 1996 the Board of Supervisors directed PRMD to work with the Monte Rio community to resolve septic system problems and assess wastewater treatment and disposal options to improve water quality in the in the lower Russian River, a portion of which is designated "impaired" for pathogens under Section 303(d) of the Clean Water Act. In 1997 a consultant was retained to provide preliminary engineering and an environmental feasibility study. In 2000 the Board of Supervisors approved the Final EIR and approved the Monte Rio Community Wastewater Project. In 2003 an Assessment District was created, and property owners within the Zone approved annual sewer rates for the project. Due to the increased demand for construction materials and other construction-related resources, construction costs in general had increased significantly since the Assessment District was created. In January 2008 the Board of Supervisors terminated the Monte Rio Community Wastewater Project because the cost to construct the project had exceeded the ability of various funding sources to pay for it. The provision of wastewater service remains a deficiency in Monte Rio.

The larger of the two commercial areas in Monte Rio does not have pedestrian access. The smaller commercial area contains pedestrian access in front of two properties. The rural areas of Monte Rio do not have pedestrian access, typical of rural communities in Sonoma County. The lack of and gaps in pedestrian access in the small commercial areas of Monte Rio may be considered deficiencies.

Temelec. Temelec is a retirement community consisting of four major subdivisions of single family homes located about 3 miles southwest of the City of Sonoma. The Temelec subdivision contains 325 homes built between 1964 and 1974 and sits on land that was originally part of the Temelec Estate, established in 1858 by frontiersman and Bear Flag revolutionary Granville Swift. The Creekside Village subdivision contains 313 homes built between 1981 and 1989, the Chantarelle subdivision contains 122 homes built in 1989, and the Country Meadows subdivision contains 31 homes build in the 1990s. About 75 percent of the community lies outside of the Temelec subdivisions; this portion of the community is rural and agricultural and consists of

vineyard in the west and rural residential and public golf course in the southeast. The relatively low household income reported for Temelec is likely based on the fixed income of its seniors.

The entire community is served by the Valley of the Moon Water District. The Temelec subdivisions are served by the Sonoma Valley Sanitation District, and individual on-site septic systems provide wastewater treatment and disposal in the rural area of the community outside the subdivisions. The Sonoma Valley Fire & Rescue Authority and Schell-Vista Fire Protection District provide structural fire protection service to the entire community. The stormwater drainage systems are adequate for the urban and rural areas of the community. Therefore, the community does not have water, wastewater, stormwater, or structural fire protection service deficiencies.

All of the Temelec subdivisions except one have pedestrian access on both sides of the street. The subdivision of mobile/manufactured homes in the southwest corner does not have pedestrian access except along the west side of Bear Flag Road. The rural areas of Temelec do not have pedestrian access, typical of rural communities in Sonoma County. The lack of pedestrian access in the southwest subdivision may be considered a deficiency.

Valley Ford. Valley Ford is a small dairy ranching community located about 5 miles from the Pacific Ocean. Land uses in Valley Ford consist of a commercial area and rural residential development in the center of the small town, surrounded by dairy ranches. The small commercial area consists of a hotel, small market, seafood market, café, restaurant, and gift shop.

The private Valley Ford Water Association provides water service to a portion of the community, and individual on-site wells are the water supply for the remainder of the rural community. Individual on-site septic systems provide wastewater treatment and disposal in the entire rural community. The Valley Ford Volunteer Fire Company provides structural fire protection service to the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies. The stormwater drainage system is adequate for rural Valley Ford.

The small commercial area in the center and other areas of the rural community do not have pedestrian access, typical of rural communities in Sonoma County.

Roseland. Roseland is a County island in the southwest area of Santa Rosa and is the largest in size and population of the unincorporated urban “islands” that are either completely or substantially surrounded by the City. The southwest area is one of the most populated areas per square mile in Santa Rosa and is home to a large low-income, multi-cultural community.

The Santa Rosa Utilities Department and the South Park Sanitation District serve the urban portion of the community through a County-City agreement. Individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the smaller rural portion of the community. The Santa Rosa Fire Department provides structural fire

protection service to the entire community. Therefore, Roseland does not have water, wastewater, or structural fire protection service deficiencies.

The stormwater drainage systems are adequate for the urban and rural areas of the community. The urban residential areas have pedestrian access, with the exception of the areas along Barham Avenue; Burbank Avenue; Iron Horse Way; James Court; Metaxa Court; Rose Avenue; and along segments of Corby Avenue, Gloria Drive, Kenmore Lane, Naify Lane, Joe Rodota Trail, Roseland Avenue, Sugar Bear Lane, Sunset Avenue, and Valerie Way. Along some roads there are gaps in pedestrian access due to private landscaping that has been established up to the road. In some areas the pedestrian accessways are in poor to very poor condition. The commercial center along Sebastopol Road has pedestrian access. The rural areas of Roseland do not have pedestrian access, typical of rural communities in Sonoma County. The lack of, gaps in, and poor condition of pedestrian access in some of the community's urban residential areas may be considered deficiencies.

GOAL LU-1: **Accommodate Sonoma County's fair share of future growth in the San Francisco Bay Area region as shown on Tables LU-2 and LU-5 in a manner consistent with environmental constraints, maintenance of the high quality of life enjoyed by existing residents, and the capacities of public facilities and services. Achieve a desirable balance between job opportunities and population growth**.

Objective LU-1.1: Correlate development authorized by the Land Use Plan with projected population and employment growth as shown on Tables LU-2 and LU-5. Provide an adequate but not excessive supply of residential, commercial and industrial lands to accommodate this projected growth, taking into account projected city annexations.

Objective LU-1.2: Encourage the major share of commercial and industrial growth in the cities but accommodate a limited amount of this growth in unincorporated communities with urban services.*

Objective LU-1.3: Designate lands within the various land use categories to make available residential and employment opportunities and to achieve a balance between job opportunities and population growth countywide, subject to any constraints of environmental suitability, protection of agriculture and other resource protection, and availability of public services.

Objective LU-1.4: Reduce potential development resulting from the resurrection and subsequent adjustment of parcels that are inconsistent with the General Plan.

Footnote: *Mitigating Policy

Objective LU-1.5: Review annually the status of the General Plan and its implementation programs.

Objective LU-1.6: Monitor representative demographic, economic, social, and environmental indicators that can be used to track the state of the County. Periodically review these monitoring results to assess the quality of life and environmental condition of the County.

Objective LU-1.7: Work collaboratively with Tribal Governments within Sonoma County regarding land uses on tribal trust land to ensure consistency with the General Plan and compatibility with surrounding areas.

The following policies, in addition to the Land Use Maps, shall be used to achieve these objectives:

Policy LU-1a: This plan has relied extensively upon policies and designations set forth in previous Specific Plans and Area Plans. The County shall continue to use the following selected Specific Plans and Area Plans to implement this plan. A Specific or Area Plan may establish more detailed policies affecting proposed development, but may not include policies that are in conflict with the General Plan. In any case where there appears to be a conflict between the General Plan and any Specific or Area Plan, the more restrictive policy or standard shall apply.

(1) Airport/Industrial Specific Plan

(2) South Santa Rosa Area Plan

(3) Bennett Valley Area Plan

(4) Sonoma Mountain Area Plan

(5) West Petaluma Area Plan

(6) Petaluma Dairy Belt Area Plan

(7) Penngrove Area Plan

(8) Franz Valley Area Plan

The following plans shall be repealed, but development guidelines contained therein shall be reviewed and updated and considered for adoption as "Local Area Development Guidelines", provided that they are consistent with the General Plan. Until such a time that these guidelines are adopted, any policies contained in these plans shall continue to apply provided they are consistent with the General Plan:

Footnote: *Mitigating Policy

(1) North Santa Rosa Plan

(2) West Santa Rosa Plan

(3) North Sonoma Valley Plan

(4) South Sonoma Areas I and II

(5) Lower River Plan

(6) Hessel Plan

(7) Russian River Plan

(8) West Sebastopol Plan

The Sonoma County Local Coastal Plan is the policy document that guides land use and development in the Coastal Zone. The Local Coastal Plan is intended to be a standalone policy document that integrates the appropriate General Plan goals, objectives, and policies with those necessary to comply with the California Coastal Act.

Policy LU-1b: Periodically review population and economic growth projections. Work with ABAG, neighboring counties, and/or other appropriate agencies to achieve agreement over future growth projections and housing needs in the unincorporated County area. Continue to work with the Cities to achieve consensus on projections in the Sonoma County subregion.*

Policy LU-1c: Establish a growth monitoring system which measures the amount of building activity within the major use categories for each of the nine planning areas and for lands within the boundaries of each Urban Service Area.

Policy LU-1d: Prepare an Annual Report on the status of the General Plan in accordance with State law.

Policy LU-1e: At the beginning of each fiscal year, evaluate all General Plan implementation programs in progress and adopt a work plan prioritizing future programs for completion.

Policy LU-1f: Establish a program, under County direction, to monitor quantifiable demographic, economic, social, and environmental indicators in order to measure the quality of life and environmental condition of the County. Program activities should include:

(1) The seeking of funding to establish and maintain the indicators program,

(2) The establishment of broad based baseline measurements of social, economic, and environmental parameters against which to measure future changes,

Footnote: *Mitigating Policy

(3) The identification and measurement of indicators at a regular interval not to exceed five years,

(4) The establishment of thresholds and limits by which to assess indicator changes and trends, and

(5) The evaluation and reporting of trends in these indicators over time to assess the quality of life and environmental state of the County.*

Policy LU-1g: If necessary, use zoning to regulate the timing of development to assure a desirable balance between jobs and population. Zoning may authorize a lower development potential than that allowed by the Land Use Maps.*

Policy LU-1h: Evaluate Land Use Plan amendments subject to:

(1) constraints of environmental suitability,
(2) protection of agriculture,

(3) availability of public services,

(4) the County projected population and employment levels,

(5) the need for workforce housing, and

(6) other plan goals, objectives, and policies.

Policy LU-1i: In the event that the monitoring programs show inadequate public services for planned growth or that planned growth significantly exceeds the County total unincorporated area projections in Tables LU-2, LU-5, or LU-6 and identified in the GP 2020 Final EIR, consider moratoria on development entitlements, permit allocations or other growth management measures.*

Policy LU-1j: The County may prepare Local Area Development Guidelines in additional areas of the County as authorized by the Board of Supervisors. These guidelines will contain area boundaries, and concise core development policies and/or standards to be considered in the review and approval of new development.

Policy LU-1k: Encourage and participate in any State legislative efforts to reduce the potential for resurrection of older substandard lots.

Policy LU-1l: Pursue the merger of substandard lots consistent with the limits of State law. Prioritize the establishment of merger requirements of parcels that do not meet minimum development standards for sewage disposal, domestic water supply, legal access, slope stability

Footnote: *Mitigating Policy

and development within the 100 year flood zone or are located in marginal groundwater availability areas, designated or restricted open space lands, agriculture preserve lands, timberlands, mineral resource areas, environmentally threatened areas, and the Coastal Zone.

Policy LU-1m: Amend the appropriate County codes to define lot line adjustments that can be processed administratively and those that require a public hearing. Revise the approval criteria and/or standards for those lot line adjustments.

Policy LU-1n: Establish guidelines and criteria which would initiate merger proceedings for lots less than ten acres in a prime Agriculture Preserve or forty acres in a non prime Agriculture Preserve.

Policy LU-1o: Amend the Agriculture Preserve Guidelines so that Certificate of Compliance applications that would resurrect substandard parcels within contracted areas are considered incompatible uses.

Policy LU-1p: Work with the County Assessor to map all legal lots recognized by Certificates of Compliance.

Policy LU-1q: Pursue legally enforceable government-to-government agreements with tribes and work collaboratively to ensure development on tribal trust land is compatible with the surrounding area, and that social, economic, and environmental impacts are mitigated.

Policy LU-1r: Recognizing the County's General Plan and zoning are not applicable on tribal trust lands, encourage tribes to consult with the County on a government to government basis to develop mutually compatible land uses, considering both County and tribal General Plans, with particular focus on areas of joint interest and boundaries.

City and Community Centered Growth

Generally, concentrated growth allows greater efficiency and economy in providing public services, conserves agriculture and resource lands, preserves the rural character desired by many of the County's residents, and can provide more affordable housing. However, it may add to traffic congestion in some areas and may limit rural living opportunities.

In 2000, about 72 percent of the County's population (330,018) lived in the nine City Urban Service Areas (USA) and the remaining 28% (128,596 people) lived in the unincorporated area outside of the City USAs. The Cities' USA population is predicted to increase to 398,370 by

Footnote: *Mitigating Policy

2020, or 73 percent of the County total, with the remaining 147,660 people outside the City USAs.

The Land Use and Housing Elements reinforce city and community centered population growth patterns by reserving the residential lands in Urban Service Areas for more affordable, higher-density types of housing. Lower density, market rate housing is primarily accommodated on residential lands within the remainder of the County where urban services are not available.

The Housing Element plays an important role in the success of city and community centered growth policies, particularly by supporting affordable worker housing through mixed use, higher density and second units in urban areas. It also promotes the production of housing necessary to accommodate the projected population growth, the location of housing near transit, and encourages the retention and development of housing that meets the needs of very low, low, and moderate income households, as well as population groups with special needs.

To make community centered growth successful in the unincorporated area, adequate sewer and water service capacities are essential. Yet, many of the systems are operated by small districts without adequate funding for system improvements or long term operation and maintenance. As a result, the capacity to accommodate planned growth in some communities is not assured. The Public Facilities and Services Element discusses this issue in more detail. The Land Use Element has identified cities and selected unincorporated communities for housing opportunities and future growth based in part upon available sewer and water capacities as well as the availability of other public infrastructure.

GOAL LU-2:	**Accommodate the major share of future growth within the nine existing cities and their expansion areas and within selected unincorporated communities, which are planned to have adequate water and sewer capacities.***
Objective LU-2.1:	Accommodate a population increase of about 19,064 residents over the 2000 baseline in the unincorporated areas outside of the designated Urban Service Areas.
Objective LU-2.2:	Allocate the largest portion of unincorporated area growth to communities with public sewer and water services.*
Objective LU-2.3:	Limit the amount of population growth and development in rural portions of the County outside of the cities and the unincorporated communities.*
Objective LU-2.4:	Coordinate with the cities and neighboring counties to maximize cooperative planning and implementation of the General Plan.

Footnote: *Mitigating Policy

Objective LU-2.5: Provide sufficient opportunities for higher density housing within the Urban Service Areas to accommodate the population growth quantified in the Housing Element Objectives for lower and moderate income units.*

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

Policy LU-2a: Maintain a residential holding capacity that is as close as possible to projected growth. Consider denial of Land Use Map amendments that add residential density in rural areas if residential holding capacity exceeds projected growth, recognizing that future development may not always use 100% of the capacity of all parcels.*

Policy LU-2b: Evaluate all public or private projects within the cities and contiguous counties that could affect the unincorporated area for consistency with GP 2020. Inform the Board of any project that may be inconsistent with GP 2020. Work with the applicable city to resolve any inconsistencies in a manner that is consistent with GP 2020.*

Policy LU-2c: Encourage the retention and production of diverse types of housing within Urban Service Areas in order to provide adequate housing choices for current and future residents.

Policy LU-2d: Inventory, conserve and increase the amount and type of housing that accommodates those with special housing needs. Populations needing special types of housing include farm employees, the terminally ill, mentally disabled, handicapped people, abused spouses and children, and the homeless.*

Compact City and Community Boundaries

Sprawling development generally results in more costly public services. Compact city and community boundaries provide a more efficient development pattern and lower these costs. However, while higher densities may reduce the amount of land needed for development, residents may feel that they adversely affect the quality of life in existing neighborhoods. The density of development at the urban fringe is also a concern. Therefore, two approaches are used. One approach, called "feathering", gradually reduces density as a transition between urban and rural areas. Another approach, "holding zones", maintains low density next to the urban boundary to reserve land for more efficient future urban development.

GOAL LU-3:* **Locate future growth within the cities and unincorporated Urban Service Areas in a compact manner using vacant "infill" parcels and lands next to existing development at the edge of these areas.**

Objective LU-3.1: Identify expansion area boundaries for the nine cities and for Urban

Footnote: *Mitigating Policy

Service Areas in selected unincorporated communities so that the Local Agency Formation Commission (LAFCO) may consider them when adopting, amending, or updating spheres of influence.

Objective LU-3.2: Provide enough land for the expansion of cities and unincorporated Urban Service Areas to accommodate, but not substantially exceed, the projected urban growth. Lands planned for urban development in each planning area are shown on the Land Use Maps.

Objective LU-3.3: Encourage "infill" development within the expansion areas of the cities and unincorporated communities.

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

Policy LU-3a: Submit a report to LAFCO on General Plan consistency when it is considering a proposal to adopt, amend, or update a sphere of influence for a city or for a special district not governed by the Board of Supervisors.*

Policy LU-3b: In designated Urban Service Areas, maintain a residential holding capacity that is as close as possible to projected growth. Consider denial of Land Use Map amendments that add residential density if residential holding capacity exceeds projected growth, recognizing that future development may not use 100% of the capacity of all parcels.*

Policy LU-3c: Avoid urban sprawl by limiting extension of sewer or water services outside of designated Urban Service Areas pursuant to the policies of the Public Facilities and Services Element.*

Policy LU-3d: Maintain a 10 acre or lower density in areas just outside designated Urban Service Boundaries. Where the Land Use Map indicates a higher density in such an area, avoid further density increases.*

Phasing of Rural and Urban Growth with Availability of Adequate Public Services

If public services and facilities do not keep pace with development, the quality of service may deteriorate, adversely affecting the quality of life for existing residents. These services include roadways, law enforcement, fire protection, water, sewer, parks, mental and physical health facilities, etc.

In recent years, service expansion costs have been paid primarily by new, rather than existing, development. However, a requirement that all services be in place prior to approval of new development might unduly slow new construction. Since adequate public services are essential to existing and new residents, this element establishes policies that correlate growth and services and that phase development with provision of services.

Footnote: *Mitigating Policy

The Land Use Maps and text designate a number of locations where zoning will be more restrictive (allow less development) than the land use designation. Typically, this circumstance occurs within expansion areas of cities or where urban services will not be available until annexation by the applicable city. In these cases, zoning is used to limit development pending annexation.

Similarly, use of this technique might be applicable to lands under Williamson Act Contracts, lands that are subject to service constraints such as sewer or water moratoria, or traffic congestion, and lands subject to policies that exclude ancillary uses such as mobile homes, or second units.

GOAL LU-4:	**Maintain adequate public services in both rural and Urban Service Areas to accommodate projected growth. Authorize additional development only when it is clear that a funding plan or mechanism is in place to provide needed services in a timely manner.**
Objective LU-4.1:	Assure that development occurs only where physical public services and infrastructure, including school and park facilities, public safety, access and response times, water and wastewater management systems, drainage, and roads are planned to be available in time to serve the projected development.
Objective LU-4.2:	Evaluate the need for and cost of providing social, criminal justice, mental and physical health and other similar services.
Objective LU-4.3:	Maintain acceptable levels of service on roadway segments and intersections as provided in Objectives CT-4.1, CT-4.2, and CT-4.3 of the Circulation and Transit Element.
Objective LU-4.4:	Correlate new development with roadway improvements necessary to maintain the countywide levels of service set forth in Objective LU-4.3.

The following policies, in addition to those included in the Public Facilities and Services and Circulation and Transit Elements, shall be used to achieve these objectives:

Policy LU-4a: If necessary, use zoning to assure that development shall occur only if public services are adequate or improvements are made to maintain an acceptable level of service. One

Footnote: *Mitigating Policy

such method could involve the use of "dual zoning" which would specify zoning with services and zoning without services.*

Policy LU-4b: Use the levels of service in Objectives CT-4.1, CT-4.2, and CT-4.3 of the Circulation and Transit Element to determine whether or not congestion is exceeding the desired level of service on County roadway segments. Use area and/or project traffic analyses to determine whether intersection impacts or other localized congestion may also affect these desired levels of service.*

Policy LU-4c: Assure that new development occurs only when it conforms to Policies CT-5f and CT-5g of the Circulation and Transit Element.*

Policy LU-4d: Assure that physical services and infrastructure will accommodate the projected amount of growth authorized by the Land Use Element. Prepare facility master plans or equivalent documentation based upon the holding capacity of the land use plan plus generally accepted engineering contingency factors. Periodically, but no less than every 5 years, assess the status of public services in relation to growth. Encourage public facilities planning and design beyond the 2020 horizon if the additional capacity does not induce increased pressure for population or employment growth in excess of that projected in the Land Use Plan. Facility plans shall clearly delineate the portion of capacity allocated to growth after 2020. Work with the cities, and, where applicable, other counties to assure that such services are adequate for existing and future residents. Use proposed annexations, redevelopment agreements, revenue sharing agreements, and the CEQA process as tools to ensure that development within cities pay its fair share toward provision of these services.*

Policy LU-4e: Prepare a social and administrative services master plan**,** which sets forth the projected countywide needs for these services and costs. Work with the cities to assure that such services are adequate for existing and future residents. Use proposed annexations, redevelopment agreements, revenue sharing agreements, and the CEQA process as tools to ensure that incorporated development pay its fair share toward provision of these services.

Policy LU-4f: Assure that new development contributes its fair share toward provision of the public services and infrastructure needed for projected growth.*

Policy LU-4g: Work with the Monte Rio community to explore potential funding mechanisms and grant and loan programs for the provision of wastewater treatment and disposal in Monte Rio. Evaluate the following potential grant and loan programs to plan and fund wastewater improvements:

1. Clean Water State Revolving Fund (CWSRF) Program and Hardship Grants Programs for Rural Communities of the U.S. Environmental Protection Agency;

2. Community Development Block Grant (CDBG) Program of the U.S. Department of Housing and Urban Development;

Footnote: *Mitigating Policy

3. Water and Waste Disposal (WWD) Program of the U.S. Department of Agriculture's Rural Utilities Service;

4. Economic Development Administration (EDA) Grants for Public Works and Development Facilities of the U.S. Department of Commerce; and

5. Rural Community Assistance Program (RCAP) loans.

Policy LU-4h: As LAFCO identifies "disadvantaged unincorporated communities", continue to identify and evaluate public service and infrastructure deficiencies in these communities; and identify and evaluate potential funding mechanisms and sources to provide the needed services and infrastructure.

Policy LU-4i: Encourage and work with the City of Santa Rosa to achieve a comprehensive approach to annexation of unincorporated islands in the southwest area, such as the community of Roseland, within its Urban Growth Boundary by 2018.

Policy LU-4j: Consider installing bollard lights, installing emergency call boxes, and establishing police patrolling along the Joe Rodota Trail to increase safety for commuters and other users.

Policy LU-4k: Extension of water, sewer, or fire protection services to a Community Opportunity Area which has public service and infrastructure deficiencies shall comply with policies of the Public Facilities and Services Element for water, sewer, and fire protection services; and policies of the Land Use Element for compact city and community boundaries.

Policy LU-4l: Consider construction of pedestrian access, pathways, and streetlights in some Community Opportunity Areas which may be deficient in such infrastructure, particularly Boyes Hot Springs, Glen Ellen, Guerneville, Monte Rio, and Roseland. Involve the residents of the communities in planning for pedestrian access, pathway, and streetlight location, design, and funding.

Policy LU-4m: Pursue funding for new pedestrian access infrastructure and pathways in Community Opportunity Areas under the Sonoma County Safe Routes to School program.

Policy LU-4n: Coordinate with the Sonoma County Department of Transportation and Public Works, Sonoma County Bicycle Coalition, Sonoma County Department of Health Services, and Sonoma County Transportation Authority in implementing the Safe Routes to School program on County roads, including incorporating bike lanes, pathways separated from roads, and other types of safe routes to school.

Policy LU-4o: Work with Caltrans to improve safety for pedestrians and bicyclists along State highways.

Footnote: *Mitigating Policy

Policy LU-4p: Consider establishing a Lighting Assessment District to provide streetlights in Community Opportunity Areas deficient in streetlights.

Policy LU-4q: Require pedestrian access infrastructure and streetlights in new development proposed within the Urban Service Area of a Community Opportunity Area where compatible with community character.

Open Space Separation Between and Around Cities/Communities

Community identity is an important aspect of the quality of life for many of the county's residents. Large, continuous areas of urban development where one city or community merges with another without visual relief may detract from this identity. Containment of urban areas is also important in maintaining compact city and community boundaries. On the other hand, property owners often consider areas between and around cities and communities to be prime land for development. The Land Use Element designates these important lands and establishes policies consistent with the Open Space and Resource Conservation Element to reserve them between and around cities and communities. These designations and policies have been strongly supported by County and City decision makers and have been reinforced by the passage of two ballot measures that require voter approval prior to any significant change in their status.

GOAL LU-5:	**Identify important open space areas between and around the county's cities and communities. Maintain them in a largely open or natural character with low intensities of development.**
Objective LU-5.1:	Retain low intensities of use in Community Separators between and around cities and communities as designated in the Open Space and Resource Conservation Element.
Objective LU-5.2:	Encourage formation of programs to preserve the visual and scenic character of Community Separators.

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

Policy LU-5a: The County shall neither approve extension of sewer service into any Community Separator nor approve connection of any lot in a Community Separator to existing sewer service except as allowed by the policies of the Public Facilities and Services Element.

Policy LU-5b: Avoid commercial and industrial land uses in Community Separators. Allow the full range of uses allowed in the agricultural and resource categories.*

Footnote: *Mitigating Policy

Policy LU-5c: Consider amendments for outdoor recreational or other uses with a low intensity of structures only in those Community Separators along the 101 Corridor and only where the amendment conforms to the provisions of the voter-approved Community Separators Protection Ordinance.

Policy LU-5d: Decisions regarding the extent of land area or the use of property designated as Community Separator shall conform to the voter-approved Community Separators Protection Ordinance.

Policy LU-5e: Avoid amendments to increase residential density in Community Separators, since these densities were established based upon the policies set forth in other elements of this plan as well as the open space, separation, and visual considerations identified in this section. The integrity of Community Separators cannot be maintained at densities in excess of one unit per ten acres. However, under no circumstances shall this policy be used to justify an increase in density from that designated on the Land Use Map.*

Policy LU-5f: Notwithstanding the density shown on the Land Use Map, a two lot subdivision of land is deemed consistent with the land use plan if the sole purpose of the subdivision is to create a parcel for preservation of rare and endangered species habitat or other biotic resources. Such subdivision shall not be deemed consistent with the land use plan unless the property owner agrees in writing that development on the subject parcel is limited to that necessary for and consistent with management of the preserve.

Opportunities for Diverse Rural and Urban Residential Environments

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

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

Footnote: *Mitigating Policy

GOAL LU-6:	**Diversify new residential development types and densities. Include a range of urban densities and housing types in some unincorporated communities, and lower density in rural communities. In rural areas, housing types and densities should meet the needs of agricultural and resource users and provide limited residential development on large parcels.**
Objective LU-6.1:	Provide opportunities for a range of urban housing types and densities in unincorporated communities, while retaining the character of these communities.
Objective LU-6.2:	Limit residential density to a maximum of one dwelling per acre in unincorporated communities with public water but without sewer systems.
Objective LU-6.3:	Limit new Rural Residential development primarily to "infill" in those areas that already have concentrations of these uses.
Objective LU-6.4:	Avoid further subdivision of rural lands which at the time of previous subdivision were given restrictive zoning on the remaining rural parcel.
Objective LU-6.5:	Create two Rural Residential zoning districts which provide different levels of permitted crop and animal production in the Rural Residential land use category.
Objective LU-6.6:	Encourage the development of adequate housing for farm workers and farm family members.
Objective LU-6.7:	Provide opportunities for places of public assembly to locate in rural areas.
Objective LU-6.8:	Encourage food production as an integral part of institutional land uses on public lands where such uses and lands have the capacity to grow food products.

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

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

(1) would not result in deficiencies in private or public service capacities,

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(2) is not located in an agricultural production area and would not adversely affect existing or potential farming operations,

(3) is on lands with adequate groundwater and septic waste disposal, and

(4) would not adversely affect important natural features or resources.*

Policy LU-6b: Site specific environmental factors shall be considered in making decisions on development permits. Site specific factors which create health or safety problems or result in unmitigated significant environmental impacts may at times reduce densities that are allowed by the Land Use Map and zoning.
Policy LU-6c: Past subdivisions using a clustered design have exhausted General Plan density and left a large remaining lot. In these cases, restrictive zoning was used and shall continue to be used to show that there is no subdivision potential for the remaining lot.

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

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

(1) A use permit must be obtained prior to the initiation of the use.

(2) The use shall be prohibited on agricultural lands designated Land Intensive Agriculture, with the exception of existing legally established uses.

(3) The use shall not result in conflicts with agricultural production or related processing, support services, or visitor serving uses.

(4) The use shall be consistent with Agricultural Resources Element Policy AR-4a.

(5) Conflicts with other resource production activities are avoided.

(6) Adequate public services and infrastructure must be available for the use, without inducing unplanned growth.

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(7) Sites are limited to 50% of the parcel or 10 acres, whichever is less, with the exception of existing legally established uses.

(8) The site has frontage on a designated collector or arterial roadway, and

(9) The size, scale and design of the use shall be in keeping with the rural character of the area in which it is located.

Policy LU-6f: Where feasible and appropriate, encourage food production and recommend curricula related to food production issues as part of the County's review of permits for institutional land uses such as day care centers, private schools, places of religious worship, etc.
Policy LU-6g: Where appropriate, encourage and support the use of public lands for community gardens and expanding agricultural opportunities.*

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

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

Footnote: *Mitigating Policy

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

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

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

GOAL LU-7:	**Prevent unnecessary exposure of people and property to environmental risks and hazards. Limit development on lands that are especially vulnerable or sensitive to environmental damage.**
Objective LU-7.1:	Restrict development in areas that are constrained by the natural limitations of the land, including but not limited to, flood, fire, geologic hazards, groundwater availability and septic suitability.

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

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

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

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

Footnote: *Mitigating Policy

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

Protection of Water Resources

Due to the critical importance of water to human survival and the health of the environment, water is legally considered a public resource and the use and quality of water have long been regulated by local, State, and Federal governments. Since cities and counties have legal authority over land use, they must consider the adequacy of water supplies and how development could affect the quantity and quality of water available for other uses. Water issues in this area include lowered groundwater levels, uncertainty of public and private water supplies, flooding, storm water runoff, sediment and pollutants in runoff, water diversions into and out of the Russian River basin, the water needs of fish and wildlife, water usage and conservation methods, water storage limitations, increased re-use of water, and continuing changes in State and Federal regulations.

GOAL LU-8:	**Protect Sonoma County's water resources on a sustainable yield basis that avoids long term declines in available surface and groundwater resources or water quality.**
Objective LU-8.1:	Protect, restore, and enhance the quality of surface and groundwater resources to meet the needs of all beneficial uses.
Objective LU-8.2:	Coordinate with operators of public water systems to provide an adequate supply to meet long term needs consistent with adopted general plans and urban water management plans.
Objective LU-8.3:	Increase the role of water conservation and re-use in meeting the water supply needs of both urban and rural users.

Footnote: *Mitigating Policy

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

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

The following policies, in addition to those of the Water Resources and Public Facilities and Services Elements, shall be used to achieve these objectives:
Policy LU-8a: Require that new development comply with applicable waste discharge requirements and minimize pollution of storm water, surface water and groundwater.

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

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

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

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

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

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

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

Footnote: *Mitigating Policy

Protection of Agricultural Lands

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

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

Footnote: *Mitigating Policy

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

Policy LU-9a: Limit extensions of sewer service into any agricultural production area to parcels with a health or safety problem. Out-of-service-area agreements are the preferred method of extending service in such cases.

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

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

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

(1) The land use proposed for conversion is not in an agricultural production area and will not adversely affect agricultural operations,
(2) The supply of vacant or underutilized potential land for the requested use is insufficient to meet projected demand,

(3) No areas with other soil classes are available for non resource uses in the planning area, and

(4) An overriding public benefit will result from the proposed use.

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

Preservation of Scenic and Biotic Resource Areas

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

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

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

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

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

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

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

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

Sustainability

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

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

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

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

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

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

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

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

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

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

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

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

Footnote: *Mitigating Policy

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

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

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

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

2.2 RESIDENTIAL USE POLICY*

Two residential land use categories are used on the Land Use Maps, urban residential and rural residential. The urban residential category may be utilized only within an Urban Service Area. Maximum residential densities are shown on the Land Use Maps. While other land use categories may permit limited or incidental residential use, only the urban residential and Rural Residential categories shall be considered residential. The designation criteria shall be applied when considering future plan amendments. Additional standards applicable to development on residential lands may be included in the zoning and subdivision ordinances and in Specific or Area Plans or Local Area Development Guidelines.

Policy for Urban Residential Areas

Purpose and Definition. This category includes land planned for a full range of urban services for residential development. It accommodates a variety of housing types, such as stick built and manufactured homes, and all tenure types, depending upon the density allowed in the Land Use Element under State law.

Footnote: *Mitigating Policy

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

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

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

Permitted Residential Densities and Development Criteria. Permitted residential density ranges from one to twenty units per gross acre and is shown on the Land Use Map, provided, however, that the residential density for an affordable housing project may be increased in accordance with the provisions of the Housing Element and State law. Three density ranges are included that provide for a variety of housing types as described above. Building permit approval shall require connection to public sewer and/or water. Residential densities are based upon availability of urban services and infrastructure, land use compatibility, environmental suitability, projected growth, neighborhood character, and other factors.

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

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

(1) Lands shall be within a designated Urban Service Area,

(2) Adequate water, sewer, public safety, park, school services and other necessary infrastructure shall be available or planned to be available,

(3) Lands shall have convenient access to designated arterial or collector roads,

(4) Lands shall not be subject to unacceptable risks such as flooding, geologic, noise, or other hazards,

(5) For high or medium density residential use, lands shall have convenient access to commercial uses and community services, and

(6) Any applicable Land Use Policies of the Planning Area.

Footnote: *Mitigating Policy

Policy for Rural Residential Areas

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

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

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

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

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

(1) The area does not have soils suitable for agricultural production,

(2) The area does not include substantial agricultural uses,

(3) Lands have access to a County maintained road,

(4) Lands shall have enough groundwater for individual wells,

(5) Lands shall have sufficient permeability for individual septic systems, and

(6) Any applicable Land Use Policies for the Planning Area.

2.3 COMMERCIAL USE POLICY*

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

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

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

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

Policy for General Commercial Areas

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

Footnote: *Mitigating Policy

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

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

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

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

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

(1) Lands shall be located within an Urban Service Area,

(2) Adequate public services shall be available or shall be planned to be available,

(3) Lands shall be located on or have convenient access to arterial or collector highways,

(4) Lands shall be near other commercial uses, but shall not occur in strips along highways,

(5) Lands shall not be located in environmentally sensitive or hazardous areas such as flood ways or fault zones, and

(6) Any applicable Land Use Policies for the Planning Area.

Footnote: *Mitigating Policy

Policy for Limited Commercial Areas

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

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

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

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

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

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

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

(2) The amount of land designated for limited commercial shall be consistent with population growth projected for the local market area. Only very limited amounts of land are intended for this use outside Urban Service Areas,

(3) Within the unincorporated communities shown on Figure PF-1 of the Public Facilities and Services Element, lands shall be close to other commercial uses or to local population concentration,

(4) Outside of the above unincorporated communities, clusters of limited commercial uses shall not be permitted,

(5) Lands shall not be located in Scenic Corridors, except within the above unincorporated communities,

(6) In rural areas, lands may be limited to a single parcel and be restricted to that level which that can be served by an individual well and septic system, and

(7) Any applicable Land Use Policies for the Planning Area.

Policy for Limited Commercial - Traffic Sensitive Areas

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

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

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

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

(1) Those listed for the Limited Commercial category, and

(2) Lands are located in an area that is subject to severe traffic congestion and nearing or in excess of roadway or intersection capacity anticipated in this plan or in an applicable Specific or Area Plan.

Footnote: *Mitigating Policy

Policy for Recreation and Visitor Serving Commercial Areas

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

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

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

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

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

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

Footnote: *Mitigating Policy

Design review shall be required for commercial and recreational development in this category.

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

(1) The proposed amendment must be consistent with General Plan Goals, Objectives, and Policies of the Land Use Element pertaining to protection of agricultural lands,

(2) Potential uses of the site are likely to be compatible with adjacent uses and the character of the area,

(3) The amendment avoids a detrimental concentration of agricultural support, visitor serving, and recreational uses as defined in Policies AR-5g and AR-6f of the Agricultural Resources Element,

(4) In the event that the amendment is proposed on land designated RRD, LIA, LEA, or DA the primary use will generate Transient Occupancy Tax (TOT) that is eligible for County appropriation for affordable housing,

(5) The site shall not be located on land under a Williamson Act or Super-Williamson Act contract,

(6) Traffic generated by potential use of the site can be accommodated within the Level of Service objectives and road standards of the Circulation and Transit Element,

(7) The amendment would not result in the loss of affordable housing or conflict with Goals, Objectives, and Policies of the Housing Element, and

(8) Potential uses of the site would be compatible with nearby agricultural operations and would not occur on land that is either used for agriculture or is Class I, II, III, or IV (USDA) Soils. An amendment could be considered on agricultural land with Class V, VI, VII, or VIII (USDA) Soils.

2.4 INDUSTRIAL USE POLICY*

The Land Use Plan includes two industrial use categories, "General Industrial" and "Limited Industrial". These categories show lands that are needed to provide jobs and services for county residents and businesses. The General Industrial category allows all industrial uses but is restricted to Urban Service Areas. The Limited Industrial category allows a smaller range of uses and may also be applied outside Urban Service Areas. Additional development standards shall be included in the Development Code and Subdivision Ordinances. Further standards may be required by a Specific or Area Plan or by Local Area Development Guidelines.

Policy for General Industrial Areas

Footnote: *Mitigating Policy

Purpose and Definition. This category provides sites for industrial activities and employment that require urban services and that primarily serve an urban population. The intent of the category is to assure that industrial development is compatible with adjacent land uses, infrastructure and environmental quality. This category also may provide locations for workforce housing for persons employed in adjoining businesses.

Permitted Uses. All industrial uses may be allowed. The primary use shall be production or assembly of products. Typical uses include manufacturing goods, warehousing, research facilities, machine shops, contractor's storage, and processing plants. Offices incidental to the primary use are allowed. Residential uses shall be limited to one caretaker unit per lot or residential use that is part of an integrated, work-live project subject to the approval of a master site plan where noise, hazardous materials, and other health and safety issues have been adequately addressed. Work-live projects may only be considered in Urban Service Areas. Secondary uses may include minor commercial services. The Development Code may further define the uses permitted in this category and the bulk, height, coverage and other standards for such development.

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

Permitted Development Intensities and Criteria. Sewer and water service shall be available. Structures are generally not expected to cover more than 50 percent of the site or exceed sixty-five feet in height. Additional height may be considered if a reduction in coverage is provided that results in no overall increase in building intensity. Design review shall be required for all industrial and work-live development projects. New lots may not be smaller than 20,000 square feet. Development shall be compatible with the environment, urban services, and adjacent land uses. The Development Code shall further define design, development and affordability criteria applicable to work-live uses in this category.

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

(1) Lands shall be located within an Urban Service Area,

(2) Adequate public services shall be available or shall be planned to be available,

(3) Lands shall be located with convenient access to an arterial or collector highway,

(4) The amount of land so designated shall be consistent with the projected employment within the planning area,

(5) Lands shall not be located in areas subject to flood, fire, and geologic hazards or in areas constrained by groundwater availability or septic suitability, and

(6) Any applicable Land Use Policies for the Planning Area.

Policy for Limited Industrial Areas

Purpose and Definition. The "Limited Industrial" land use category provides sites for development to meet service and employment needs where the range or scale of industrial uses is limited. Factors that may limit these uses are lack of public services, incompatible adjacent land uses, and adverse environmental impacts. Industrial parks are included in this category as well as land extensive industrial development. This category also may provide locations for workforce housing for persons employed in adjoining businesses.

Permitted Uses: Limits on the range or intensity of industrial uses vary by location. Permitted uses may be expressed in the Land Use Policies for the Planning Areas or Specific Plans for industrial areas. In general, this category includes resource related industrial uses not expected to need the full range of urban services, such as lumber mills and concrete and asphalt plants. Residential use shall be limited to one caretaker unit per parcel, or residential use that is part of an integrated, work-live project subject to the approval of a master site plan where noise, hazardous materials, and other health and safety issues have been adequately addressed. Work-live projects may only be considered in Urban Service Areas. The Development Code may further define the uses permitted in the category and the bulk, height, coverage, and other standards for such development.

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

Permitted Development Intensities and Criteria. Structures are generally not expected to cover more than 50 percent of the site or exceed sixty-five feet in height. Additional height may be considered if a reduction in coverage is provided that results in no overall increase in building intensity. New lots shall not be smaller than 1.5 acres on individual wells and septic systems or 1.0 acre on public water, but may be smaller in Urban Service Areas. All new industrial and work-live uses shall require design review. The Development Code shall further define design, development and affordability criteria applicable to work-live uses in this category.

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

Footnote: *Mitigating Policy

(1) Lands shall be designated to recognize an existing permitted use or to serve the projected employment needs of the planning area,

(2) Lands outside Urban Service Areas shall have adequate water and septic suitability,

(3) Lands shall have convenient access to an arterial or collector highway,

(4) Lands shall be located near population concentrations,

(5) Lands shall not be in areas subject to flood, fire, and geologic hazards or in areas constrained by groundwater availability or septic suitability,

(6) Outside of the unincorporated communities shown on Figure PF-1 of the Public Facilities and Services Element, lands shall not be located in a scenic corridor, and

(7) Any applicable Land Use Policies for the Planning Area.

2.5 PUBLIC AND QUASI PUBLIC LAND USE POLICY

Purposes and Definition. This category provides sites that serve the community or public need and are owned or operated by government agencies, non profit entities, or public utilities. However, public uses are also allowed in other land use categories. The Public Facilities and Services Element establishes policies for location of public uses in these other categories.

Permitted Uses. Uses include schools, places of religious worship, parks, libraries, governmental administration centers, fire stations, cemeteries, airports, hospitals, sewage treatment plants, waste disposal sites, etc. The Land Use Map may show the specific type of public use. In these cases, other public uses shall not be allowed.

Reuse of Public Properties. The County should evaluate, as appropriate, any Federal, State, and school properties in the unincorporated area that may become surplus properties and identify those properties that the County may be interested in acquiring. If the County receives the notice of sale of surplus Federal or State property, the Sonoma County Administrator's Office and appropriate County Departments should be notified in a timely manner.

Footnote: *Mitigating Policy

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

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

(1) Ownership or long term lease by a government agency, other non profit entity or public utility,
(2) Adequate road access,

(3) Lands are not suitable for and will not adversely affect resource production activities, and

(4) Any applicable Land Use Policies for the Planning Area.

2.6 AGRICULTURAL LAND USE POLICY

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

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

Footnote: *Mitigating Policy

Policy for Land Intensive Agricultural Areas

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

Permitted Uses:

1. **Agricultural production, agricultural support uses, and visitor serving uses** as provided in the Agricultural Resources Element.

2. **Agricultural Employee Housing.** Farm worker, farm family, and other employee housing as defined in the Agricultural Resources Element.

3. **Other Resource Uses.** Surface mining operations consistent with the Aggregate Resources Management Plan. Operations are subject to the standards of the Surface Mining and Reclamation Ordinance.

4. **Other Uses**. Other uses consistent with the Agricultural Resources Element as provided in the Development Code.

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

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

(1) Soil, climate, and water adequate for orchard or wine grape production,

(2) Most parcel sizes greater than 20 acres,

(3) Existing or historic use as orchards or vineyards,

(4) Area having a sub-county viticultural appellation,

(5) Williamson Act Contract, Type 1 or Type 2, and

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

Policy for Land Extensive Agricultural Areas

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

Permitted Uses:

1. **Agricultural production, agricultural support uses, and visitor serving uses** as provided in the Agricultural Resources Element.

2. **Agricultural Employee Housing**. Farm worker, farm family, and other employee housing as defined in the Agricultural Resource Element.

3. **Other Resource Uses**. Surface mining operations consistent with the Aggregate Resources Management Plan. Operations are subject to standards of the Surface Mining and Reclamation Ordinance.

4. **Residential Uses**. In addition to the permitted residential densities below, existing campgrounds or recreational vehicle parks may be used for long term residential occupancy only as part of a pilot program.

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

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

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

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

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

(1) Most lot sizes in the area are 60 acres or larger,

(2) The existing or historic use of land is for livestock grazing, dairy ranching, hay or similar forage crop,

(3) Adjacent parcels of similar use, and

(4) Williamson Act Contract (Type 2).

Policy for Diverse Agricultural Areas

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

Permitted Uses:

(1) **Agricultural production, agricultural support uses, and visitor serving uses**, as provided in the Agricultural Resources Element.

(2) **Agricultural Employee Housing.** Farm worker, farm family, and other employee housing as defined in the Agricultural Resource Element.

(3) **Other Resource Uses.** Surface mining operations consistent with the Aggregate Resources Management Plan. Operations are subject to standards of the Surface Mining and Reclamation Ordinance.

(4) **Residential Uses**. In addition to the permitted residential densities below; existing campgrounds or recreational vehicle parks may be used for long term residential occupancy only as part of a pilot program.

Footnote: *Mitigating Policy

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

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

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

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

(1) An existing pattern of small lots or a mixture of small and large parcels,

(2) Soils suitable for crop production and adequate water for irrigation,

(3) Historic or existing use for farming, and

(4) Williamson Act contract, Type 1 or 2.

2.7 NATURAL RESOURCE LAND USE POLICY

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

Policy for Resources and Rural Development Areas

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

(1) Protect timberlands needed for commercial timber production under the California Timberland Productivity Act,

(2) Protect lands needed for geothermal resource production,

(3) Protect lands for aggregate resource production as identified in the Aggregate Resources Management Plan,

(4) Protect natural resource lands including, but not limited to watershed, fish and wildlife habitat and biotic areas,

(5) Protect against intensive development of lands constrained by geologic hazards, steep slopes, poor soils or water, fire and flood prone areas, biotic and scenic areas, and other constraints,

(6) Accommodate agricultural production activities but limit such activities on timberland, or

Footnote: *Mitigating Policy

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

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

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

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

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

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

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

Footnote: *Mitigating Policy

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

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

(1) Lands with severe constraints such as steep slopes, areas with faults or landslides, "high" or "very high" fire hazard, marginal or unproven water availability, or limited septic capability,

(2) Lands with natural resources, such as water, timber, geothermal steam, aggregate, soil, habitat, etc.,

(3) Lands with vulnerability to environmental impact, and

(4) To add lands for geothermal power generation facilities, the following criteria must be met;

a. agricultural lands or other land uses will not be adversely affected.

b. the natural resources of the area will be protected.

c. adequate public services, including roads, will be available.

3. LAND USE POLICIES FOR THE PLANNING AREAS

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

Footnote: *Mitigating Policy

3.1 SONOMA COAST/ GUALALA BASIN

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

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

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

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

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

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

Objective LU-12.1: Provide most of the new housing in Bodega Bay. Provide residential development in rural areas at very low densities to maintain local resources.

Objective LU-12.2: Balance residential and commercial development in Bodega Bay where adequate public services allow for residential and commercial expansion. Encourage mix of price and rent levels.

Objective LU-12.3: Designate Bodega Bay the major retail and service center for the Coast. Permit limited opportunities for new commercial activities in Bodega, Occidental, Cazadero, The Sea Ranch, Annapolis, Duncans Mills, Jenner, Stewarts Point and Camp Meeker in keeping with their size and character.

Objective LU-12.4: In the Coastal Zone, limit the scale of any new visitor and tourist oriented uses and confine them to existing communities and locations that are designated for such uses. Assure that they are compatible with and protect the area's natural, undeveloped scenic character. Avoid these uses outside of the Coastal Zone except in the RVSC and Agricultural designations.

Objective LU-12.5: Limit new industrial development to resource related uses, primarily to the fishing industry in Bodega Bay and to the timber industry in Annapolis and Cazadero.

Objective LU-12.6: Maintain very low residential densities on resource lands outside the communities due to lack of public services and importance of resource protection.

The following policies shall be used to achieve these objectives:

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

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

Footnote: *Mitigating Policy

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

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

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

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

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

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

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

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

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

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

Footnote: *Mitigating Policy

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

(1) Provision of at least 50 units of either low or moderate income housing,

(2) Uses supporting the fishing industry, and

(3) Local serving commercial uses.

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

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

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

3.2 CLOVERDALE / NORTHEAST COUNTY

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

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

Footnote: *Mitigating Policy

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

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

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

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

Objective LU-13.1: Retain agricultural lands in Dry Creek, Alexander, Oat and Knights Valleys in agricultural production.

Objective LU-13.2: Accommodate new commercial uses primarily in Cloverdale and secondarily within Geyserville's Urban Service Boundary.

Objective LU-13.3: Retain large parcel sizes within Cloverdale's urban boundary to provide for efficient urban residential development. New industrial or urban residential uses within the urban boundary may occur only after the full range of public services are available.

Objective LU-13.4: Continue to regulate aggregate and geothermal resource development to minimize adverse impacts. Limit uses in the Geysers area to those that do not conflict with geothermal exploration and production.

The following policies shall be used to achieve these objectives:

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

(1) The use is in keeping with the scale and character of the community,

(2) The proposed use specifically serves local area needs or the needs of visitors and tourism, and

Footnote: *Mitigating Policy

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

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

(1) The use is in keeping with the rural character of the community,

(2) The use does not involve heavy manufacturing or heavy industrial uses and does not use or produce flammable, explosive, or noxious materials, and

(3) The site is adequately screened from the roadway and adjacent residential or commercial uses.

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

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

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

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

(1) The site is outside of Dry Creek and Alexander Valleys,

(2) The use involves the restoration of a designated county landmark and does not require any new structures or major additions or the use is an improved campground or guest ranch near a major recreation area.

(3) The use will not adversely affect adjacent agricultural or resource uses,

(4) Traffic levels will maintain an acceptable level of service on existing roadways and will not interfere with the movement of farm vehicles,

Footnote: *Mitigating Policy

(5) Adequate water supply is available for fire suppression and domestic use, and

(6) Adequate access is available for emergency vehicles.

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

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

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

(1) Adequate water supply is available for fire suppression, and

(2) Frontage improvements meet city standards.

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

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

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

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

(1) Sewer service facilities are designed to serve development consistent with the Land Use Plan,

(2) The district certifies that service capacity is available, and

(3) Connection is authorized by out-of-service area agreement.

Footnote: *Mitigating Policy

3.3 HEALDSBURG AND ENVIRONS

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

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

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

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

Objective LU-14.1: Manage terrace and instream mining of aggregates in the middle reach of the Russian River so that potential adverse impacts are minimized.

Objective LU-14.2: Make Windsor and Healdsburg the commercial and industrial centers for the planning area. Avoid additional commercial and industrial uses and tourist related businesses in the rural areas of this region. Maintain compact urban boundaries for Windsor and Healdsburg.

Objective LU-14.3: Avoid extension of urban services beyond designated boundaries.

Footnote: *Mitigating Policy

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

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

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

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

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

(1) The amendment is consistent with the Agricultural Resources Element,

(2) The use involves the restoration of a designated county landmark and does not require new structures or major building additions or the use is an improved campground or guest ranch located near a major recreation area,

(3) Uses other than historic restorations are incidental to and compatible with the primary resource use of the parcel,

(4) The use does not adversely impact adjacent agricultural or other resource uses,

(5) Project traffic will not adversely impact the level of service or interfere with the movement of farm equipment, and

(6) Adequate law enforcement, fire protection services, and water supply for fire suppression and domestic use are available.

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

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

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

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

(1) Any housing must be associated with the school and

(2) Adequate services, including water, streets, and sewage disposal are available.

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

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

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

(1) The dwelling must have legal building permits or the applicant shall provide proof that the building was constructed prior to 1960,

(2) An on-site survey by the Building Inspection Department is required to verify that the residences are substantial structures,

(3) The applicant must prove to the satisfaction of the Permit and Resource Management Department that separate and adequate water supply and sewage disposal systems exist or can be established for the units,

(4) Dwellings must be in excess of 840 square feet in area, and

(5) These provisions shall only apply to areas outside of the Urban Service Boundary.

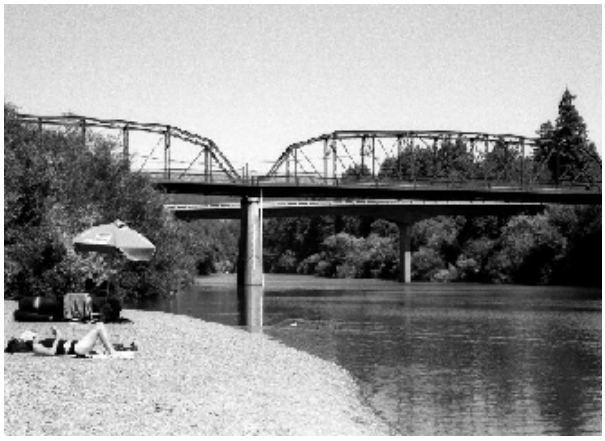
Policy LU-14k: Recognize the existing retail building, sorting building, and used car sales area on APN 091-100-012, as approved by the Board of Zoning Adjustments Resolution #04-022 for PLP03-0084, as related, ancillary uses to The Salvation Army rehabilitation facility on the subject property. The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

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

Policy LU-14m: Notwithstanding the existing Diverse Agriculture land use designation of the existing 2.7 acre industrial site identified as Nutradine (APN 086-030-017), continued processing (manufacturing) of nutraceuticals or nutrient related products, including manufacturing of products from substances not grown or raised on site or in the local area and modification to

procedures and materials can occur consistent with Use Permit PLP12-0005. Uses listed as “permitted uses” not requiring a Use Permit under the Limited Rural Industrial District, with the exception of vehicle and truck repair facilities and recycling collection facilities, are allowed subject to Design Review approval. Design Review shall address visual impacts of site development as viewed from Highway 101. All structures, including reconstruction or replacement structures, shall not exceed a combined footprint of 40,000 square feet, maximum 35 foot building height, and shall otherwise comply with development standards of the M3 (Limited Rural Industrial) Zoning District subject to septic permit compliance. An increase in the number of employees beyond 30 is dependent upon proof of adequate septic capacity and review and approval of a revised Use Permit. (Resolution No. 13-0480, December 3, 2013 PLP12-0005.

3.4 RUSSIAN RIVER AREA



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

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

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

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

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

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

The visual character and the economy of the area is tied to its natural resources. Protection of redwood groves and the river system is important to the community. Resource industries and tourist attractions are also important.
Another issue in this area is growth and development in Forestville. Specific issues that need to be addressed include the amount of additional development that could be absorbed without changing the rural character or straining public services, how to make available commercial and industrial opportunities to provide local employment, and how to preserve the desirable environmental qualities of the area.

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

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

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

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

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

Footnote: *Mitigating Policy

The following policies shall be used to achieve these objectives:

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

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

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

(2) Project design gives priority to natural landscape over development, and preserves and enhances significant natural features,

(3) The project retains open space amenities associated with a rural lifestyle,

(4) The project provides for a variety of housing types and costs,

(5) Where appropriate to the natural terrain, houses are clustered to maximize open space. To the extent allowed by law, require a long term scenic easement for the undeveloped portion of the property, and

(6) The project includes pedestrian access connecting new homes with nearby commercial area.

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

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

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

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

(1) The use is located close to a major recreational area such as the Russian River,

Footnote: *Mitigating Policy

(2) The use is compatible with the primary resource use of the parcel,

(3) Where practical the use will retain existing redwood trees and will not result in substantial damage to the redwood ecosystem,

(4) The use would not adversely affect adjacent agricultural lands,

(5) The use would not adversely affect the level of service on roadways,

(6) Adequate water supply is available for fire suppression and domestic use,

(7) Adequate police and fire protection are available, and

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

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

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

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

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

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

Policy LU-15l: The existing development of parcels 130-060-31 and 130-060-30, although nonconforming, shall be recognized because the parcels are within the Graton Sewer District. Parcel 130-060-31 has 54 mobile home units and one single family dwelling on ± 8 acres. Parcel

Footnote: *Mitigating Policy

130-060-30 currently has 4 low-income housing units. These two parcels may repair, maintain or replace in kind the existing housing stock. Additional units including second dwelling units are not permitted.

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

Policy LU-15n: The increase from 2 acre density to 1.85 acre density resulting in APN 83-060-072, 073, and 074 was made because the owner voluntarily elected to reduce the residential density on former APN 83-120-095 from Urban Residential, 2 units per acre to Urban Residential, 1 unit per acre and also agreed to dedicate parkland on APN 83-120-22. The net result of the proposal is a reduction of 4 units of residential density in the Forestville area. Notwithstanding the land use designation on APN 83-120-091, 092, 093, and 097, the property may only be developed with 1 dwelling unit each.

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

(1) Limit service to the existing land uses and vacant parcels within the boundaries of the Mirabel Heights Area Service Area Map, as adopted by the Board of Supervisors Resolution #98-0266, adopted March 3, 1998,

(2) The force main pipeline connecting the Mirabel Heights Area to the Forestville County Sanitation District Treatment Plant is intended to provide sewer service only to the Mirabel Heights Area. Connections along the pipeline route between the treatment plant and the Mirabel Heights Area are prohibited,

(3) Requests for sewer service outside of the Mirabel Heights Area may be found consistent with the General Plan if they meet all of the following criteria:

a. The parcel must be occupied by an existing use and front a collection line,

b. The use must be within 200 feet of the collection line,

c. The parcel must demonstrate a failing septic system, documented by PRMD,

d. The parcel must have conditions that render onsite repair of the failing septic system infeasible, as documented by PRMD,

e. The Forestville County Sanitation District must provide written certification that service capacity is available, and

f. The connection is limited to serving development that is consistent with the General Plan and Zoning.

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

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

(2) The use to be served must be within 200 feet of a collection line or pipelines constructed to serve the Urban Service Boundary,

(3) The use to be served must demonstrate a failing septic system and have conditions that render on-site repair of the failing septic system infeasible, as documented by PRMD, and

(4) The agency operating the collection system must provide written certification that adequate service capacity is available for the connection.

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

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

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

Footnote: *Mitigating Policy

permit application. No expansion of this use or change in use is allowed. Only repairs that are incidental and necessary for towed vehicles to be returned to running condition in order to drive them off the site are allowed as a result of this policy.

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

Policy LU-15t: With the exception of a 5+/acre portion of APN 084-031-072 (Lot 2 of the Crinella Tentative Map in file PLP06-0076) further described below, APNs 084-031-071 and -072 are designated Urban Residential, 1 acre density land use and zoned RR (Rural Residential) B7 in order to allow for a maximum development of 11 lots on 62 acres with the remaining potential density (up to 51 units) transferred to the adjacent properties (APNs 083-080-001 and 084-031-069 & 070) exhausting the density on APNs 084-031-071 & -072 when the subdivision map records. Lot 2 of the Crinella Tentative map in file PLP06-0076 has a Limited Commercial land use designation and is zoned AS (Agriculture Services) B7. Land uses on Lot 2 of the tentative map shall be limited to agricultural production and processing, and residential uses consistent with the underlying zoning district.

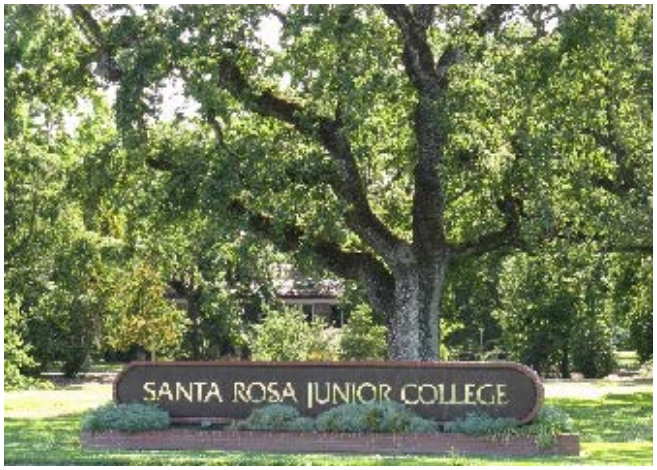
Policy LU-15u: Notwithstanding the zoning of APN 130-060-009, the existing mini-mart is recognized as a legal and conforming use. The site consists of an approximately 980 square foot retail convenience store and four fueling pumps with eight fueling positions. See project PLP08-0068 for a detailed site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

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

Footnote: *Mitigating Policy

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

3.5 SANTA ROSA AND ENVIRONS



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

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

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

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

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

(1) The ability of public services to accommodate projected residential, commercial and industrial growth,

(2) Protection of agricultural lands. Proximity to urban Santa Rosa has resulted in pressure to convert such lands to rural residential use, and

(3) Future development in Southwest Santa Rosa prior to annexation by the City and annexation of the Roseland area and other existing developed land within the City's Urban Growth Boundary.

Objective LU-16.1: Avoid urban development within the Urban Service Boundary of Santa Rosa until annexation except where allowed by Specific or Area Plan as of 1986.

Footnote: *Mitigating Policy

Objective LU-16.2: Limit future rural residential development to "infill" within areas already designated for such use.

The following policies shall be used to achieve these objectives:

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

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

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

(1) The project, on referral of an application, must be found consistent with the Redevelopment Plan and found to further the purpose of area rehabilitation by the Redevelopment Agency,

(2) The project must be found consistent with the applicable goals and policies of the General Plan, and

(3) The project must not have a detrimental effect on the health, safety, or welfare of the surrounding area.

Process rezonings concurrently with the project.

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

Policy LU-16e: Recognize existing commercial, industrial, and public/quasi public uses outside Urban Service Boundaries. Limit expansion of these uses to that which does not necessitate extension of water and sewer.

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

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

Footnote: *Mitigating Policy

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

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

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

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

Policy LU-16l: Consider amendment of the urban design standards of the South Santa Rosa Area Plan to allow freeway oriented, attached, self illuminating signs for commercial use, consistent with Section 2.4 of the Open Space and Resource Conservation Element.
Policy LU-16m: Consider adopting a manual of Local Area Development Guidelines comprised of policies from previous Specific Plans and new policies consistent with this plan.

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

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

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

(1) A maximum of 11 residential units of varying acreage with one primary single family dwelling on each parcel,

(2) A 50-room inn and spa with a 125 seat restaurant open to the public within approximately 20+/- acres of K (Recreation and Visitor Serving Commercial)zoning and on its own parcel, and

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

For the westerly 290 =/- acres:

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

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

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

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

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

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

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

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

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

Policy LU-16w: Encourage interrelatedness of the Larkfield-Wikiup community and connection of the two commercial nodes and the residential developments. Encourage development of a park and community recreation center adjacent to Mark West School on Lavell Road and a passive recreational trail along Mark West Creek.

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

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

Policy LU-16z: The intent of the Board of Supervisors in extending the Larkfield-Wikiup Urban Service Area to include the Sutter Medical Center of Santa Rosa/Luther Burbank Memorial Foundation site is to allow for a project of significant public benefit consisting of and limited to: An acute care hospital and ancillary medical facilities and offices on APN's 058-040-058 and -059; and a performing arts community center related to accessory community serving uses on APN's 058-040-060 and 061. All future uses and structures on the 53 acre site shall be subject to use permit review to demonstrate: 1) a significant overriding public benefit, 2) integration within the larger 53 acre site for shared infrastructure, roads, parking and open space, and 3) a high level of architectural and landscape quality suitable to a highly visible major community-serving site. (Resolution #10-0640, 8/24/2010 PLP05-0002).

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

Footnote: *Mitigating Policy

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

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

3.6 SEBASTOPOL AND ENVIRONS

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

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

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

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

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

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

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

Footnote: *Mitigating Policy

Objective LU-17.3: Assure that commercial development in rural portions of the area is of a scale, intensity, and design which is compatible with the area's rural and scenic character.

Objective LU-17.4: Avoid conversion of agricultural lands to non agricultural uses. Development shall be compatible with protection of agricultural lands and agricultural production.

Objective LU-17.5: Avoid urban development that would significantly affect the natural vegetation, wildlife habitat or rare or endangered species in the designated wetlands and riparian areas along the Laguna de Santa Rosa, Estero Americano, Atascadero Creek, Blucher Creek, and other sensitive areas. Design rural development to conserve groundwater, soil resources and conifer forests to the maximum extent feasible.

The following policies shall be used to achieve these objectives:

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

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

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

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

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

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

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

Footnote: *Mitigating Policy

(2) Is compatible with adjacent residential or agricultural uses,

(3) Would not adversely affect the level of service on public roadways or interfere with the movement of farm vehicles,

(4) Provides mitigation for visual impacts within a designated Scenic Corridor through appropriate setbacks, landscaping, and/or screening, and

(5) Is in keeping with the scale and character of the community.

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

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

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

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

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

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

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

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

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

Footnote: *Mitigating Policy

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

(1) The existing single family residences must be of conventional construction and must have legal Building Permits, or the applicant shall provide County Assessor records demonstrating the single family residence(s) was constructed on the project site prior to 1962,

(2) Each existing single family residence must be greater than 840 square feet in size, and must have no prior Planning or Building Permit approvals described as a second dwelling unit, farm family unit, agricultural employee unit, pool house, cabana, or guest house,

(3) The property owner(s) has applied for and agreed to a Zone Change to place the “Z” (Second Unit Exclusion) combining district on the subject property,

(4) All resultant parcels of a subdivision must meet the 1.5 acre minimum parcel size requirement in the Sonoma County Zoning Ordinance for parcels served by private wells and septic systems,

(5) Each of the existing single family residences must be served individually with their own on-site septic system and on-site well,

(6) An on-site inspection and report is required by a qualified Registered Environmental Health Specialist or Registered Civil Engineer, to the satisfaction of PRMD, to verify if the septic systems are functioning properly. If the septic systems have a history of failures, or are substandard and do not meet current County requirements, appropriate repairs or upgrades of the on-site systems may be required,

(7) Each of the existing single family residences must meet all zoning requirements and property line setbacks (front, side, and rear), including resultant property lines from a subdivision, without a variance and must meet all applicable subdivision requirements set forth in the County Subdivision Ordinance,

(8) If subject property is in a Zone 3 or Zone 4 water scarce area, the applicant must prove to the satisfaction of PRMD that each single family residence has adequate water supply,

(9) Each of the existing single family residences must be served by an individual driveway off a public or private roadway or must demonstrate through the Encroachment Permit process that each single family residence can be served by an individual driveway, and

(10) The project would not result in any major physical changes or additional development of the site.

Footnote: *Mitigating Policy

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

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

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

Footnote: *Mitigating Policy

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

In addition, prior to December 31, 2027, any winery on the site is prohibited from: (1) increasing maximum annual production capacity beyond 26,500 cases per year, and (2) having more than 16 special events per year (12 marketing luncheons or dinners with up to 40 participants and 4 industry-wide events with up to 150 participants). Resolution No. 12-0513, adopted 10/23/2012, PLP08-0029.

3.7 ROHNERT PARK - COTATI AND ENVIRONS

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

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

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

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

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

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

Objective LU-18.2: Limit new commercial and industrial development to the cities and the Urban Service Area of Penngrove.

The following policies shall be used to achieve these objectives:

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

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

(1) The use specifically serves the service, employment or agricultural processing needs of planning area residents,

(2) The use is compatible with adjacent residential or agricultural uses,

(3) The use does not adversely affect the level of service on public roadways and would not interfere with the movement of farm vehicles, and

(4) If the use would be located within a designated Scenic Corridor, visual impacts can be mitigated by appropriate setbacks, landscaping, or screening.

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

Footnote: *Mitigating Policy

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

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

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

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

(1) The dwellings must have legal building permits or the applicant shall provide proof that the building was constructed prior to 1960,

(2) An on site survey by the Permit and Resource Management Department is required to verify that the residences are substantial structures,

(3) The applicant must prove to the satisfaction of the Permit and Resource Management Department that separate and adequate water supply and sewage disposal systems exist or can be established for the units, and

(4) Dwellings must be in excess of 840 square feet in area.

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

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

(1) All water, wastewater, and road improvements to be provided under the Canon Manor West Assessment District are installed and operational,

(2) There is demonstrated sewer capacity available to serve additional lots,

(3) The Agreement between the County and the City of Rohnert Park regarding the provision of sewer service has been amended to accommodate creation of new lots, and

(4) The Penngrove Water Company well use permit has been amended to allow service to and connection of the additional lots.

3.8 PETALUMA AND ENVIRONS

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

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

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

Footnote: *Mitigating Policy

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

Objective LU-19.2: Make Petaluma the commercial and industrial center for the southwestern Sonoma County area. Restrict commercial uses to locations within its Urban Service Area and to existing areas allowed by Specific or Area Plans as of 1986.

Objective LU-19.3: Limit recreation and visitor serving uses in rural areas.

Objective LU-19.4: Avoid commercial and industrial development and residential densities greater than one unit per 60 acres on lands that contain important natural resources.

The following policies shall be used to achieve these objectives:

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

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

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

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

(1) The use specifically serves the service, employment, or agricultural processing needs of local area residents or the local agricultural community,

(2) The use is compatible with adjacent residential or agricultural uses,

(3) The use won't adversely affect the level of service on public roadways and will not interfere with the movement of farm vehicles, and

(4) If the use is located within a designated scenic corridor, mitigate visual impacts by appropriate setbacks, landscaping, and/or screening.

Footnote: *Mitigating Policy

Policy LU-19e: Limit uses at Infineon Raceway (on APN 068-150-049, -050, and -056; 068-190-030; 068-100-024) to racing and related vehicle uses, and limited ancillary uses provided that a use permit is approved. Racing and vehicle uses means the storage, repair, fabrication, maintenance and modification of vehicles. "Fabrication" does not include assembly-line or mass production of vehicles. Ancillary uses are to be limited to timing and scoring facilities, media facilities, emergency medical facilities, concession stands and a novelty shop. Permanent lodging facilities, general commercial, industrial and manufacturing uses are not permitted. Notwithstanding the Land Extensive Agriculture and Diverse Agriculture land use designations and uses prescribed by the Land Extensive and Diverse Agriculture zoning districts to the west of the Infineon Raceway facility, certain temporary and/or ancillary raceway uses are permitted on these lands. As depicted on the Sears Point Master Plan, approved April 25, 2000, temporary uses are limited to event parking on APN 068-100-057 through -059, event related trailer parking on APN 068-100-042 through -050, 057, and -061, and will call trailer and related vehicle parking on APN 068-100-055. Ancillary uses are limited to a wetland mitigation area on APN 068-100-057 and -059. Roadway access shall be provided to/from Lakeville Highway to/from the main Infineon Raceway facility as depicted on the Sears Point Master Plan. All temporary and/or ancillary uses will be governed by the conditions of the Use Permit for Infineon Raceway. The above indicated Lakeville Properties, APN's 68-100-037 through -061 and the Couger Mountain parcel, APN 68-150-056, may also be used for an annual bicycle and running event as approved by a Use Permit.

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

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

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

(1) Review all development proposals in the vicinity with regard to their beneficial and adverse impacts,

(2) Encourage greater public awareness relative to wildlife and wildlife management programs,

(3) Encourage the use of natural areas for educational purposes, and

(4) Enforce County Ordinance 1108, which provides criteria for stream maintenance and construction encroachments.

Footnote: *Mitigating Policy

3.9 SONOMA VALLEY

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

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

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

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

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

(1) the relationship between growth and traffic congestion,

(2) the need to upgrade existing public services and infrastructure,

(3) the compatibility of rural development with protection of agriculture, scenic landscapes, and resources,

(4) the cumulative impacts of tourism associated with wineries and special events, and

(5) the availability and quality of water resources.

Footnote: *Mitigating Policy

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

Objective LU-20.1: Seek to jointly coordinate and monitor development within the City of Sonoma and the unincorporated Urban Service Area. Discourage urban development within Sonoma's Urban Service Boundary until annexation by the city (excluding parcels within the Sonoma Valley Redevelopment Area).

Objective LU-20.2: Restrict future industrial development in the unincorporated area to designated areas along the 8th Street East corridor.

Objective LU-20.3: Sonoma is the primary retail and service center for the Sonoma Valley. Boyes Hot Springs, Glen Ellen, and Kenwood are secondary commercial centers. Limited commercial uses shall be restricted to these areas.

Objective LU-20.4: Implement the Sonoma Valley Redevelopment Plan and the General Plan in a consistent manner. Encourage private redevelopment by providing flexibility in the range of land uses within the Redevelopment Area.

Objective LU-20.5: Limit recreation and visitor serving uses in resource areas to low intensity or outdoor uses.

Objective LU-20.6: Accommodate future rail freight service in Sonoma Valley

The following policies shall be used to achieve these objectives:

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

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

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

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

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

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

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

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

(1) The project, on referral of an application, must be found consistent with the Redevelopment Plan and found to further the purpose of area rehabilitation by the Redevelopment Agency,

(2) The project must be found consistent with applicable goals and policies of the General Plan but particularly must not result in traffic levels that exceed the level of service allowed by General Plan policy, and

(3) The project must not have a detrimental effect on the health, safety, or welfare of the surrounding area.

Process any needed rezoning concurrently with the project.

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

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

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

(2) Capacities of public services are adequate to accommodate the use and maintain an acceptable level of service,

(3) Design and siting are compatible with the scenic qualities and local area development guidelines of the local area, and

(4) Siting of structures is compatible with planned infrastructure improvements such as roadway widening and under grounding of public utilities.

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

(1) The lands are in an Urban Service Area or in Kenwood,

(2) The existing supply of commercial land is insufficient to meet projected needs, and

(3) Service capacities, including water and sewer systems and roads, are adequate to accommodate the additional development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(1) Marshes and mudflats should be maintained to the fullest possible extent to conserve fish and wildlife and to abate air and water pollution. Filling and diking that eliminate marshes and mudflats should therefore be allowed only for purposes providing substantial public benefits and only if there is no reasonable alternative. Marshes and mudflats are an integral part of the Bay tidal system and therefore should be protected in the same manner as open water areas,

(2) Any proposed fills, dikes, or piers should be thoroughly evaluated to determine their effects on marshes and mudflats and then modified as necessary to minimize any harmful effects, and

(3) To offset possible additional losses of marshes due to necessary filling and to augment the present marshes:

(a) former marshes should be restored when possible through removal of existing dikes,

(b) in areas selected on the basis of competent ecological study, some new marshes should be created through carefully placed lifts of dredged spoils, and

(c) the quality of existing marshes should be improved by appropriate measures whenever possible.

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

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

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

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

Footnote: *Mitigating Policy

(1) The school or places of religious worship must obtain a use permit prior to initiation of the use,

(2) The use shall not be located on lands currently used for agricultural production and shall not result in conflicts with agricultural production or related processing, support services, or visitor serving uses,

(3) Conflicts with other resource production activities are avoided,

(4) Adequate public services and infrastructure must be available for the use, without inducing unplanned growth, and

(5) Sites are limited to existing parcels less than 5 acres unless an agricultural, scenic, or other in perpetuity easement is applied to the portion of the site not part of the proposed use.

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

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

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

(1) Consistent with the General Plan,

(2) Consistent with sewage disposal regulations of Sonoma County, and

(3) Consistent with the Basin Plan established by the San Francisco Bay Water Quality Control Board.

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

Footnote: *Mitigating Policy

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

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

(1) the relationship between growth and traffic congestion,

(2) the boundaries and extent of Urban Service Areas,

(3) the amount and location of recreation and visitor-serving commercial uses,

(4) the need to upgrade existing structures and public infrastructure, and

(5) the compatibility of rural development with protection of agriculture, scenic landscapes, and resources.

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

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

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

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

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

Policy LU-20ll: The provision of sewer service in the Sonoma Valley is primarily intended to serve uses that are either within the existing boundaries of the Sonoma Valley County Sanitation District (District) or within the designated Urban Service Area Boundary for the District. Extension of sewer service to lands that are south of the City of Sonoma and outside the District or Urban Service Area Boundary is to be avoided. Notwithstanding Policies LU-3c, PF-1f and PF-1g, exceptions to this policy may be considered where the proposed connection meets all of the following criteria:

(1) An Outside Service Area Agreement (OSAA) is approved by the District Board of Directors and by the Sonoma County Local Agency Formation Commission (LAFCO).

(2) The connection is within the Sphere of Influence established by LAFCO for the District and is consistent with LAFCO policies for the District Sphere of Influence.

(3) The uses to be connected are either:

(a) Legally-established uses;
(b) Uses allowed by zoning that replace existing legally-established uses and do not increase the amount of sewage discharged from the property into the District treatment system above the number of "Equivalent Single-Family Dwelling" billing units established for the existing legally-established uses; or

(c) One new dwelling on an existing vacant parcel created prior to January 1, 2010. Sewer service for the parcel shall not exceed one Equivalent Single-family Dwelling billing unit.

(4) The District provides written certification that adequate service capacity is available for the connection.

(5) The District is encouraged to work cooperatively with land owners to extend sewer service through formation of assessment districts, securing easements and other appropriate arrangements. (Added December 8, 2009 by Resolution Number 09-1162 for GPA09-0008)

4. LAND USE IMPLEMENTATION PROGRAM

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

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

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

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

Land Use Program 3: Social and Administrative Services Master Plan

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

Land Use Program 4: Local Area Development Guidelines

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

Land Use Program 5: Development Activity Monitoring

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

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

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

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

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

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

Land Use Program 8: Agricultural Uses in Residential Zones

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

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

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

Land Use Program 10: Evaluation of Public Services and Infrastructure in Community Opportunity Areas

Program Description: Expand on the criteria used for identification of "disadvantaged unincorporated communities" under State law, including household size and per capita income, to identify additional Community Opportunity Areas. Evaluate the adequacy of public services and infrastructure in Community Opportunity Areas in addition to those required under State law, including capacity and condition of stormwater drainage systems; road width, condition, and safety; bike lane, path, and trail safety; and parks. Coordinate with school districts to identify and address safety and infrastructure needs. Consider establishing funding priorities among Community Opportunity Areas relative to their public service and infrastructure deficiencies.

Planning Area Policies Cross Reference Table			
Prior Policy	GP2020	Prior Policy	GP2020
LU-11c	LU-13c	LU-16g	LU-18f
LU-11d	LU-13d	LU-16i	LU-18h
LU-11e	LU-13e	LU-17g	LU-19e
LU-11m	LU-13k	LU-17h	LU-19f
LU-11q	LU-13m	LU-18l	LU-20k
LU-12j	LU-14g	LU-18p	LU-20m
LU-12k	LU-14h	LU-18q	LU-20n
LU-11g	LU-14k	LU-18r	LU-20o
LU-13j	LU-15h	LU-18s	LU-20p
LU-13k	LU-15i	LU-18t	LU-20q
LU-13o	LU-15o	LU-18v	LU-20r
LU-13q	LU-15q	LU-18w	LU-20s
LU-14e	LU-16d	LU-18x	LU-20t
LU-14n	LU-16k	LU-18aa	LU-20u
LU-14q	LU-16n	LU-18dd	LU-20x
LU-14r	LU-16o	LU-18gg	LU-20z
LU-14w	LU-16r	LU-18hh	LU-20aa
LU-14y	LU-16t	LU-18ii	LU-20bb
LU-14z	LU-16u	LU-18jj	LU-20cc
LU-15o	LU-17k	LU-18kk	LU-20ee
LU-15p	LU-17l		
LU-15q	LU-17m		

*Past entitlements may have included references to some past planning area policies. However, GP2020 has resulted in changes to the policy numbering. This table is intended to enable the reader to determine the current number of the former policy.