

AGENDA
BOARD OF SUPERVISORS
SONOMA COUNTY
575 ADMINISTRATION DRIVE, ROOM 102A
SANTA ROSA, CA 95403

TUESDAY

FEBRUARY 4, 2014

8:30 A.M.

(The regular afternoon session commences at 2:00 p.m.)

Susan Gorin	First District	Veronica A. Ferguson	County Administrator
David Rabbitt	Second District	Bruce Goldstein	County Counsel
Shirlee Zane	Third District		
Mike McGuire	Fourth District		
Efren Carrillo	Fifth District		

This is a simultaneous meeting of the Board of Supervisors of Sonoma County, the Board of Directors of the Sonoma County Water Agency, the Board of Commissioners of the Community Development Commission, the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District, the Board of Directors of the Northern Sonoma County Air Pollution Control District, the Sonoma County Public Finance Authority, and as the governing board of all special districts having business on the agenda to be heard this date. Each of the foregoing entities is a separate and distinct legal entity.

The Board welcomes you to attend its meetings which are regularly scheduled each Tuesday at 8:30 a.m. Your interest is encouraged and appreciated.

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the Board's website at <http://www.sonoma-county.org/board/>. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 575 Administration Drive, Room 100A, Santa Rosa, CA.

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Board after distribution of the agenda packet are available for public inspection in the Board of Supervisors office at 575 Administration Drive, Room 100A, Santa Rosa, CA, during normal business hours.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact the Clerk of the Board at (707) 565-2241, as soon as possible to ensure arrangements for accommodation.

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Santa Rosa CityBus: Rt. 14

Golden Gate Transit: Rt. 80

For transit information call (707) 576-RIDE or 1-800-345-RIDE or visit or <http://www.sctransit.com/>

APPROVAL OF THE CONSENT CALENDAR

The Consent Calendar includes routine financial and administrative actions that are usually approved by a single majority vote. There will be no discussion on these items prior to voting on the motion unless Board Members or the public request specific items be discussed and/or removed from the Consent Calendar.

PUBLIC COMMENT

Any member of the audience desiring to address the Board on a matter on the agenda: Please walk to the podium and after receiving recognition from the Chair, please state your name and make your comments. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the subject under discussion. Each person is usually granted 3 minutes to speak; time limitations are at the discretion of the Chair. While members of the public are welcome to address the Board, under the Brown Act, Board members may not deliberate or take action on items not on the agenda, and generally may only listen.

8:30 A.M. CALL TO ORDER

PLEDGE OF ALLEGIANCE

I. APPROVAL OF THE AGENDA

(Items may be added or withdrawn from the agenda consistent with State law)

II. BOARD MEMBER ANNOUNCEMENTS

III. CONSENT CALENDAR

(Items 1 through 10)

PRESENTATIONS/GOLD RESOLUTIONS

(Items 1 through 3)

PRESENTATIONS AT BOARD MEETING

1. Adopt a Gold Resolution declaring Friday, February 7, 2014 as National Wear Red Day in Sonoma County in recognition of the importance of the ongoing fight against heart disease and stroke. (Second District)

PRESENTATIONS AT DIFFERENT DATE

2. Adopt a Gold Resolution proclaiming February 2014 as Children's Dental Health Month in Sonoma County. (Health Services)
3. Adopt a Gold Resolution honoring Sonoma State University's Center for the Study of Holocaust and Genocide and the Alliance for the Study of the Holocaust and Genocide. (First District)

AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

4. Approve plans, and specifications for construction of fencing as part of the North Sonoma Mountain Ridge Trail Project; and Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District to solicit bids to construct fencing along the North Sonoma Mountain Ridge Trail Corridor. (First District)

COUNTY COUNSEL

5. Adopt a Resolution revising the conflict of interest code for the County of Sonoma to update the list of designated positions for the Department of Transportation and Public Works.

REGIONAL PARKS

6. Authorize the Director of Regional Parks to execute an revocable license agreement granting the City of Healdsburg rights-of-way in Healdsburg Veterans Memorial Beach Park to renovate and seismically retrofit the bridge on Healdsburg Avenue over the Russian River in Healdsburg for the period of January 8, 2014 to December 30, 2015 with an option to extend the agreement up to two years. Regional Parks will receive \$1,000 in compensation for the right-of-way. (Fourth District)

TRANSPORTATION AND PUBLIC WORKS

7. Authorize and approve Chair to sign an amendment to the agreement with HDR, Inc for engineering services for the State Route 116 Intersection at Mirabel Road Improvements Project (C04000) in the amount of \$153,646 for a total agreement not to exceed amount of \$850,676 with a term ending December 31, 2014. (Fifth District)
8. Authorize the Chair to execute Amendment No. 1 to the agreement with Brelje and Race Consulting Engineers for engineering services necessary for the water system improvements for the CSA #41 – Salmon Creek Water District, increasing the not-to-exceed amount from \$226,800 to \$254,200 to cover unanticipated construction phase services and engineering services. (Fifth District)
9. Approve and authorize the Chair to sign the engineering design contract with TRC Engineers, Inc. for the replacement of Geysers Road Bridge over Big Sulphur Creek (C09001) in an amount not to exceed \$627,838 with a term ending December 31, 2016. (Fourth District)

APPOINTMENTS/REAPPOINTMENTS

(Item 10)

10. Appoint Janet Orchard to the Agricultural Preservation and Open Space District Advisory Committee for a term of two years expiring February 4, 2016. (Second District)

IV. REGULAR CALENDAR

(Items 11 through 16)

SHERIFF’S OFFICE

- 11. Sheriff’s Office Hiring Update – (A) Accept the update to the Board on the Sheriff’s Office hiring effort, which was initiated October 1, 2012; and (B) Authorize the Sheriff to sign inmate housing agreements with various neighboring and Bay Area counties to reduce the inmate population at the Sonoma County Adult Detention Facilities.

HEALTH SERVICES

- 12. Authorize the Director of Health Services to execute the second amendment to an agreement with VIVA Strategy + Communications, LLC, to enhance services for children by adding a bilingual presenter and expert content provider to the Read, Talk, Play social marketing campaign, increasing the agreement by \$19,981 and resulting in a new total not to exceed amount of \$624,981 with a term ending June 30, 2015.

COMMUNITY DEVELOPMENT COMMISSION

(Commissioners: Gorin, Rabbitt, Zane, McGuire, Carrillo)

- 13. **10:00 A.M.** – Conduct a public hearing and approve the agreement for \$350,000 by and between the Sonoma County Community Development Commission, as seller, and Manoochehr Javaherian, as buyer, for the former Sheriff Substation property located at 16717 Sonoma Highway, Agua Caliente, and authorize and direct the Executive Director of the Commission to carry out all tasks necessary to comply with the terms of the agreement and close escrow. (First District)

TRANSPORTATION AND PUBLIC WORKS

- 14. **10:00 A.M.** – Conduct a public hearing and approve Addendum #1 to the Certified Environmental Impact Report (EIR) for the Charles M. Schulz Sonoma County Airport Master Plan Update Implementation Plan. (Fourth District)

BOARD OF SUPERVISORS

AND

SONOMA COUNTY WATER AGENCY

(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

- 15. Establish assignments for members of the Board of Supervisors and the Board of Directors of the Sonoma County Water Agency for the year 2014.

BOARD OF SUPERVISORS

- 16. Approve a Fee Waiver in the amount of \$375 by Lieutenant Rhea of the California Highway Patrol for a public safety/emergency services demonstration at the Santa Rosa Veterans Memorial Hall on Feb. 6, 2014 from 12:00-4:00 p.m. (Third District)

V. CLOSED SESSION CALENDAR

(Item 17 through 24)

17. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Threatened Litigation Re: EV Charging Stations (Govt. Code Section 54956.9(d)(2)).
18. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Pending Litigation – Name of Case: California River Watch v. County of Sonoma. Sonoma County Superior Court (Govt. Code Section 54956.9(d)(1)).
19. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Anticipated Litigation or Significant Exposure to Litigation (Govt. Code Section 54956.9(d)(2)).
20. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Existing Litigation – Name of Case: Sprint Telephony PCS, L.P., et al v. California State Board of Equalization; County of Alameda; County of Amador; County of Sonoma, et al. (Superior Court of the State of California, County of San Francisco, Case Number CGC-11-511298; Court of Appeal, First Appellate District, Division 1, Case Number A140540.) (Govt. Code Section 54956.9(d)(1)).
21. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Existing Litigation – Name of Case: Verizon California v. California State Board of Equalization; County of Alpine; County of Calaveras; County of Sonoma, et al. (Superior Court of the State of California, County of Sacramento, Case Number 34-2013-00138191.) (Govt. Code Section 54956.9(d)(1)).
22. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Existing Litigation – Name of Case: Citizens Against the Roundabout v. California Department of Transportation; Sonoma County Superior Court, Case No SCV 254660 (Govt. Code Section 54956.9(d)(1)).
23. The Board of Supervisors, the Board of Directors of the Sonoma County Water Agency, the Board of Commissioners of the Community Development Commission, the Board of Directors of the In-Home Supportive Services Public Authority, and the Board of Directors of the Agricultural Preservation and Open Space District will consider the following in closed session: Conference with Labor Negotiator, Agency Negotiators: Wendy Macy/Carol Allen. Employee organization: All. Unrepresented employees: All, including retired employees (Govt. Code Section 54957.6 (b)).
24. The Board of Supervisors will consider the following in closed session: Public Employee Performance Evaluation – Title: Child Support Services Department Director (Govt. Code Section 54957(b)(1)).

VI. REGULAR AFTERNOON CALENDAR

(Items 25 through 30)

2:00 P.M. - RECONVENE FROM CLOSED SESSION

25. Report on Closed Session.
26. **PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA**
(Comments are restricted to matters within the Board's jurisdiction. The Board will hear public comments at this time for up to thirty minutes. Please be brief and limit your comments to three minutes. Any additional public comments will be heard at the conclusion of the meeting. While members of the public are welcome to address the Board, under the Brown Act, Board members may not deliberate or take action on items not on the agenda, and generally may only listen.)
27. Permit and Resource Management Department: Review and possible action on the following:
- a) Acts and Determinations of Planning Commission/Board of Zoning Adjustments
 - b) Acts and Determinations of Project Review and Advisory Committee
 - c) Acts and Determinations of Design Review Committee
 - d) Acts and Determinations of Landmarks Commission
 - e) Administrative Determinations of the Director of Permit and Resource Management

PERMIT AND RESOURCE MANAGEMENT

28. **2:10 P.M. – ZCE13-0003 – Streamlining Place-Based Development Guidelines (ALL DISTRICTS)**
- a) APPLICANT: Sonoma County
 - b) LOCATION: Various
 - c) ASSESSOR'S PARCEL NO.: Various
 - d) ENVIRONMENTAL DOCUMENT: Within the scope of the Environmental Impact Report for the General Plan
 - e) REQUEST:
 - (1) Conduct a Public Hearing on the proposed changes including a General Plan Amendment to the Open Space Maps to add approximately 1,650 properties to the Scenic Landscape Unit and correct mapping errors; and, zoning text changes to revise the Local Area Development Guidelines article, adding a new Local Guidelines Combining Zone, and rescinding the Scenic Design Combining Zone. Zoning map changes include adding approximately 11,300 parcels to the Local Guidelines Combining Zone and approximately 1,650 properties to the Scenic Resource Combining Zone, and correcting zoning map errors.
 - (2) Adopt a Resolution (Attachment A) amending the General Plan Open Space Map to correct mapping and General Plan/Zoning inconsistencies, designate approximately 1,650 properties within a Scenic Landscape Unit to implement the Scenic Highway 116 Guidelines and for the replacement of Scenic Design Combining Zone.
 - (3) Adopt Ordinances in both the Interior (Attachment B) and Coastal Zone (Attachment C) making changes to the Zoning Code text and Official Zoning Database to correct mapping errors, General Plan/Zoning Inconsistencies, establish the Local Guidelines (LG) Combining Zone, rescind the Scenic Design (SD) Combining Zone in its entirety, and replace certain parcels with SD zoning with the Scenic Resource (SR) Combining Zone.

REGULAR AFTERNOON CALENDAR (Continued)

29. **2:10 P.M. – PLP11-0042 – (FIRST DISTRICT)**

- a) APPLICANT: Heidi Neimann
- b) APPELLANT: Bob Haroche
- c) LOCATION: 6445 Highway 12, Santa Rosa
- d) ASSESSOR'S PARCEL NO.: 030-110-036
- e) ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration
- f) REQUEST: Conduct a public hearing and consider adopting a Resolution denying the appeal and upholding the Board of Zoning Adjustments' approval of a Use Permit for expansion of an existing dog daycare to add overnight boarding, grooming, and training for a maximum of 35 dogs.

30. **ADJOURNMENTS**

NOTE: The next meeting will be held on February 11, 2014 at 8:30 a.m.

Upcoming Hearings (All dates tentative until each agenda is finalized)

- 1. February 11th (PM) – ZCE13-0011; Request for a Zone Change - 4400 and 440 Ormsby Lane, Petaluma
- 2. March 11th (PM) – PLP12-0009; Appeal decision to approve a Phased Use Permit and Design Review -10810 Hillview Road, Windsor
- 3. March 18th (PM) – ZCE09-0032; Zone Change - 1515 Gumview Road, Windsor
- 4. March 25th (PM) – PLP13-0030; Use Permit and Design Review – 4170 Santa Rosa Avenue, Santa Rosa
- 5. April 8th (PM) – PLP08-0021; Appeal of a Board of Zoning Adjustments approval of a Use Permit; 35755 and 36000 Hauser Bridge Road, Cazadero



County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 1
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: February 4, 2014

Vote Requirement: No Vote Required

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisor David Rabbitt, 707/565-2241

Supervisorial District(s):

Second

Title: Resolution

Recommended Actions:

Gold Resolution declaring Friday, February 7, 2014 as National Wear Red Day in Sonoma County

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Not Applicable

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

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Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

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Attachments:

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Related Items “On File” with the Clerk of the Board:

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County of Sonoma

State of California

Date: February 4, 2014

Item Number: _____

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Declaring February 7, 2014 as National Wear Red Day in Sonoma County

Whereas, Heart disease is the number one killer of women, yet only one in five American women believe that heart disease is her greatest health threat; and,

Whereas, the American Heart Association's Go Red For Women movement has been impacting the health of women for ten years and more than 627,000 women's lives have been saved and 330 fewer women are dying every day; and,

Whereas, an estimated 43 million women in the U.S. are affected by cardiovascular disease which causes one in three women's deaths each year – killing approximately one woman every minute; and

Whereas, ninety percent of women have one or more risk factors for developing heart disease, yet women comprise only 24 % of participants in all heart-related studies; and,

Whereas, since 1984 more women than men have died each year from heart disease and the gap between men and women's survival continues to widen, however, women are less likely to call 911 for themselves when experiencing symptoms of a heart attack.

Now, Therefore, Be It Resolved, the Sonoma County Board of Supervisors declares Friday, February 7, 2014 as National Wear Red Day in Sonoma County in recognition of the importance of the ongoing fight against heart disease and stroke.

Resolution #

Date:

Page 2

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 2
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Department of Health Services

Staff Name and Phone Number:

Rita Scardaci, x7876

Supervisorial District(s):

Countywide

Title: National Children's Dental Health Month

Recommended Actions:

Adopt a Resolution proclaiming February 2014 as Children's Dental Health Month in Sonoma County.

Executive Summary:

The Department of Health Services (DHS) requests that February 2014 be proclaimed Children's Dental Health Month in Sonoma County. Each February, the American Dental Association (ADA) sponsors National Children's Dental Health Month to raise awareness about the importance of dental health.

The June 2009 Sonoma County Smile Survey found that 52 percent of Sonoma County third-graders had a history of tooth decay, falling short of the Healthy People 2010 goal of under 45 percent. DHS, the Sonoma County Task Force on Oral Health, local dental health care providers, and community-based organizations have been actively working on improving dental health access to Sonoma County's low-income children and families. A few highlights of the efforts underway are listed here:

- Each year in February, the "Give Kids a Smile" day event is coordinated by Community Action Partnership with support from many local organizations.
- DHS embarked on a dental health education campaign, "Healthy Teeth for Healthy Life" with logo, social media, and radio presence.
- DHS Maternal Child Adolescent Health program works with community partners to improve access to dental health care for pregnant women and to promote dental health education to prevent the spread of dental disease to infants.
- Community Action Partnership, with funding from DHS, is piloting a school-based dental sealant program in selected elementary schools for 2nd, 3rd, and 6th graders.
- Community Health Centers have expanded their capacity to serve more individuals thanks to major public and private investments. Additional community health center clinics will expand services in 2014.
- The WIC Dental Days Program provides dental assessments, preventive treatments and referrals at

sites in Santa Rosa, Sonoma Valley, Petaluma, Healdsburg, and Guerneville.

- The Santa Rosa Sunrise Rotary Club partners with the Santa Rosa Junior College dental hygiene program to provide low-cost cleaning, exams, education, and referral services for families six times a year.
- The Sonoma County Smile Survey will be conducted in spring 2014, assessing the dental health of 2000 children, 3rd and 6th grade, throughout the County. The data will serve future efforts to prevent and treat dental disease.

Prior Board Actions:

Annual resolution proclaiming February as Children’s Dental Health Month in Sonoma County.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Proclaiming February 2014 as Children’s Dental Health Month in Sonoma County helps to bring awareness to the issues surrounding children’s dental health.

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 0	County General Fund	\$ 0
Add Appropriations Req'd.	\$ 0	State/Federal	\$ 0
	\$	Fees/Other	\$ 0
	\$	Use of Fund Balance	\$ 0
	\$	Contingencies	\$ 0
	\$		\$
Total Expenditure	\$ 0	Total Sources	\$ 0

Narrative Explanation of Fiscal Impacts (If Required):

There are no fiscal impacts associated with this item.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Resolution

Related Items “On File” with the Clerk of the Board:

None



County of Sonoma
State of California

Date: February 4, 2014

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma,
State Of California, Proclaiming February 2014 As Children's Dental
Health Month In Sonoma County.**

Whereas, each February, the American Dental Association (ADA) sponsors National Children's Dental Health Month to raise awareness about the importance of dental health;

Whereas, the 2009 Sonoma County Smile Survey found that 4% of kindergarteners and 3rd graders were attending school with pain and infection due to untreated decay;

Whereas, the United States Department of Health and Human Services launched an Oral Health Initiative in 2010 whose key message is "Oral Health is Integral to Overall Health";

Whereas, the Sonoma County Task Force on Oral Health convened in 2011 and for the next 3 years mobilized the community to move forward on 5 key recommendations to increase access to prevention and treatment services for children and pregnant women;

Whereas, the Sonoma County Task Force on Oral Health is releasing its final report "Healthy Smiles for Healthy Futures" in February 2014, and

Whereas, developing good habits at an early age and scheduling regular dental visits helps children get a good start on a lifetime of healthy teeth and gums.

Now, Therefore, Be It Resolved that the Board of Supervisors, in joining in this national observance to raise awareness about the importance of dental health, hereby proclaims February 2014 as Children's Dental Health Month in Sonoma County.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 3
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisor Susan Gorin, 565-2241

Supervisorial District(s):

First

Title: Gold Resolution

Recommended Actions:

Adopt a Gold Resolution Honoring Sonoma State University's Center for the Study of Holocaust and Genocide and the Alliance for the Study of the Holocaust and Genocide.

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Not Applicable

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$	County General Fund	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Resolution			
Related Items “On File” with the Clerk of the Board:			



County of Sonoma

State of California

Date: February 4, 2014

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Honoring the Efforts of Sonoma State University's Center for the Study of Holocaust and
Genocide and the Alliance for the Study of the Holocaust and Genocide.**

Whereas, Sonoma State University's Center for the Study of the Holocaust and Genocide and the Alliance for the Study of the Holocaust and Genocide at Sonoma State was formally constituted in 1987 and since that time, the Center has dedicated significant resources for the study of issues surrounding other historical and modern genocides; and,

Whereas, over the course of nearly three decades, the Center has advanced the study of the root causes of hatred and intolerance; and,

Whereas, the Sonoma State University Annual Holocaust and Genocide Lecture Series is the oldest program of its kind in the Western United States and has educated thousands of students and local residents about discrimination and bigotry; and,

Whereas, the Lecture Series has brought world renowned speakers on the Holocaust and genocide as well as survivors in educating hundreds of future teachers; and,

Whereas, the Holocaust and Genocide Memorial Grove at Sonoma State University was created through the combined efforts of the Center for the Study of the Holocaust and Genocide, the Alliance for the Study of the Holocaust and Genocide, the Sonoma State University community and local residents to honor survivors and victims of the genocides committed throughout the world and to recognize educators, scholars and activists working for awareness, tolerance and human rights across the globe; and,

Now, therefore be it resolved that the Sonoma County Board of Supervisors encourages all County residents, government agencies, public and private institutions, businesses and schools to recommit our community to increasing awareness of hatred and intolerance; and,

Be it further resolved that the County of Sonoma declares Sunday, January 26, 2014 as a day to honor the efforts of Sonoma State University's Center for the Study of the Holocaust and Genocide and the Alliance for the Study of the Holocaust and Genocide.

Resolution #

Date:

Page 2

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 4
(This Section for use by Clerk of the Board Only.)

To: Board of Directors of the Sonoma County Agricultural Preservation and Open Space District

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Agricultural Preservation and Open Space District

Staff Name and Phone Number:

Alex Roa, SCAPOSD, 565-7263

Supervisorial District(s):

District 1

Title: North Sonoma Mountain Ridge Trail Fence Bid

Recommended Actions:

1. Approve plans, and specifications for construction of fencing as part of the North Sonoma Mountain Ridge Trail Project;
2. Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District (District) to solicit bids to construct fencing along the North Sonoma Mountain Ridge Trail Corridor.

Executive Summary:

Working collaboratively with the Sonoma County Regional Parks Department (Regional Parks), Bay Area Ridge Trail Council, California Department of Parks and Recreation, and other partners and consultants the District constructed 4.25 miles of trail connecting District owned Jacobs Ranch to Jack London State Historic Park. This trail project continues to move forward the District's 2012-2015 Work Plan for the "North Sonoma Mountain Properties" under the Stewardship Program. Prior to opening the trail to the public, the District will construct fencing along the trail corridor to ensure property boundaries are clearly marked for trail users. The proposed work includes installing split rail and wire fencing, and an equestrian gate, a metal ranch gate, and two frameless gates.

PROJECT HISTORY

In 2008, the Board approved the North Sonoma Mountain Ridge Trail Project. The trail corridor is adjacent to several private landowners. Boundary fencing is needed to protect the security of the neighboring landowners and to inform trail users of property boundaries. From the start of this project, neighboring private landowners have been consulted regarding the upcoming public access. Fencing was identified as a method of addressing the potential impact of the new trail on landowners and their property, livestock, and privacy. If the Board does not authorize the General Manager to solicit bids, boundary fencing will not be installed, which will delay opening of the preserve to the public.

On February 23, 2010, the Board authorized the District and Regional Parks to enter into an agreement for Construction Management Services, for the North Sonoma Mountain Ridge Trail Project. Under this agreement the District will continue to work with Regional Parks to solicit bids, conduct a mandatory pre-bid site visit and award a contract for construction of the trail and associated features.

CONSTRUCTION BID PROCESS

This construction project is to be completed by a single contractor. The design and drawings for the fence and gates were developed by Regional Parks with input from the District, and adjacent private landowners. This contractor will follow the Project Manual and the Plan Set Drawings (both on file with the Clerk) to install:

- Approximately 200 linear feet of wood split rail (3-rail type)
- Approximately 2,570 linear feet of wire mesh fence (4" square mesh with 2-strand barb wire)
- One 12' ranch gate
- One 6' equestrian accessible gate
- Two 8' frameless gates

The project manual discusses the steep and difficult terrain, and the lack of water on site. Access to portions of the proposed fence line require hiking and hauling building material and tools without vehicular access. Due to the location and scope of work, the consultant is required to have a California Contractor's License Class "A" or "C13." The estimated base bid construction cost is \$52,120 and the work is expected to take less than 21 days to complete.

Upon Board approval, District staff will solicit bids for construction with assistance from Regional Parks. The District will return to the Board later in the Spring of 2014 to award the construction contract. Construction is scheduled to start in mid-May, pending Board approval of the contract. The work outlined is expected to require approximately three weeks of acceptable weather and subsequent soil conditions to complete.

Prior Board Actions:

On February 5, 2013, the Board authorized an amendment to a Construction Management Services Agreement between the Agricultural Preservation and Open Space District and Regional Parks extending the terms to November 30, 2014. September 14, 2010, the Board approved a construction contract to complete the North Sonoma Mountain Ridge Trail Project. February 23, 2010, the Board authorized a Construction Management Service Agreement for Regional Parks and for Consultant Services. March 18, 2008, by Reso. No. 08-0250, the Board adopted a mitigated negative declaration and mitigation monitoring program for the North Sonoma Mountain Ridge Trail Project.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

This project is one component of a larger public access project to provide recreational use on the North Slope of Sonoma Mountain. The low-intensity uses allowed as a result of this larger public access project are consistent with the District's 2012-2015 Work Plan and mission at large.

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 52,120		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 52,120
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 52,120	Total Sources	\$ 52,120

Narrative Explanation of Fiscal Impacts (If Required):

The District has this expense budgeted in its FY 13/14 budget. The funding source is sales tax revenue.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

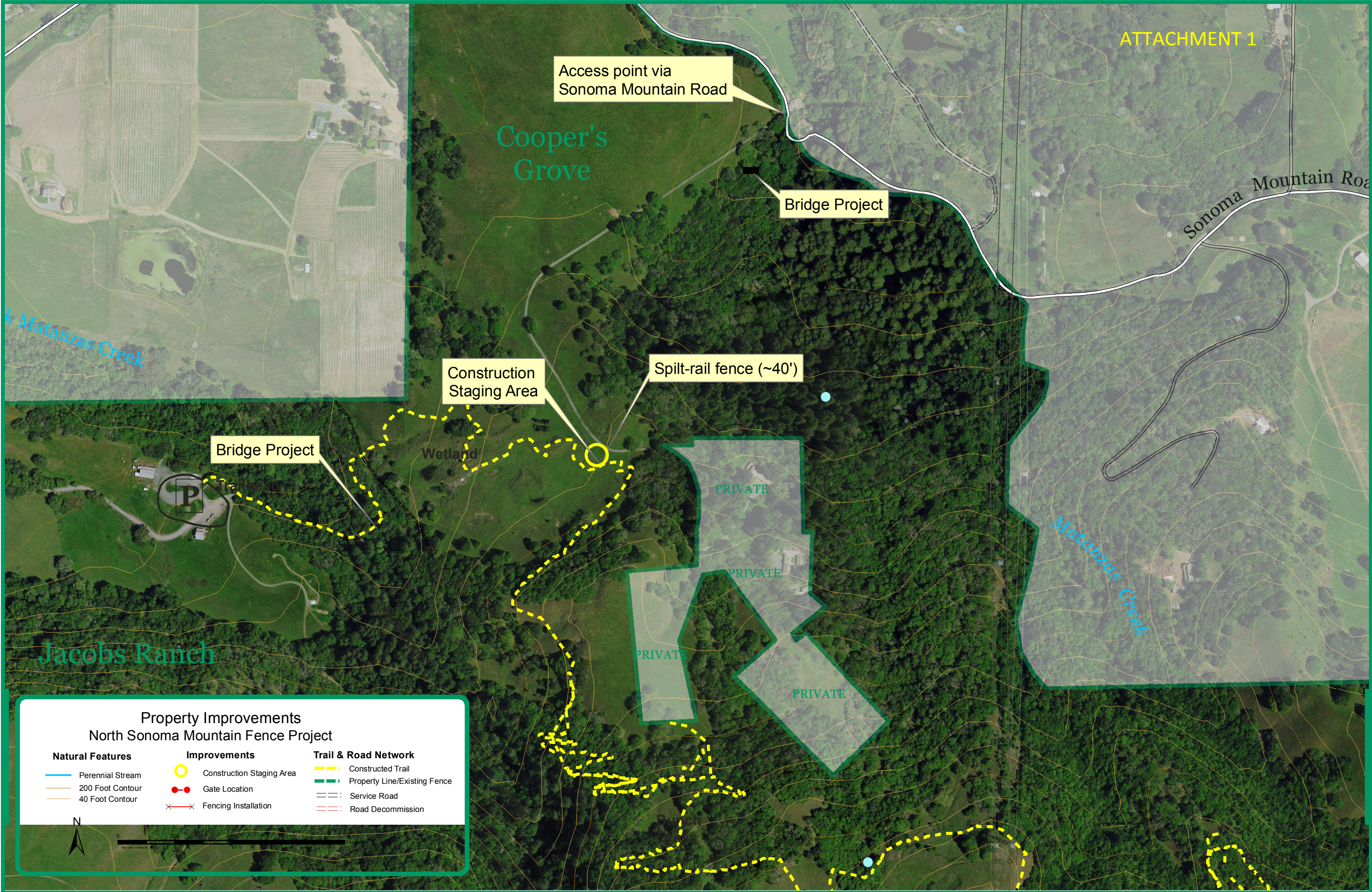
Narrative Explanation of Staffing Impacts (If Required):

Attachments:

1. Map

Related Items "On File" with the Clerk of the Board:

- Project Manual for North Sonoma Mountain Fence Project
- Plan Sets

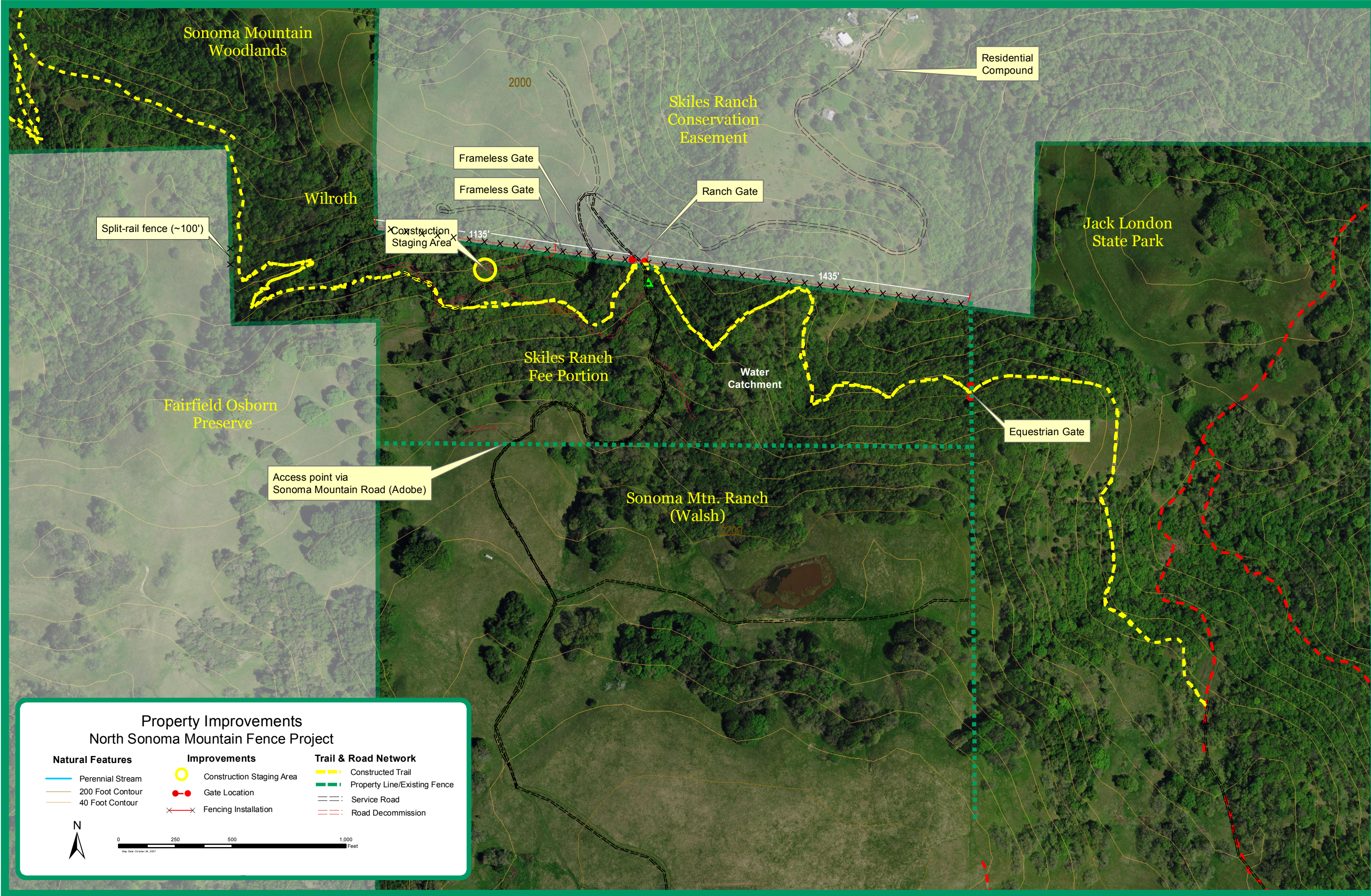


Property Improvements
North Sonoma Mountain Fence Project

Natural Features	Improvements	Trail & Road Network
Perennial Stream	Construction Staging Area	Constructed Trail
200 Foot Contour	Gate Location	Property Line/Existing Fence
40 Foot Contour	Fencing Installation	Service Road
		Road Decommission

N

0 250 500 1000



Sonoma Mountain Woodlands

Wilroth

Skiles Ranch Conservation Easement

Residential Compound

Jack London State Park

Fairfield Osborn Preserve

Skiles Ranch Fee Portion

Water Catchment

Sonoma Mtn. Ranch (Walsh)

Access point via Sonoma Mountain Road (Adobe)

Split-rail fence (~100')

Construction Staging Area

Frameless Gate

Frameless Gate

Ranch Gate

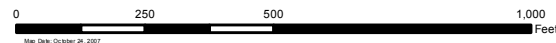
Equestrian Gate

1135'

1435'

2000

2200



Map Date: October 26, 2007

Property Improvements North Sonoma Mountain Fence Project

Natural Features

- Perennial Stream
- 200 Foot Contour
- 40 Foot Contour

Improvements

- Construction Staging Area
- Gate Location
- Fencing Installation

Trail & Road Network

- Constructed Trail
- Property Line/Existing Fence
- Service Road
- Road Decommission



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 5
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date:
February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): County Counsel

Staff Name and Phone Number:
Linda Schiltgen, 707-565-2421

Supervisorial District(s):

Title: Conflict of Interest Code

Recommended Actions:

Adopt resolution revising the conflict of interest code for the County of Sonoma to update the list of designated positions for the Department of Transportation and Public Works.

Executive Summary:

This agenda package relates to the County of Sonoma's own Conflict of Interest Code. State law requires that each local agency adopt a conflict of interest code indentifying (1) those positions in which officers or employees make decisions affecting government spending ("designated employees"), and (2) the types of personal interests which could be affected by those decisions ("disclosure categories"). County departments each adopted their own codes when this law first went into effect in 1976. In 1991, these codes were consolidated into one code for the County of Sonoma. Each County department has identified its designated employees and appropriate disclosure categories. This board item does not modify those other County departments' designated employee lists. It only involves a modification to the Department of Transportation and Public Works' designated employee list.

The Department of Transportation and Public Works suggested certain changes to reflect title and responsibility changes. It recommends adding the following positions to its designated employee list: Senior Engineer; Roads Operation Coordinator; Assistant Airport Manager; Airport Property Specialist; Airport Operations Supervisor; Airport Marketing Specialist; Transit Specialist II; Department Information Systems Manager; Fleet & Equipment Manager; Vegetation Control Advisor; and Road Materials Equipment Specialist/Road Stock. County Counsel has reviewed and approved these changes.

In addition, County Counsel suggests a minor change to the disclosure categories that does not change the substance of disclosure responsibilities. The definition of "income" has included gifts as set forth in the County's conflict of interest code; however, County Counsel suggests adding the term "gift" in each

of the disclosure categories to clarify that qualifying gifts must be reported.

Prior Board Actions:

7-16-1991, Resolution No. 91-1226, Board adopted Conflict of Interest Code for the County of Sonoma. Since then, the Board has updated the list of designated positions every two years as required by state law.

Strategic Plan Alignment

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Resolution; Revised pages of appendix "B" to Conflict of Interest Code

Related Items "On File" with the Clerk of the Board:



County of Sonoma

State of California

Date: February 4, 2014

Resolution Number: _____

4/5 Vote Required

**Resolution of the Board of Supervisors of the County of Sonoma, State of California,
Amending the Conflict of Interest Code for the County of Sonoma to Update the Designated
Employee List for the Department of Transportation and Public Works**

Whereas, in Resolution No. 91-1227, as last amended by Resolution No. 07-0147, this Board adopted a Conflict of Interest Code for the County of Sonoma; and

Whereas, state law requires that each local agency periodically review and revise its code; and

Whereas, the Department of Transportation and Public Works (“Department”) has reviewed its employee designations and disclosure categories pertinent to the Department and recommends the proposed changes in the attached Appendix; and

Whereas, County Counsel has reviewed all proposed changes and believes the Code amendments comply with state law;

Now, Therefore, Be It Resolved that Appendix to the Conflict of Interest Code for the County of Sonoma is hereby amended, and is approved as attached hereto.

Be It Further Resolved that such changes shall become effective immediately and that the Clerk of the Board is directed to send copies of this resolution and revised Appendix to the Department, the County Administrator, the County Counsel, and to place a copy of the revised Appendix on file in the Office of the Board of Supervisors with the Conflict of Interest Code for the County of Sonoma.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

APPENDIX A (Revised February 2014)

DISCLOSURE CATEGORIES	FILE SCHEDULES
1. All sources of income* , gifts* , investments* and business positions in business entities, and all interests in real property** . (Persons designated to report in this category shall complete all schedules.)	ALL SCHEDULES
2. Investments* and business positions in business entities, gifts* and income* from sources which provide services, supplies, materials, machinery or equipment of the type provided by or utilized by the county.	A1 A2 C E
3. Investments* and business positions in business entities, gifts* and income from sources, which provide services, supplies, materials, machinery or equipment of the type utilized by or provided by the employee's department or division.	A1 A2 C E
4. Sources of gifts* and income* from, and investments* and business positions in, business entities which are subject to the regulatory, permit or licensing authority of the employee's department.	A1 A2 C E
5. Sources of gifts* and income* from, and investments* and business positions in, business entities, which engage in land development, construction or the acquisition or sale of real property** ; and all interests in real property** .	ALL SCHEDULES
6. All sources of gifts* and income* from providing mental health or counseling services; and investments* and business positions in business entities which provide mental health or counseling services.	A1 A2 C E
7. Investments* and business positions in business entities and gifts* and income* from sources which provide medical services, including but not limited to privately owned hospitals, medical clinics, laboratories, pharmacies and ambulance companies; and Investments* and business positions in business entities and gifts* and income* from sources which manufacture, sell or distribute medical equipment or services of the type leased or loaned by the county to ambulance services, medical services such as police, sheriff and fire rescue units, trauma centers and emergency rooms; Investments* and business positions in business entities and gifts* and income* from sources of the type providing training for persons engaged in medical service programs.	A1 A2 C E
8. Gifts* and Income* from individuals who are county employees, or who appear before the Civil Service Commission as an employee's representative.	C E
9. Investments* and business positions in business entities and gifts* and income* from sources which provide transportation services subject to the review or approval of the Transportation and Public Works Department and all interests in real property** . 9 (a) Investments , positions in business entities, and gifts* and income from wineries, hotels, motels, restaurants, providers of entertainment, and other business entities of the type whose goods or services are used or purchased by tourists or to promote tourism; (b) any investments in, income and gifts from, or business positions in any entity that supplies goods or services to the Sonoma County Tourism Program; and (c) gifts of over \$50 from anyone with an interest in or who receives income from any industry listed in (a) or (b) above.	A1 A2 B C A1 A2 C D E
10(a) Investments , business positions in business entities, and income from sources which manufacture, sell, or distribute goods or services to the entertainment industry, including the movie industry, television industry, or advertisement industry; (b) any investments in, income from, or business positions in any entity which produces movies, television shows, or advertisements; (c) any investments in, income from, or business positions in any entity that supplies goods or services to the Sonoma County Film Office; and (d) gifts of over \$50 from anyone with an interest in or who receives income from any industry listed in (a), (b), or (c) above.	A1 A2 C D E

* Only investments in and sources of income and gifts from business entities, and sources of income, which do business in Sonoma County, plan to do business in Sonoma County, or have done business in Sonoma County within the past two years should be reported. In addition to other activities, a business entity is doing business within Sonoma County if it owns **real property** within the County.

** Interests in real property which is located in whole or in part within or not more than two miles outside the boundaries of Sonoma County or within two miles of any land owned or used by Sonoma County, or investments in business entities, which buy and sell real property in Sonoma County.

<u>CATEGORY</u>	<u>SCHEDULES</u>
Business Positions	A2, C
Commission Income	A2, C
Gifts received by family members	D (Disclosure may not be required)
Gifts received from family members	D (Disclosure not required, see Schedule D)
Income to my business	A2
Individual Retirement Account	A1, B
Investments	A1, A2
Loans made to others	C (Disclosure not required, but report repayments on Schedule C)
Loans received	B, C
Loans to my business	A2
Owning a business or partnership	A1, A2
Real estate holdings	B (A2 if held by business entity/trust)
Rental income	B, C
Rental property	B (A2 if held by a business entity/trust)
Sale of home/automobile/boat	C
Sole proprietorship	A2
Spouse or registered domestic partner's income	A2, C
Stock holdings	A1, A2
Tickets and passes	D
Travel reimbursements or payments	E
Trusts	A2

**Appendix B – Revised February 4, 2014
 Transportation and Public Works
 Airport/Refuse/Road/Transit**

<u>Designated Positions:</u>	<u>Disclosure Category:</u>
Director	1
Air Quality Manager*	2, 4
Airport Manager	3, 5
Airport Marketing Specialist	3
Airport Operations Supervisor	3
Airport Property Specialist (Right of Way Agent II)	3, 5
Assistant Airport Manager	3, 5
Department Information Systems Manager	3
Deputy Director – Engineering/Maintenance	1
Deputy Director – Transportation/Operations	1
PW Fleet & Equipment Manager	3
Refuse Operations Manager	3,4
Road Operations Division Manager	3,5
Road Materials Equipment Specialist/Road Stock	3
Roads Operation Coordinator	3
Senior Engineer	3,5
Right of Way Manager	5
Transit Systems Manager	3,9
Transit Specialist II	3
Vegetation Control Advisor	3
 Consultants	 **

* Please note under the Conflict of Interest Code adopted by the NSCAPCD Board of Directors, all NSCAPCD technical staff are designated positions.

** Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category in the code subject to the following limitations: The department head may determine in writing that a particular consultant, although a “Designated Position” is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination shall include a description of the Consultant’s duties and, based upon that description, a statement of the extent of disclosure requirements. The department head’s determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

APPENDIX A (Revised February 2014)

DISCLOSURE CATEGORIES	FILE SCHEDULES
1. All sources of income* , gifts* , investments* and business positions in business entities, and all interests in real property** . (Persons designated to report in this category shall complete all schedules.)	ALL SCHEDULES
2. Investments* and business positions in business entities, gifts* and income* from sources which provide services, supplies, materials, machinery or equipment of the type provided by or utilized by the county.	A1 A2 C E
3. Investments* and business positions in business entities, gifts* and income from sources, which provide services, supplies, materials, machinery or equipment of the type utilized by or provided by the employee's department or division.	A1 A2 C E
4. Sources of gifts* and income* from, and investments* and business positions in, business entities which are subject to the regulatory, permit or licensing authority of the employee's department.	A1 A2 C E
5. Sources of gifts* and income* from, and investments* and business positions in, business entities, which engage in land development, construction or the acquisition or sale of real property** ; and all interests in real property** .	ALL SCHEDULES
6. All sources of gifts* and income* from providing mental health or counseling services; and investments* and business positions in business entities which provide mental health or counseling services.	A1 A2 C E
7. Investments* and business positions in business entities and gifts* and income* from sources which provide medical services, including but not limited to privately owned hospitals, medical clinics, laboratories, pharmacies and ambulance companies; and Investments* and business positions in business entities and gifts* and income* from sources which manufacture, sell or distribute medical equipment or services of the type leased or loaned by the county to ambulance services, medical services such as police, sheriff and fire rescue units, trauma centers and emergency rooms; Investments* and business positions in business entities and gifts* and income* from sources of the type providing training for persons engaged in medical service programs.	A1 A2 C E
8. Gifts* and Income* from individuals who are county employees, or who appear before the Civil Service Commission as an employee's representative.	C E
9. Investments* and business positions in business entities and gifts* and income* from sources which provide transportation services subject to the review or approval of the Transportation and Public Works Department and all interests in real property** . 9 (a) Investments , positions in business entities, and gifts* and income from wineries, hotels, motels, restaurants, providers of entertainment, and other business entities of the type whose goods or services are used or purchased by tourists or to promote tourism; (b) any investments in, income and gifts from, or business positions in any entity that supplies goods or services to the Sonoma County Tourism Program; and (c) gifts of over \$50 from anyone with an interest in or who receives income from any industry listed in (a) or (b) above.	A1 A2 B C A1 A2 C D E
10(a) Investments , business positions in business entities, and income from sources which manufacture, sell, or distribute goods or services to the entertainment industry, including the movie industry, television industry, or advertisement industry; (b) any investments in, income from, or business positions in any entity which produces movies, television shows, or advertisements; (c) any investments in, income from, or business positions in any entity that supplies goods or services to the Sonoma County Film Office; and (d) gifts of over \$50 from anyone with an interest in or who receives income from any industry listed in (a), (b), or (c) above.	A1 A2 C D E

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<u>CATEGORY</u>	<u>SCHEDULES</u>
Business Positions	A2, C
Commission Income	A2, C
Gifts received by family members	D (Disclosure may not be required)
Gifts received from family members	D (Disclosure not required, see Schedule D)
Income to my business	A2
Individual Retirement Account	A1, B
Investments	A1, A2
Loans made to others	C (Disclosure not required, but report repayments on Schedule C)
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Owning a business or partnership	A1, A2
Real estate holdings	B (A2 if held by business entity/trust)
Rental income	B, C
Rental property	B (A2 if held by a business entity/trust)
Sale of home/automobile/boat	C
Sole proprietorship	A2
Spouse or registered domestic partner's income	A2, C
Stock holdings	A1, A2
Tickets and passes	D
Travel reimbursements or payments	E
Trusts	A2

**Appendix B – Revised February 4, 2014
 Transportation and Public Works
 Airport/Refuse/Road/Transit**

<u>Designated Positions:</u>	<u>Disclosure Category:</u>
Director	1
Air Quality Manager*	2, 3, 4
Airport Facility Manager	3, 5
<u>Airport Marketing Specialist</u>	3
<u>Airport Operations Supervisor</u>	3
<u>Airport Property Specialist (Right of Way Agent II)</u>	3, 5
<u>Assistant Airport Manager</u>	3, 5
<u>Department Information Systems Manager</u>	3
Deputy Director – Engineering/Maintenance	1
Deputy Director – Transportation/Operations	1
<u>PW Fleet & Equipment Manager</u>	3
Refuse Operations Manager	3, 4, 5
Road Maintenance Operations Division Manager	2, 4, 3, 5
<u>Road Materials Equipment Specialist/Road Stock</u>	3
<u>Roads Operation Coordinator</u>	3
<u>Senior Engineer</u>	3, 5
<u>Supervising Right of Way Manager Agent</u>	5
<u>Transit Systems Manager</u>	3, 9
<u>Transit Specialist II</u>	3
<u>Vegetation Control Advisor</u>	3
Consultants	**

* Please note under the Conflict of Interest Code adopted by the NSCAPCD Board of Directors, all NSCAPCD technical staff are designated positions.

** Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category in the code subject to the following limitations: The department head may determine in writing that a particular consultant, although a “Designated Position” is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination shall include a description of the Consultant’s duties and, based upon that description, a statement of the extent of disclosure requirements. The department head’s determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 6
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Regional Parks

Staff Name and Phone Number:

Bert Whitaker

Supervisorial District(s):

Fourth District

Title: Healdsburg Avenue Bridge Retrofit RLA

Recommended Actions:

Authorize the Director of Regional Parks to execute a Revocable License Agreement granting the City of Healdsburg rights-of-way into Healdsburg Veterans Memorial Beach Park for the period of January 8, 2014 to December 30, 2015 with an option to extend the agreement up to two years. Regional Parks will receive \$1,000 in compensation for the right-of-way.

Executive Summary:

The City of Healdsburg is working with CalTrans to renovate and seismically retrofit the bridge on Healdsburg Avenue over the Russian River in Healdsburg. The bridge is located adjacent to Healdsburg Veterans Memorial Beach Regional Park (HVMB) and construction activities will both encroach upon and impact the park. The City of Healdsburg has requested a temporary construction Right-Of-Way agreement from January 8, 2014 until December 30, 2015 for the areas adjacent to the bridge, adjacent to Healdsburg Avenue, and along the west bank of the Russian River next to Kennedy Lane. Construction impacts on the park are expected to diminish significantly after work planned for the summer of 2014 is completed. The City of Healdsburg will provide \$1,000 in compensation to Regional Parks, the appraised value of the Right-Of-Way.

In the summer of 2014 the City of Healdsburg will sink two new piers to support the column in the center of the bridge. The City will build an access road from Healdsburg Avenue through park property to the river bank and a platform over the river to reach the column. The rip-rap on west bank of the river will be renovated at this time. Of all the scheduled work on the bridge, the new pier supports and the rip-rap renovation will cause the most disruption to the park. This phase of the project will be completed in early October 2014. After October 15, 2014 the City of Healdsburg will move to the superstructure of the bridge. Activities include sandblasting, installation of a new deck and road surface, structural repairs, and painting. During this phase of the project the City will build a temporary catchment under the bridge for worksite safety. This work will be completed in Fall 2015

Additionally, Regional Parks is planning to complete mandated repairs on the War Memorial Dam during the summer while the park is impacted due to the bridge renovation and retrofit. During the 2014 summer season Regional Parks will close HVMB Monday through Friday and open the facility for wading in the Russian River and other normal park uses on weekends and holidays.

Regional Parks does not expect the Monday through Friday park closures to significantly reduce day use revenues as the park receives most visitors on weekends and holidays. The park closures will also not significantly reduce staffing needs at the facility. Regional Parks will not have a Healdsburg Water Carnival in 2014 which reduces anticipated revenues and related expenditures. Regional Parks will also avoid costs associated with raising and lowering the dam. Regional Parks expects revenue to be reduced by \$40K compared to May through October 2013 and related expenditures are expected to be reduced by \$55K for a net savings of \$15K. These savings along with another \$10K in current appropriations will be spent on repairing the War Memorial Dam.

Prior Board Actions:

None

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 1,000.00		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 1,000.00
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 1,000	Total Sources	\$ 1,000

Narrative Explanation of Fiscal Impacts (If Required):

The City of Healdsburg will pay the County \$1,000 for a temporary Right-Of-Way.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):
Attachments:
Related Items "On File" with the Clerk of the Board:
HVMB Bridge Repair RLA.pdf



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 7
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number:

Susan Klassen (707) 565-2231

Supervisorial District(s):

Fifth District

Title: Engineering services for the Mirabel Road at State Route 116 Intersection Improvements

Recommended Actions:

Authorize and approve Chair to sign an amendment to the agreement with HDR, Inc. for engineering services for the State Route 116 Intersection at Mirabel Road Improvements Project (C04000) in the amount of \$153,646, for a total agreement not to exceed amount of \$850,676, with a term ending December 31, 2014.

Executive Summary:

The staff of the Department of Transportation and Public Works (TPW) is requesting the Board approve a contract amendment with HDR, Inc. for additional engineering services for the Mirabel Road at SR 116 Intersection Improvements Project (C04000) in the amount of \$153,646 resulting in a total not to exceed amount of \$850,676, with a term ending December 31, 2014.

In June, 2011 the Board approved an agreement with HDR for design services related to the design and development of construction contract documents related to the State Route 116 at Mirabel Road Intersection Improvements Project. A delay in completing the environmental document was caused by additional Caltrans' requirements for a paleontology study and report, and difficulty getting access to private property to conduct full archeological surveys. Because of this delay there is a need for additional engineering support for the environmental process and extended project management for monthly meetings. TPW staff request this amendment to provide additional engineering support beyond the scope of work defined in the original agreement to allow for the additional studies and changes required by Caltrans and to provide continued engineering services. The additional tasks include traffic growth forecasting, pavement lifecycle analysis, paleontology evaluation, advanced beacon detailing, additional drainage details, and additional ADA compliance.

HDR was originally selected as the consultant for this project following an extensive selection process. The Department advertised a Request for Proposals (RFP) in a newspaper of general circulation. The proposals received in response were evaluated and ranked based on each consultant's response to the

following criteria: experience, project team and key staff, technical ability, relevant project experience, Caltrans project experience and project approach. Local preference was not a consideration in the selection of a consultant as Federal funding was anticipated for the project.

Prior Board Actions:

6/14/2011: Board authorized Agreement with HDR for design engineering

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The project meets the needs of the community to provide a safe transportation network; the improvements to the intersection will enhance safety, reduce congestion and improve the flow of traffic along this corridor.

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 153,646		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 153,646
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 153,646	Total Sources	\$ 153,646

Narrative Explanation of Fiscal Impacts (If Required):

This project is funded with a combination of Measure M, Proposition 1B and Countywide Mitigation funds.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

First Amendment; Location Map

Related Items "On File" with the Clerk of the Board:

Agreement

**FIRST AMENDMENT TO
AGREEMENT FOR PROFESSIONAL SERVICES**

This First Amendment (“First Amendment”), dated as of this ____ day of _____, 20 ____ (“Effective Date”), is to that certain Agreement for Professional Services by and between the County of Sonoma (hereinafter “County”), and HDR Engineering, Inc. a California Corporation (hereinafter “Consultant”), dated as of June 14, 2011 (the “Original Agreement,” and as supplemented and amended by this First Amendment, the “Agreement”). County and Consultant are sometimes referred to hereinafter individually as a “party” and collectively as the “parties.”

R E C I T A L S

WHEREAS, County and Consultant previously entered into the Original Agreement to provide project management, planning, preliminary engineering, final design, right of way engineering, plans approval, construction bidding services, construction support and claims assistance for the amount not to exceed of \$695,750 and

WHEREAS, County and Consultant desire to amend the Agreement in order to supplement the original agreement to fund additional engineering services to develop plans and environmental document for approval by Caltrans, to increase the not to exceed amount to \$850,676 , and to extend the term to December 31, 2014; and

WHEREAS, in the judgment of the Board of Supervisors of the County of Sonoma, it is necessary and desirable to amend the Agreement as set forth above.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the receipt and adequacy of which is acknowledged, the parties hereto agree as follows:

A G R E E M E N T

As of the Effective Date, the Agreement shall be deemed to be amended in the following manner:

1. Incorporation of Recitals. The foregoing recitals are true and correct and are hereby incorporated into and form a part of this Amendment.
2. The following exhibits are attached hereto and incorporated herein:
 - (a) EXHIBIT A-1: ADDITIONAL SCOPE
 - (b) EXHIBIT A-1.1: PER TASK NOT TO EXCEED AMOUNTS
 - (c) EXHIBIT A-2: 2013-2014 HOURLY RATE SCHEDULE

All references in the Original Agreement to Exhibit A, shall include reference to Exhibit A-1, respectively, to this First Amendment.

COUNTY AND CONSULTANT HAVE CAREFULLY READ AND REVIEWED THIS FIRST AMENDMENT AND EACH TERM AND PROVISION CONTAINED HEREIN AND, BY EXECUTION OF THIS FIRST AMENDMENT, SHOW THEIR INFORMED AND VOLUNTARY CONSENT THERETO.

—THIS SPACE INTENTIONALLY LEFT BLANK—

SIGNATURES BEGIN ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the Effective Date.

CONSULTANT: HDR ENGINEERING, INC.

By: _____

Name:

Title:

Date: _____

COUNTY: COUNTY OF SONOMA

CERTIFICATES OF INSURANCE ON FILE WITH AN APPROVED AS TO SUBSTANCE FOR COUNTY:

By: _____

Department Head

Date: _____

APPROVED AS TO FROM FOR COUNTY:

COUNTY COUNSEL

By:  _____

Deputy County Counsel

Date: 1-3-14

By: _____

Chair, Board of Supervisors

Date: _____

ATTEST:

By: _____

Clerk of the Board

October 17, 2013

Kevin Howze, Engineering Division Manager
County of Sonoma Department of Transportation and Public Works
2300 County Center Drive, Suite B100
Santa Rosa, CA 95403

Dear Kevin,

The requested amendment to the agreement is in response to changes/additions to the scope of work and for planned activities that were extended well beyond what would normally be expected in developing a similar project. The description of activities that corresponds to the attached spreadsheet of costs totaling ~~\$154,926~~ is as follows (note the task numbering matches numbering from the original scope of services):

\$153,646

Task 2 – Preliminary Engineering Activities

Task 2.1- Provide Technical Support for County Environmental and PA/ED Activities: This work included preparing revisions in support of County environmental efforts: 2 revisions to the area of potential affects (APE) map; prepare a survey coverage area map; revise the biological survey area (BSA) map and visual impacts map and finally prepared a farmland impact map.

Task 2.2 – Draft and Final Combined Project Study Report/Project Report: The original scope included a draft and final. HDR prepare a third submittal to Caltrans and received comments incorporated into a 4th submittal. Additionally, the report signatories requested edits resulting in additional (partial) submittals.

Task 2.6- Geotechnical Reports (Additional Details, Analysis and packaging): Caltrans requested additional report details beyond the draft and final submittals. Additionally, after agreeing to a combined materials/foundation report, wanted the reports split into two separate documents.

Task 2.7 – Paleontology Evaluation Report: HDR engaged James Allen at County request to prepare a PER. This was not originally scoped or budgeted.

Task 4 – 65% PS&E

Task 4.2- Typical Cross Sections: HDR ended up preparing 4-additonal sheets to depict typical cross sections than anticipated. Also HDR revised the pavement section per direction from Caltrans materials design.

Task 4.4 – Contour Grading and Pavement Elevation Plans: Eight additional sheets were required to depict detailed contour grading and spot elevations needed at the roundabout with separate details of the handicap ramps per Caltrans comments.

Task 4.5 – Stage Construction and Traffic Handling Plans: Eighteen additional sheets were needed to depict staging and traffic handling based on Caltrans constructability review.

Task 4.8 - Drainage Plans and Details: Three additional sheets were needed to depict additional onsite and offsite drainage.

Task 4.13 – Retaining Wall Plans and Details: Ten additional sheets were needed to depict the two stage retaining walls beyond what was anticipated originally.

Additional Services to the Sonoma County Department of Transportation and Public Works

Task 4.17 – Profile Revisions for ADA: Revised crosswalk details issued by Caltrans in a technical directive required that HDR revise our profiles, contour grading and drainage at the 100% stage in order to comply with revised crosswalk standards.

Task 6 – Final PS&E (100%)

Task 6.5- Pavement Life Cycle Cost Analysis: HDR evaluated different pavement types including rigid, flexible and rapid set base to comply with Caltrans directive.

Task 6.6 – Retaining Wall Plans – Detailed Architectural Treatments: HDR prepared architectural treatment plans to detail the texturing, scoring and coloring of the soil nail walls to match existing walls constructed in the County.

Task 7 – Right of Way Engineering

Task 7.5- Extend Landnet to Additional Properties: HDR was required to extend the landnet (existing right of way and property lines) further east into Forestville per request of Caltrans right of way. This included additional surveys and office work. This landnet is approved by Caltrans.

Task 7.6 – Resolution of Landnet Issues: Caltrans was missing a key existing right of way map at SR 116 /Mirabel Road from their files. Chaudhary had to resolve right of way based on County records supplemented by additional field surveys.

Task 7.7 – Survey of Drainage System: HDR requested that Chaudhary perform additional survey of offsite drainage to comply with Caltrans comments on their review of the drainage plans and report. To note the state of progress to date, the combined PSR/PR is complete and it is my understanding that the document is undergoing signature at Caltrans. With the final signatures the project will have achieved the PA/ED. On a parallel track, HDR has developed 100% plans and specifications and those documents have been reviewed by Caltrans. HDR has not responded to or updated the plans to reflect those comments. The next steps will be to continue utility coordination, perform right of way engineering (prepare the hardcopy and record maps), and perform right of way appraisals and acquisitions.

I appreciate your efforts in seeing that HDR recover our costs on this project. I understand the County desire to stop work until public support issues are resolved. If we can assist, please don't hesitate to ask.

Sincerely,
HDR Engineering Inc.



Adrian Gunderson, Project Manager

Attachment: Additional Scope of Services Spreadsheet Dated October 10, 2013

CC: HDR project Files

EXHIBIT A-1.1

Maximum pay for Tasks

Consultant to be paid a maximum of \$153,646, for the additional tasks listed below, distributed in the following manner:

For Task 2.1	Consultant to be paid an amount not to exceed	\$ 7,123
For Task 2.2	Consultant to be paid an amount not to exceed	\$11,778
For Task 2.6	Consultant to be paid an amount not to exceed	\$ 7,100
For Task 2.7	Consultant to be paid an amount not to exceed	\$ 7,204
For Task 4.2	Consultant to be paid an amount not to exceed	\$ 7,449
For Task 4.4	Consultant to be paid an amount not to exceed	\$ 8,712
For Task 4.5	Consultant to be paid an amount not to exceed	\$13,853
For Task 4.8	Consultant to be paid an amount not to exceed	\$ 4,579
For Task 4.13	Consultant to be paid an amount not to exceed	\$31,136
For Task 4.17	Consultant to be paid an amount not to exceed	\$22,807
For Task 6.5	Consultant to be paid an amount not to exceed	\$ 3,912
For Task 6.6	Consultant to be paid an amount not to exceed	\$14,783
For Task 7.5	Consultant to be paid an amount not to exceed	\$ 7,806
For Task 7.6	Consultant to be paid an amount not to exceed	\$ 3,868
For Task 7.7	Consultant to be paid an amount not to exceed	\$ 1,536

EXHIBIT A-2

HDR Engineering Inc.
State Route 116-Mirabel Road Roundabout PS&E
Sonoma County Department of Transportation and Public Works
Schedule of Rates and Charges

Personnel Charges:

	Names	Hourly Billing Rate Range
Project Manager	Adrian Gunderson	\$266.36
Structural QA/QC	John Maniscalco	\$248.31
Senior Structural Engineer	Shariq Pervaiz	\$166.11
Civil QA/QC	Brian Stewart	\$163.17
Senior Utility Engineer	Mark Shippen	\$183.46
Civil/Traffic Engineer	Vincent Fung	\$147.00
Civil Engineer	R. Chongchaikit; Sheena Patel	\$118.48 - \$122.30
Structural Engineer	Kyle Sanford	\$97.02
Civil/Structural CADD	R. Douglass; A. Paez; John Vought	\$99.23 - \$139.94
Administrative	Nora Koh	\$120.54

The Hourly Rates are based on the direct labor rates for each classification and the **Overhead rate of 157% and 10% profit**

Vehicles and Mileage:

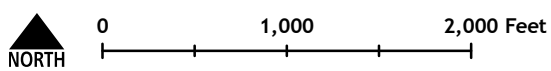
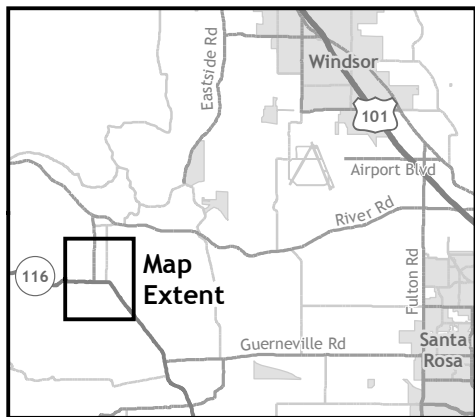
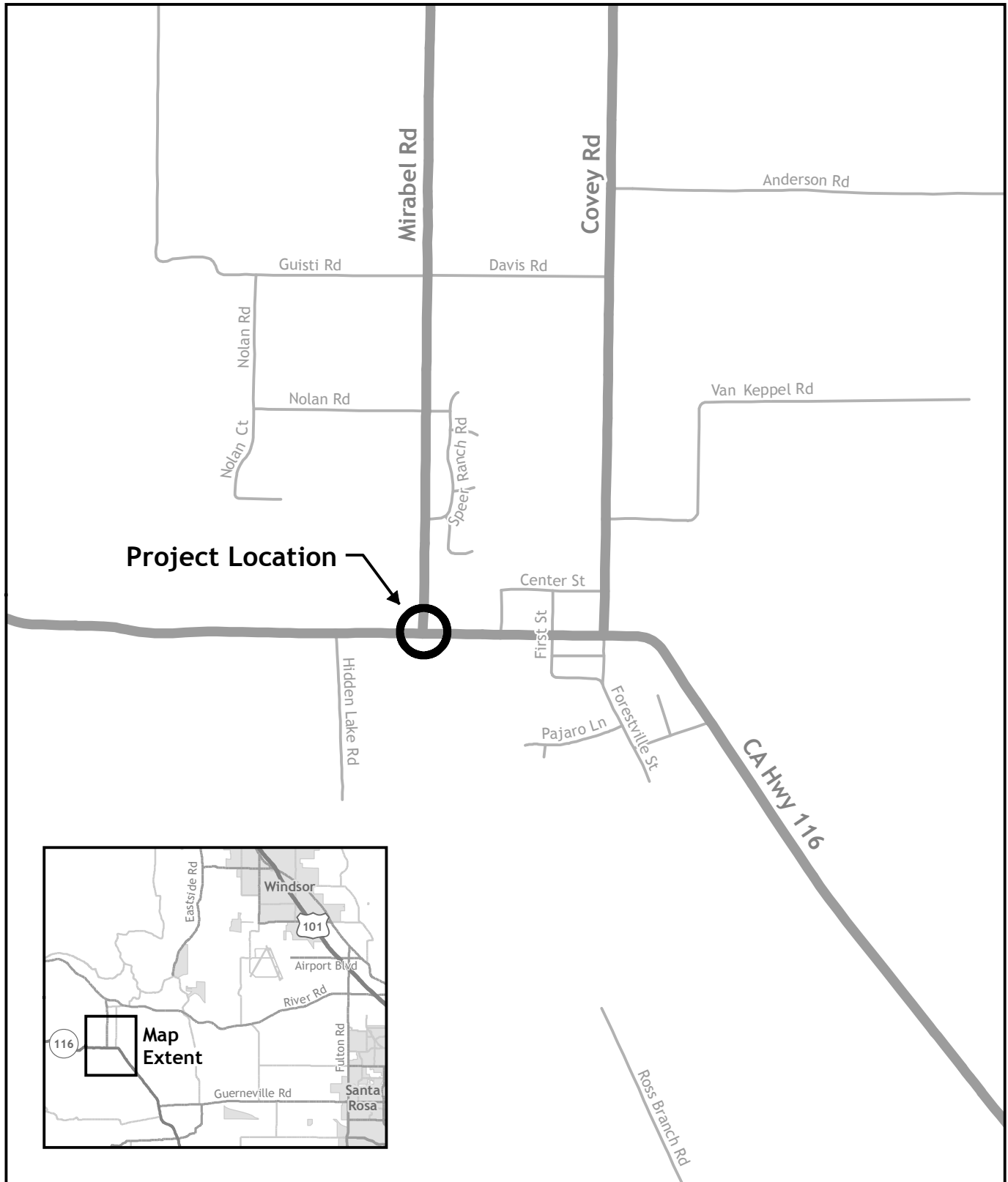
The mileage for personal vehicles used for project work will be the correct mileage base as published by the IRS.

Document Reproduction:

In house reproduction will be charged \$0.10 per page (8 1/2" x 11") and \$0.75 per page (8 1/2" x 11") for color copy.

Location Map

Mirabel Road at State Route 116 Intersection Improvements Project (C04000)





County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 8
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Work

Staff Name and Phone Number:

Susan R. Klassen, 707-565-2231

Supervisorial District(s):

Fifth

Title: Amendment to the Agreement for Engineering Services for CSA #41 – Salmon Creek Water District

Recommended Actions:

Authorize the Chair to execute Amendment No. 1 to the Agreement with Brelje and Race Consulting Engineers for engineering services necessary for the water system improvements for the CSA #41 – Salmon Creek Water District, increasing the not-to-exceed amount from \$226,800 to \$254,200 to cover unanticipated construction phase services and engineering services.

Executive Summary:

Staff is recommending the approval of the First Amendment to the Agreement with Brelje & Race Engineering Consultants for construction engineering, technical services, and inspection services for the construction of the Salmon Creek Water District System Wide Improvements (“Project”). The original Agreement was approved by the Board on March 27, 2012 in the not-to-exceed amount of \$226,800 providing various services on a time and materials basis within separate not-to-exceed budget allowances.

Two of the separate budget allowances require additional funds to complete the construction project. Geotechnical engineering services, provided by a sub-consultant, are inadequate due to the level of construction phase services, such as testing and foundation review. Based on geotechnical costs incurred to date and an estimate of future geotechnical services, the maximum compensation amount for the Additional Services portion of the budget will increase from \$29,600 to \$37,000 (+\$7,400).

The original estimate for on-site inspection services during the construction phase assumed part-time representation averaging 3.5 hours per day. Due to the complexity of the Project during the first two months, full time inspection was required during the expansion of the spring collection system and excavation and shoring for the raw water tank. Brelje & Race anticipates that the remainder of the Project will continue to require greater than a part-time presence moving towards completion. Therefore, the Resident Project Representative portion of the budget will increase from \$58,000 to

\$78,000 adding approximately 200 additional hours of available inspection services.

The amended budget total for the Agreement will increase by \$27,400 to \$254,200. Mid-year adjustments will be made to other line items in the Salmon Creek Construction budget that will not be expended as originally budgeted. Therefore, there is no increase to the total expenditures for the project. The approval of this amendment will not change the cost of the financing nor will it change the amount that the residents pay on the charge levy posted to their annual property taxes.

County Counsel has reviewed this item as to form.

Prior Board Actions:

7/30/13: Board approved the Resolution No. authorizing and providing for the indebtedness for the Salmon Creek Water District; and the Sonoma County Public Finance Authority approved the issuance, sale and delivery of the water revenue bonds, Series 2013 A and B. 6/25/13: Board awarded the Salmon Creek Water District system improvements construction project to Pacific Infrastructure in the amount of \$976,320 plus \$50,000 contingency for a total of \$1,026,320. 6/18/13: Board adopted Ordinance No. 6038, amending Ordinance 4024, as amended; 6/4/13: Board held a Proposition 218 public hearing regarding amending Ordinance No. 4024 to increase meter rates, water rates, levy fees to repay all loans for the Improvement Project and executed Resolution No. 13-0229 waiving full reading of the Ordinance. 3/27/12: Board approved the Agreement for Engineering Services with Brelje and Race Consulting Engineers in the amount of \$226,800.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Continue providing drinking water that meets the State of California safe drinking water standards to the Salmon Creek Water District community.

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 254,200		\$
Add Appropriations Req'd.	\$ 0	State/Federal	\$ 254,200
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 254,200	Total Sources	\$ 254,200

Narrative Explanation of Fiscal Impacts (If Required):

The necessary appropriations will be adjusted during Mid-Year Consolidated Budget Adjustments.

Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None.			
Attachments:			
First Amendment; Location Map			
Related Items "On File" with the Clerk of the Board:			
Agreement			

FIRST AMENDMENT TO THE STANDARD FORM OF AGREEMENT BETWEEN
OWNER AND ENGINEER FOR PROFESSIONAL SERVICES

This First Amendment (“Amendment”), dated as of _____, 2014 (“Effective Date”) is by and between the County of Sonoma, a political subdivision of the State of California (hereinafter "County"), and Brelje & Race Consulting Engineers (hereinafter "Engineer").

R E C I T A L S

WHEREAS, County is the “Owner” of the County Service Area #41 – Salmon Creek Zone of Benefit; and

WHEREAS, County and Engineer entered into an agreement to provide engineering and technical services for capital improvements to the existing water system with enhancements that include a new raw water storage tank, a new micro-filter treatment system, a modified fire flow pumping system, acquisition of the parcel of land at the existing tank site, enhancement of the existing raw water intake, and modification of the existing pump house; and

WHEREAS, the Engineer will need additional funds to cover unanticipated expenses for construction phase services, including testing and foundation review, and for additional inspection services required during construction; and

WHEREAS, the County approved the Original Agreement on March 27, ~~2013~~2012; and

WHEREAS, financial assistance through a grant/loan package has been provided by the U.S.D.A. Rural Development, a governmental entity, in the amount of \$983,000 in loan funds and \$512,000 in grant funds; and

WHEREAS, in the judgment of the County, it is necessary and desirable to continue to employ the services of Engineer through completion of the construction of the water system improvements.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereto agree as follows:

A G R E E M E N T

As of the date of this Amendment, the Agreement shall be deemed to be amended in the following manner:

1. Exhibit C (Compensation for Services) is amended to replace page 4 of Exhibit C detailing the budget table entitled “*Salmon Creek Water District System Improvements, Summary of Engineering Compensation*” with the attached page 4 detailing the amended budget table entitled “*Salmon Creek Water District System Improvements, First Amendment to the Summary of Engineering Compensation.*”

2. Except to the extent the Agreement is specifically amended or supplemented hereby, the Agreement, together with exhibits, shall continue to be in full force and effect as originally executed, and nothing contained herein shall be construed to modify, invalidate, or otherwise affect any provision of the Agreement or any right of County arising thereunder.

3. This Amendment shall be governed by and construed under the internal laws of the State of California, and, to the extent allowed by law, the parties agree that any action to enforce the terms of this Amendment or for the breach thereof shall be brought and tried in the County of Sonoma.

4. The Recitals are incorporated into and form a part of this Amendment.

COUNTY AND CONSULTANT HAVE CAREFULLY READ AND REVIEWED THIS FIRST AMENDMENT AND EACH TERM AND PROVISION CONTAINED HEREIN AND, BY EXECUTION OF THIS FIRST AMENDMENT, SHOW THEIR INFORMED AND VOLUNTARY CONSENT THERETO.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Owner: County of Sonoma

Engineer: Brelje & Race Consulting Engineers

By:

By:

Title: Chair, Board of Supervisors

Title: President

Date Signed:

Date Signed:

Engineer CA License No. 31909

Address for giving notices:
2300 County Center Drive, Suite B100
Santa Rosa, CA 95403

Address for giving notices:
5570 Skylane Blvd.
Santa Rosa, CA 95403

Designated Representative (see paragraph 8.03.A):

Designated Representative (see paragraph 8.03.A):

Stephen B. Urbanek, P.E.

John S. Locey

Title: Pavement Preservation Manager

Title: President

Phone Number: 707-565-2231

Phone Number: 707-576-1322

**CERTIFICATES OF INSURANCE ON FILE
WITH AND APPROVED AS TO FORM BY
DEPARTMENT**

AGENCY CONCURRENCE

Department: Transportation and Public Works

Agency: USDA Rural Development

By (Signature):

By (Signature):

Typed Name: Susan R. Klassen, P.E.

Typed Name: Michael Starinsky

Title: Director

Title:

Date:

Date:

APPROVED TO AS BY FORM FOR COUNTY

By (Signature):

Title: County Counsel

Date:

SALMON CREEK WATER DISTRICT

SYSTEM IMPROVEMENTS

**FIRST AMENDMENT TO THE
SUMMARY OF ENGINEERING COMPENSATION
(EJCDC No. E-510- Attachment)**

STUDY AND REPORT PHASE (PER)

TOTAL (Exhibit C- paragraph C.2.01-A.1) \$ Separate Agreement

DESIGN AND CONTRACT ADMINISTRATION SERVICES

	Agreement	Amendment	Adjusted Budget
Design Engineering	\$99,600		
Bidding/Contract Award Services	\$3,500*		
Construction Phase Services	\$33,300		
As-Built Drawings	\$ 2,800		
TOTAL (Exhibit C- paragraph C.2.01-A.2)	\$139,200		

RESIDENT PROJECT REPRESENTATIVE (Inspection)

TOTAL (Exhibit C- paragraph C.2.04)	\$58,000*	\$20,000	\$78,000
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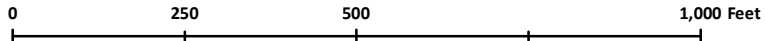
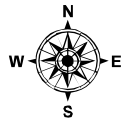
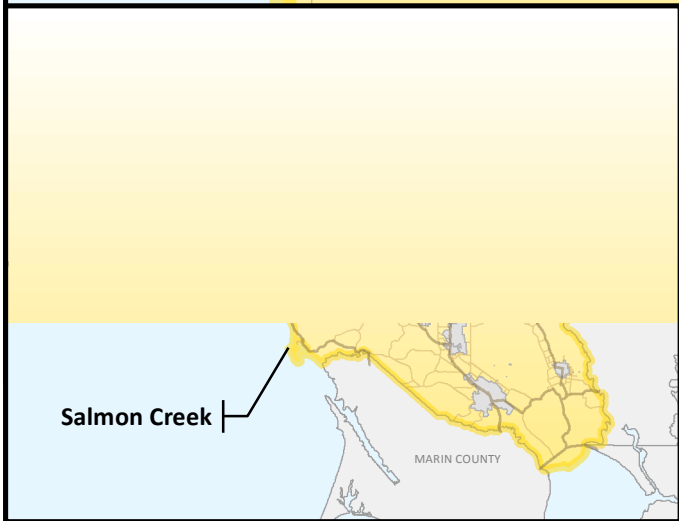
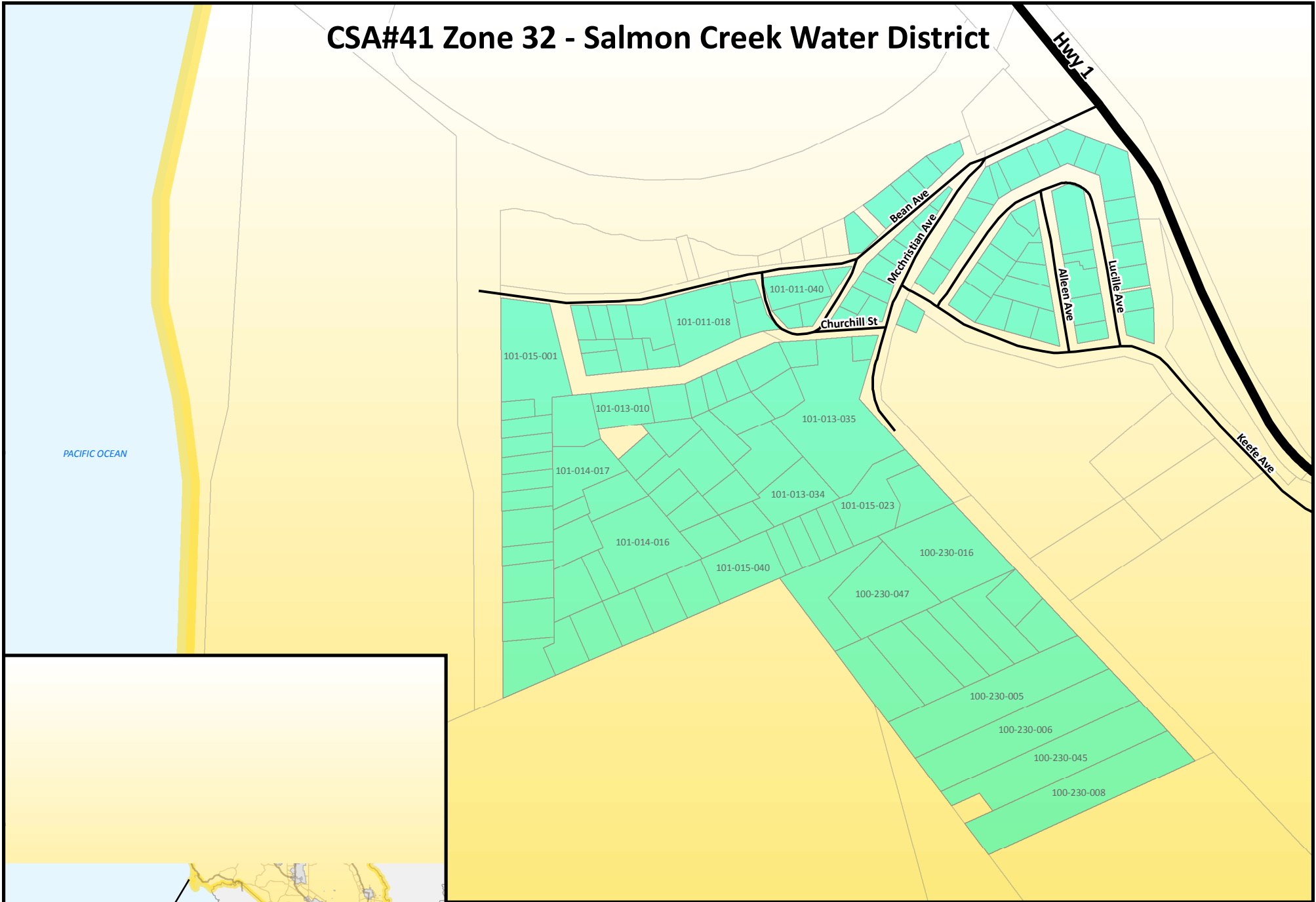
ADDITIONAL SERVICES

Geotechnical Services	\$ 8,200	\$7,400	\$15,600
Easement Acquisition/ROW's	0*		0*
Environmental Services	\$ 7,900		\$ 7,900
Operation Plan & Permit Amendment	\$12,500		\$12,500
Detailed Construction Surveying	0		0
Other Additional Engineering Services	\$ 1,000		\$ 1,000
TOTAL (Exhibit C- paragraph C.2.05)	\$29,600	\$74,00	\$37,000
TOTAL ENGINEERING SERVICES	226,800	\$27,400	\$254,200




* County reserves the right to have County staff provide these services. If the County exercises this right the total engineering services for the Contractor shall be reduced to \$172,700.

This exhibit assumes that the Department of Transportation and Public Works will perform construction administration and inspection, surveying, and construction materials testing. Some portion of the geotechnical costs may be necessary for design services and will need to be negotiated.

CSA#41 Zone 32 - Salmon Creek Water District



This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. Site-specific studies are required to draw parcel-specific conclusions.

-  Assessed Property
-  State Highway
-  County Road



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 9
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number:

Susan Klassen, (707) 565-2231

Supervisorial District(s):

Fourth District

Title: Geysers Road Bridge at Big Sulphur Creek Replacement Project (C09001)

Recommended Actions:

Approve and authorize the Chair to sign the engineering design contract with TRC Engineers, Inc. for the replacement of Geysers Road Bridge over Big Sulphur Creek (C09001) in an amount not to exceed \$627,838 with a term ending December 31, 2016.

Executive Summary:

The staff of the Department of Transportation and Public Works is requesting the Board approve and authorize an engineering contract for the design of a parallel structure as replacement for the Geysers Road Bridge over Big Sulphur Creek to TRC Engineers, Inc. for an amount not to exceed \$627,838 which includes a 10% contingency, with a term ending December 31, 2016. Services provided under the proposed agreement will include: preliminary engineering analysis; field investigation and data gathering; engineering support for CEQA and NEPA documents; analysis, design and preparation of final plans, specifications and estimates; and bidding support.

The overall project will result in the construction of a new two lane bridge in close proximity to the existing historical, but functionally obsolete one-lane Geysers Road Bridge. The new bridge will be designed to meet current design standards including improvements to roadway approaches and appurtenant facilities. The existing bridge will remain in place and be open to bicycles and pedestrians but closed to vehicular traffic. The project does not increase vehicular traffic capacity, but will provide two traffic lanes with shoulders. Due to the low traffic volume on Geysers Road, pedestrians, bicycles and vehicles will share the travel lanes and shoulders.

The project must satisfy all requirements of the Federal Highway Bridge Program, including approval by the California Department of Transportation (Caltrans). The replacement bridge will comply with current roadway, drainage and bridge standards and accommodate the 100-year storm event with freeboard as specified by the County of Sonoma. Roadway improvements will conform to the County General Plan and Public Road Standards for the appropriate road classification, including design speed, maximum

grade and minimum centerline curve radius. Bridge improvements will conform to latest Caltrans specifications. The CEQA and NEPA documents for this project will be completed by PRMD environmental staff. The total cost of the project is estimated to be approximately \$5,500,000. If the project is not approved by the Board, the design of a new bridge will not proceed and the federal and state funds spent to date will have to be returned to Caltrans.

In April 2012, the Department advertised a Request for Qualifications (RFQ) in a newspaper of general circulation for thirty days and received 24 qualification statements from bridge consultants. The proposals were evaluated and ranked by County staff based on each consultant’s response to the following criteria: experience, project team and key staff, technical ability, relevant project experience, federal project experience and project approach. Local preference was not used in the selection of a consultant for this project, as federal guidelines do not allow for it. A short list of eight on-call consultants was created by the selection committee. From that list, TRC Engineers, Inc. was selected for this project because of their exhibited leadership in the engineering field for innovative design.

Prior Board Actions:

None.

Strategic Plan Alignment Goal 3: Invest in the Future

This project invests in the future by replacing aging public infrastructure.

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 627,838		\$
Add Appropriations Req'd.	\$	State/Federal	\$ 555,825
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$ 72,013
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 627,838	Total Sources	\$ 627,838

Narrative Explanation of Fiscal Impacts (If Required):

Appropriations are included in the FY 2013-14 Road Fund – Bridges Index. This phase of project is funded with federal bridge program dollars matched with available fund balance. Construction phase will be 100% federal funds.

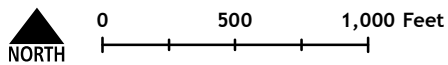
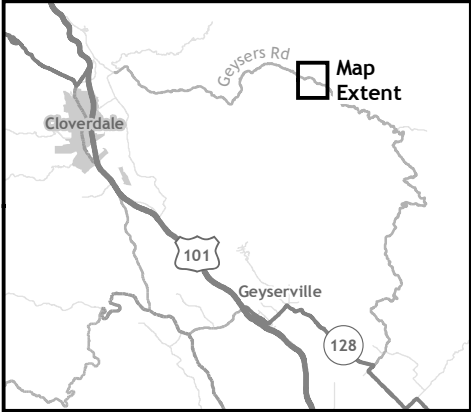
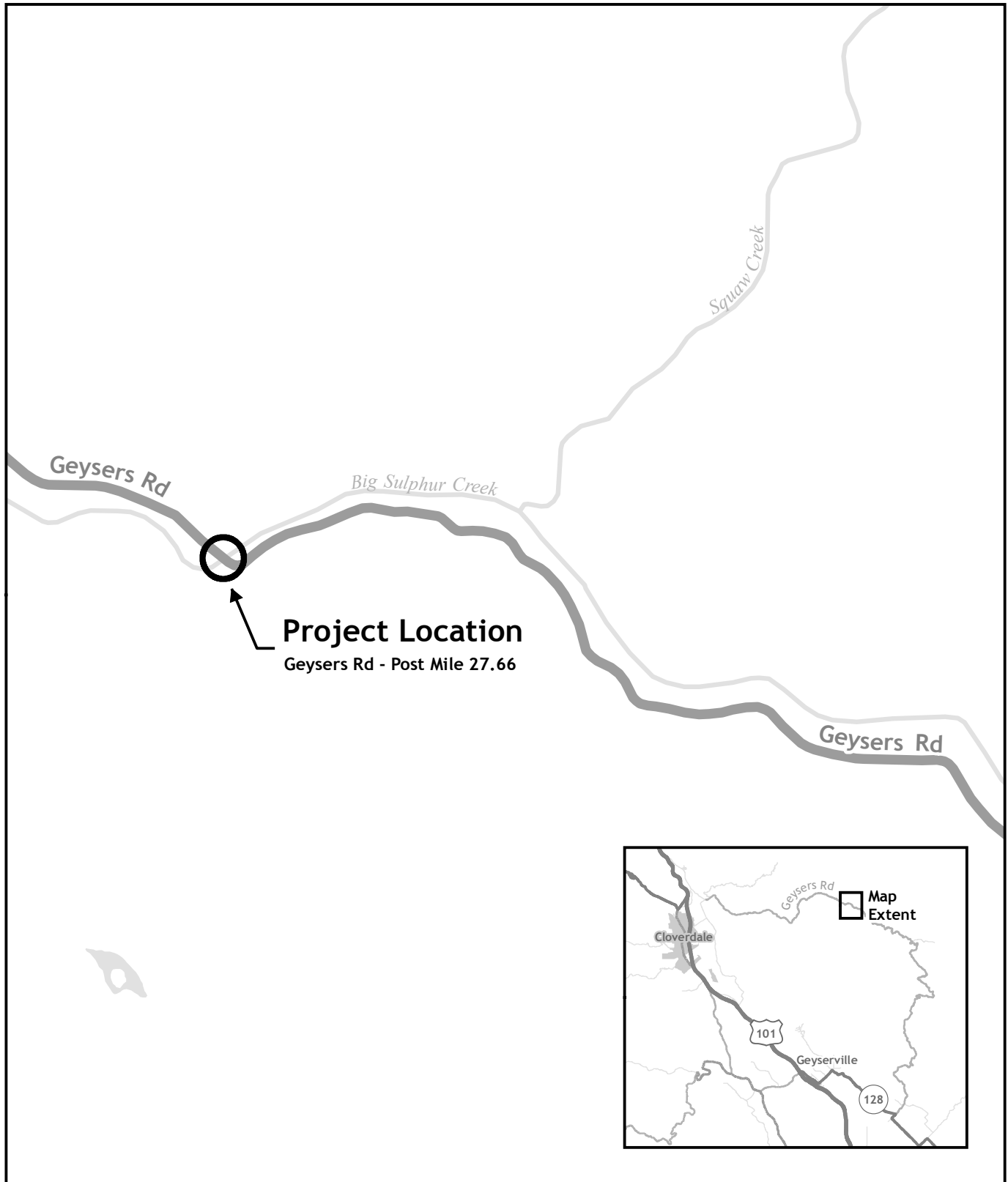
Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):			
None.			
Attachments:			
Location Map			
Related Items "On File" with the Clerk of the Board:			
Agreement			

Location Map

Geysers Road Bridge at Big Sulphur Creek Replacement Project (C09001)





County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 10
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: February 4, 2014

Vote Requirement: No Vote Required

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisor David Rabbitt, 707/565-2241

Supervisorial District(s):

Second District

Title: Appointment

Recommended Actions:

Appoint Janet Orchard to the Agricultural Preservation and Open Space District Advisory Committee representing the Second District for a term of two years expiring 2/4/16.

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Not Applicable

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$	County General Fund	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Related Items “On File” with the Clerk of the Board:			



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 11
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Sheriff's Office

Staff Name and Phone Number:

Christel Querijero, Connie Newton / 565-2781

Supervisorial District(s):

ALL

Title: Sheriff's Office Hiring Update

Recommended Actions:

The Sheriff requests the Board to:

1. Accept the update to the Board on the Sheriff's Office Hiring Effort, which was initiated October 1, 2012.
2. Authorize the Sheriff to sign inmate housing agreements with various neighboring and Bay Area counties to reduce the inmate population at the Sonoma County Adult Detention Facilities. Such agreements shall not exceed a term of two years or exceed a cost of \$135 per inmate, per day, and shall require approval of County Counsel.

Executive Summary:

The purpose of this item is to provide the Board-requested update on the Sheriff's Office Intensive Hiring Effort and to request the Board's authorization for the Sheriff to enter into contracts with neighboring and Bay Area Counties to alleviate mandatory overtime at the detention facilities.

On December 3, 2013, the Board directed staff to report back on cultural diversity in recruitment for law enforcement officers. Staff from the Sheriff's Department is working with Human Resources and will be bringing a report back to the Board later this spring.

The Sheriff's Intensive Hiring Effort was initiated October 1, 2012 as it became apparent that our Office would likely experience unusually high turnover in the near future. The significant increase in vacancies resulting from this turnover would increase an already high level of mandatory overtime in the detention facilities as fewer staff would be able to provide relief to cover shifts. The details of this effort are included in Attachment A.

The Intensive Hiring Effort was initially expected to end in September 2013, however turnover continues to be high. At this time, the Personnel Unit anticipates that the Effort will need to continue through

December 2014.

Costs. In FY 12-13, Intensive Hiring Effort salary and benefit costs were \$1,230,472 and services and supply costs were \$55,313, for a total cost of \$1,285,785. FY 12-13 Intensive Hiring Effort costs were partially offset with one-time Graton Casino mitigation fund revenue, which was appropriated during the FY 12-13 mid-year consolidated budget adjustment process. Additional salary savings generated by the high level of vacancies also offset costs.

FY 13-14 salary and benefit costs are estimated at \$1,444,954 and services and supply costs are estimated at \$97,912, for a total cost of \$1,542,866. FY 13-14 estimated costs are under-funded, though a portion will be offset by remaining one-time Graton Casino mitigation funds (\$253,345). The Sheriff's Office may be able to absorb some of these unfunded expenses due to savings in other areas, though savings may be limited due to anticipated over-expenditures in Field Training Officer program costs (estimated at \$1,400,000). At this time, we anticipate needing approximately \$500,000 in General Fund contribution for the Hiring Effort. Our request for additional expenditure appropriations will be submitted based on mid-year projections through the mid-year consolidated budget adjustment process.

The Intensive Hiring Effort is expected to continue through December 2014. FY 14-15 salary and benefit costs are estimated at \$527,910 and unfunded services and supply costs are estimated at \$37,332, for a total cost of \$565,242. Based on FY 14-15 hiring projections, the corresponding additional cost of training newly hired sworn staff are estimated at \$1,536,423, though some costs are expected to be offset by assumed salary savings. Adjustments to the FY 14-15 budget will be requested as part of the supplemental budget adjustment process.

Efforts to Reduce Mandatory Overtime. Command staff, in consultation with operations staff, has been working determinedly to alleviate the impacts of high vacancies, especially mandatory overtime. Sergeant and lieutenant promotions have been delayed to maximize the number of deputies on line duty. Correctional staff in specialty assignments has also been diverted to line duties to help reduce the need for backfill. In addition, the Sheriff implemented PC 4024.1, which allows the Sheriff to request the Courts to consider a 30 day early release of certain inmates.

Out of County Inmate Housing. To further mitigate the impact of Detention staffing shortages, the Sheriff is seeking all possible temporary solutions. One solution includes reducing the inmate population in Sonoma County adult detention facilities by housing certain inmates at detention facilities outside the County. The type of inmate that would be considered for housing outside of the County will be based on inmate classification and will only include inmates that are sentenced, considered minimum security, and with no medical or mental health issues. The Sheriff has been in contact with several neighboring and Bay Area counties regarding the possibility of housing some of Sonoma County's inmates. Ideally, the Sheriff would contract with a single, adjacent county. However, at this time, no neighboring counties have the capacity to house the volume of inmates (30 to 50 inmates) to enable us to close a unit, and thereby reduce the Sheriff's need to fill shifts on overtime. Therefore, the Sheriff may need multiple contracts with several counties but will attempt to contract with as few as possible to meet the reduction goal. Counties currently being considered are Lake, Mendocino, Marin, Solano, and Alameda. The Sheriff is requesting that the Board grant the flexibility needed by giving him the authority to enter into these agreements using a standard contract similar to the attached Proposed Agreement.

The proposed agreements will be similar to the attached template, which has been approved by County Counsel. Some modifications may be needed to accommodate the reciprocating county's standard policies and procedures. Any such changes will be approved by County Counsel prior to the Sheriff's execution of these Agreements. In addition, the Sheriff will only enter into these Agreements if the cost is less than \$135 per day. Based on our research, we estimate that other counties will charge between \$75 and \$135 per inmate, per day. These rates are based on the facilities' actual costs to house an inmate, or their "Average Daily Rate." Our County's FY 12-13 Average Daily Rate was \$135.19. Therefore, the net cost impact to the County will either result in savings or will be cost neutral if the Sheriff utilizes an out of County contract. A cost of living increase to the rates may be needed for the second year of the agreements. Any such increases shall be in line with the Bay Area consumer price index. Finally, the Sheriff is requesting a two year term for these agreements. While the Sheriff is aiming to resolve the staffing shortage and mandatory overtime situation as quickly as possible, it is impossible to determine how long it will take to fill the vacancies. The implementation of AB 109 has created a statewide staffing shortage in county detention facilities. This shortage combined with the increasing unavailable Sonoma County CDs indicate that it could take one to two more years to overfill our CD allocations as planned. This uncertainty creates a need for the Sheriff to be able to utilize the agreements for up to two years.

Prior Board Actions:

6/10/13 – Board requests mid-year report on Intensive Hiring Effort and mandatory overtime at the detention facilities.

1/14/13 – Board approves budget adjustments appropriating one-time Graton Casino mitigation fund revenue to offset the cost of Intensive Hiring Effort.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Support of the Sheriff's hiring effort allows the Sheriff to provide the staffing levels necessary to maintain the current level of public safety service.

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 1,034,775	County General Fund	\$ 1,034,775
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 1,034,775	Total Sources	\$ 1,034,775

Narrative Explanation of Fiscal Impacts (If Required):

Expenditures appropriations to the support unfunded costs of the Intensive Hiring Effort in the current year will be requested through the FY 13-14 mid-year consolidation budget adjustment process. The Out of County Inmate Housing Agreements, if approved, are anticipated to have no impact on the Sheriff's adopted budget as they are cost neutral. The savings from staff overtime and inmate services and supply costs will offset the expenses of the contract.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

No changes to full-time allocations are associated with this item.

Attachments:

- Attachment A – Hiring Effort Summary, and Historical Hiring and Hiring Effort Data
- Attachment B – Sample Agreement to Provide Housing/Bed Space for County Inmates
- Attachment C - 2013 Monthly Detention Overtime

Related Items "On File" with the Clerk of the Board:

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SHERIFF'S OFFICE INTENSIVE HIRING EFFORT SUMMARYBackground

In 2012, Sheriff's Personnel Unit staff began projecting anticipated vacancies based on the number of employees eligible to retire within the next twelve months. Data compiled at the time painted a foreboding picture. The Office faced unprecedented levels of vacancies in deputy, correctional deputy, dispatch, and civilian support job classes. There were 12 law enforcement deputy vacancies, though anticipated vacancies and normal turnover put the total near-term projection at an unprecedented 27 deputy FTEs. Average turnover was 5 deputies per year, but the number of expected deputy retirements, was a minimum of 10. In the Detention Division, there were also 12 correctional deputy (CD) vacancies with a projected total of 21 vacancies. Including civilian support staff, the Personnel Unit projected 57 FTE vacancies during FY 12-13. Currently, 4 of the Sheriff's 32 dispatcher positions are vacant. The 4-year average of turnover rates for fiscal years 08-09, 09-10, 10-11, and 11-12 was 8.04% for deputies, 5.97% for CDs, and 9.36% for dispatchers. While the Sheriff's Office experienced relatively low historical turnover rates in FY 11-12 (2.6% in the deputy job classification and 6.3% in the CD classification), the FY 12-13 projection post-reform represented a more than 200% increase from the prior year.

The high number of vacancies continues to have direct impacts on both operations and employee health and wellness. High vacancy rates result in less staff available to provide relief in both the Law Enforcement and Detention Divisions. Operations units effectively experience further staffing shortages when staff are unavailable. Unavailable staff refers to employees who are filling allocations, but who are unable to work because of sickness or injury. Unavailability increases with vacancies because staff experience burnout and fatigue as they are forced to work overtime to fill vacant shifts. Predictably, this level of fatigue leads to more injuries and sickness among the working staff, and thereby decreases the pool of available deputies. Fewer and fewer deputies are available to cover more open shifts.

Full-time deputies provide relief backfill on overtime shifts. In the Patrol Bureau, the number of hours deputies are unavailable due to medical leave has increased every year since FY 09-10. During the fiscal year, a deputy was unavailable due to medical leave an average of 83 hours in FY 09-10, 100 hours in FY 10-11, 110 hours in FY 11-12, and 151 hours in FY 12-13.

The medical leave situation in the Detention Division is much more severe and continues to be a serious issue. Under these conditions of high vacancies and unsustainable mandatory overtime, average availability and productivity per employee decreases. Mandatory overtime is the result of staffing shortages caused by a combination of substantial budget cuts over the past five years resulting in layoffs, increased medical leaves, and increasing regular average daily population (ADP), including the addition of AB 109 inmates. The fact that these changes all occurred during the same timeframe had a compounded impact on the correctional staff shortage. History has shown that when CD vacancies exceed 7 percent of allocations, the

number of unavailable staff begins to rise. Staff have made considerable personal sacrifices to keep facilities staffed as needed, however medical absences and leaves among them are evidence that conditions are taking their toll. In July 2013, CD overtime reached a new high. CDs worked 52 mandatory overtime hours in July and averaged over 47 hours per month through December 2013. Work stress and mandatory overtime have directly contributed to turnover. The following table helps illustrate this point.

	FY	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>13-14*</u>
CD Allocations		245	221	183	212	213
Unavailable		27	32	36	44	48
ADP (*mid-year)		902	944	1,047	1,089	1,089

Hiring and Staffing Challenges

Hiring and training sworn and dispatch staff present unique challenges. By government code, peace officers are subject to thorough background investigations to verify suitability for peace officer duties. The Sheriff’s Office adheres to the Commission on Peace Officer Standards and Training (POST) requirements for conducting background investigations. Investigations are labor and time intensive. In FY 10-11 and FY 11-12, just 33% of the backgrounds conducted resulted in new employee hires. In FY 12-13, 86 deputy background investigations produced 20 hires. In the same year, 178 correctional deputy investigations produced 15 hires. Despite the low pass rates, the Personnel Unit managed a demanding workload: nearly 900 candidates were interviewed, 21 recruitments were opened, 50 people were hired, and 341 backgrounds were conducted across all job classes.

Once hired, sworn and dispatch staff enter the Sheriff’s Field Training Officer (FTO) program. New employees in the program shadow experienced staff for as many as 22 weeks for patrol deputies, 21 weeks for correctional deputies, and 24 weeks for dispatchers. As such, though hiring is complete, these individuals do not become solo working staff for some time, which effectively extends the hiring cycle.

Projected mass turnover and the associated recruitment effort required to fill the extraordinary number of needed positions were expected to overwhelm existing Personnel Unit resources for several reasons. Most significantly, the Personnel Unit was not staffed to handle the volume of background investigations, recruitment, and administrative activities necessary for such an effort. During the economic downturn when hiring was at a minimum and the Sheriff’s Office had to meet target budget reductions, a full-time correctional deputy investigator, correctional sergeant investigator, and senior office assistant position were eliminated. Additionally, one lieutenant position was eliminated, which required the Personnel lieutenant to assume responsibility for the Internal Affairs Unit. Prior to cuts, the Unit had its own lieutenant.

Though other sworn staff had historically been re-assigned to conduct background investigations during the most active hiring periods, the high number of vacancies in the Patrol Bureau, Court Security and at the Main Adult Detention Facility (MADF) made this option somewhat untenable. Though one of the Sheriff's priorities has always been to maximize the number of deputies in the field, cumulative budget cuts in sworn allocations have limited our ability to staff shifts above minimum staffing levels. As noted above, the need to backfill deputies due to injuries and medical leave has grown to unsustainable levels, especially at MADF.

Recruitment and advertising budgets were also reduced in recent years. Funding for contract services to conduct psychological evaluations and polygraph testing were cut significantly. This led directly to delays in the hiring process.

Intensive Hiring Effort

To address the hiring needs, supplementing the current Personnel Unit staffing was necessary. One deputy, two correctional deputies, and several extra help deputies were assigned to perform background investigations, and a senior office assistant was temporarily re-assigned from the Central Information Bureau (CIB). While direct labor costs represented the bulk of anticipated Hiring Effort expenditures, other costs included: contract services for testing and evaluation, premiums paid to additional deputy and correctional deputy Field Training Officers (FTOs), vehicle costs, computer/phone costs, and the costs to backfill operational shifts in order to staff re-assigned personnel to the Hiring Effort.

Results of Hiring Effort

When the Intensive Hiring Effort was initiated on October 1, 2012, there were 34 vacant positions. At the peak in October 2013, vacancies reached 48 FTEs for all job classes. A table showing historical monthly vacancies is included in Attachment A. Because of the increased resources dedicated to the Hiring Effort, we have been able to reduce vacancies by 45%. As of the date of the writing of this board item, there are 3 deputy positions, 14 correctional deputy, and 16 support staff positions vacant, or 33 total vacancies. Through December 31, 2013, the Personnel Unit has made 77 hires: 32 deputies, 20 correctional deputies, and 25 support staff. An average of 5 people were hired per month and investigators completed an average of 16 backgrounds per month. The current target is 7 new hires per month. An additional background investigator has been supporting the effort since September 2013, which should assist in making this an achievable goal.

Since the start of the Hiring Effort, we have been able to achieve meaningful reductions in mandatory overtime. CDs are currently working 36 mandatory overtime hours per month, a 40% decrease from peak levels. Janitorial staff are working 16 hours per month, a more than 60% decrease from peak levels. The impact of the Hiring Effort on legal processor overtime has been similarly favorable. Legal processors are now working 44% fewer overtime hours per

month than at peak levels. Progress has been positive, however the amount of mandatory overtime is still unsustainably high.

SHERIFF'S OFFICE - HISTORICAL HIRING AND WORKLOAD DATA

Hiring	FY 10-11 Actual	FY 11-12 Actual	FY 12-13 Actual	FY 13-14 Estimate	FY 14-15 Projected
Deputy Sheriff	10	7	20	25	20
Correctional Deputy		1	15	29	25
Support Staff	7	7	10	21	22
Dispatcher	2	2	5	4	3
Total	19	17	50	79	70

Workload Data	FY 11-12 Actual	FY 12-13 Actual	FY 13-14 Estimate	FY 14-15 Projected
Recruitments Opened				
Deputy Sheriff	1	4	2	2
Correctional Deputy	0	7	2	4
Support Staff	7	8	4	4
Dispatcher	3	2	1	4
Candidates Interviewed				
Deputy Sheriff	0	238	120	120
Correctional Deputy	0	442	150	200
Support Staff	0	193	111	100
Dispatcher	0	25	29	30
Backgrounds Conducted				
Deputy Sheriff	N/A	86	50	50
Correctional Deputy	N/A	178	75	100
Support Staff	N/A	72	35	35
Dispatcher	N/A	5	30	50
Non-Employee Security Checks	N/A	67	80	80
Promotional Tests	5	9	3	5
Recruitment Presentations	1	6	15	15

SHERIFF'S OFFICE - HISTORICAL VACANCIES

Month	Detention		Law Enforcement		TOTAL	TOTAL
	Vacancies	Unavailable	Vacancies	Unavailable	Vacancies	Unavailable
Jul-2012	11	39	17	31	28	70
Aug-2012	11	41	18	33	29	74
Sep-2012	13	42	21	34	34	76
Oct-2012	16	47	18	32	34	79
Nov-2012	18	47	17	29	35	76
Dec-2012	20	56	17	33	37	89
Jan-2013	25	40	20	34	45	74
Feb-2013	26	50	21	42	47	92
Mar-2013	31.5	71.5	15	44	46.5	115.5
Apr-2013	31.5	71.5	13	44	44.5	115.5
May-2013	31.5	71.5	15	40	46.5	111.5
Jun-2013	26	72	18	45	44	117
Jul-2013	28	71	18	43	46	114
Aug-2013	30	73	17	44	47	117
Sep-2013	28	71	18	44	46	115
Oct-2013	28	72	20	43	48	115
Nov-2013	21	70	16	39	37	109
Dec-2013	20	67	13	40	33	107

AGREEMENT TO PROVIDE HOUSING/BED SPACE FOR COUNTY INMATES

This AGREEMENT is made and entered into by and between, the County of Sonoma, Sheriff’s Office, a political subdivision of the State of California, hereinafter referred to as “Contractor”, and _____, Sheriff’s Office, also a political subdivision of the State of California, hereinafter referred to as “County” and collectively referred to as, “the Parties”.

RECITALS

WHEREAS, Contractor has a need for County to provide Contractor with Inmate Housing Services; and

WHEREAS, County has the expertise and capabilities necessary to provide housing and associated services for inmates sentenced to Contractor’s facility; and

WHEREAS, County agrees to house those inmates at County’s _____, hereinafter referred to as “XXX” or “the facility.”

NOW THEREFORE, Contractor and County, for the consideration hereinafter named, agree as follows:

I. TERM OF AGREEMENT

The initial term shall commence with the signing of the Agreement through and including TBD, with the option to extend the Agreement as necessary.

In the event the Parties to this Agreement exercise the option to extend this Agreement, the Parties must commence negotiations for any desired rate changes and/or changes to the terms and conditions of this Agreement a minimum of ninety (90) days prior to the expiration of this Agreement. Further, the Parties to this Agreement must mutually agree to any extension(s) of this Agreement, including any changes in rate and/or any changes to the terms and conditions of the Agreement in writing, prior to renewal or extension of this Agreement.

II. DESCRIPTION OF SERVICES PROVIDED BY THE (_____) COUNTY SHERIFF’S OFFICE

A. General Scope of Services: County shall provide for the care, confinement and security of sentenced inmates previously in the care of Contractor (herein referred to as Contractor inmates) in accordance with all state laws, standards, regulations, policies, procedures and court orders applicable to the XXX facility.

1. Contractor inmates housed at XXX shall remain under the legal custody of Contractor, and physical custody of County.
2. County agrees to staff the XXX facility to ensure Contractor inmates are supervised and provided program services, but only to the extent and in the same manner currently provided to _____ County inmates.
3. Contractor will select and assign inmates to XXX. Contractor will, prior to assignment to XXX, disclose complete inmate classification history, in-custody disciplinary history, proper detainer, and medical records to County. County retains the right to exclude specific individual inmates for security reasons, medical issues requiring excessive inpatient health care, excessive out-patient health care as determined by County and its health services contractor, or for any other reason County deems appropriate based upon the inmates history and records. County retains the right to determine exclusion of such inmates at the time of assignment or at any point during their incarceration at XXX.
4. Contractor inmates whose behavior proves to be unmanageable, as determined by County in its sole discretion will be removed by Contractor upon the telephonic and/or e-mail request of the XXX Facility Commander when such request is accompanied by an _____ County Sheriff's Office Disciplinary Report or Criminal Report. Contractor agrees to remove the subject inmate within three (3) working days of notification, and shall bear all costs associated with that inmate's return to Contractor's detention facility.

III. TERMINATION OF AGREEMENT

County or Contractor may terminate this Agreement at any time for their respective convenience upon thirty (30) days written notice, or earlier upon written mutual agreement. Contractor shall pay for all costs up to and until the time of termination of agreement.

IV. COMPENSATION

A. Contractor agrees to pay County *no more* than **\$135.00** per day and *no less* than **\$XX.00** per day for each Contractor inmate held in custody at XXX, in accordance with the policies and procedures established by the _____ County Board of Supervisors or the _____ County Sheriff. Furthermore, the daily rate shall be determined by the daily number of Contractor inmates County houses.

This daily rate will be determined as follows:

<u>Contracted Inmates Housed</u>	<u>Rate:</u>
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B. County retains the right to establish a rate increase if County decides it is necessary to ensure full reimbursement for County expenses associated with Contractor inmates. In such case, Contractor shall be informed in writing, thirty (30) days prior to implementation of the proposed increase and effective date of the implemented increase. Contractor retains the right to agree to the increase in rate(s) or remove Contractor inmates within thirty (30) days of the written notification of the rate increase if the rate increase is not acceptable to Contractor.

C. County shall submit to Contractor an itemized invoice that details the number of Contractor inmates held in custody during the prior calendar month based on the monthly average population of Contractor inmates, within thirty (30) days after the close of each monthly period. Contractor shall pay County within forty-five (45) days of receipt of said invoice.

D. If such payment is not received by County, at the office that is described on the invoice, within forty-five (45) days after the date of receipt of the invoice, County is entitled to recover interest on the amount unpaid. Interest shall be at the rate of two (2) percent per calendar month or any portion thereof calculated from the last day of the month in which services covered by the invoice were performed.

E. If payment is in arrears more than 60 days County retains the right to terminate any contractual agreement with Contractor and any and all Contractor inmates housed at XXX will be returned to Contractor's jail facility. All costs associated with the removal and transportation of Contractor inmates is the responsibility of Contractor.

V. MEDICAL CARE

A. County shall provide Contractor inmates with the full range of medical care available **inside** the facility. The level of care inside the facility will be the same as that provided to _____ County inmates and all other contract inmates residing within the XXX facility. County is financially responsible for all medical care provided **inside** the facility to Contractor inmates. This includes the cost of all medical, dental, and mental health care as well as the cost of medical supplies, over the counter prescriptions and, any prescription medications routinely stocked by the facility which are provided to Contractor inmates. The cost of all of the above-referenced medical care is covered by the charged Contractor's per diem rate. However, if dialysis or any other non-routine medical equipment or life-saving medical procedure is provided within the facility, as determined by County and its health services contractor, Contractor will be required to pay for the cost of that service, which shall be included in the monthly invoice described in Section IV.C. above:

1. County is responsible for all associated medical record keeping.
2. County shall conduct Tuberculosis (TB) testing in accordance with the latest Centers for Disease Control (CDC) Guidelines and document the result in Contractor inmate's medical record. Purified Protein Derivative (PPD) skin tests will be utilized at XXX and will be conducted during Contractor inmate's medical pre-screening upon arrival at XXX. These

test results will be read between 48 and 72 hours after the test is initialized.

3. County will notify Contractor of any cases of suspected or active TB or any other highly communicable disease such as Severe Acute Respiratory Syndrome (SARS), Avian Flu, Methicillin-Resistant Staphylococcus Aureus (MRSA), Chicken Pox, etc., which might affect prior transports or future scheduled transports so that protective measures may be taken by Contractor.
4. Contractor inmates residing at XXX may be charged a medical co-payment by County. Contractor is not responsible for medical co-payments and will not be billed for these costs. Contractor inmates are responsible for all co-payments unless found to be indigent.

B. Contractor is financially responsible for all medical care provided **outside** of the facility to Contractor inmates. Contractor, not County, will be billed directly by the medical care provider.

1. “Outside medical care” is defined as the hospitalization or referral of an inmate to a hospital or medical provider for services not provided by County inside XXX.
2. While a Contractor inmate is in the physical custody of County, County shall be deemed to be the receiver of medical information pursuant to the Health Insurance Portability and Accountability Act of 1996.
3. When necessary, County will provide transport and security of Contractor inmates to and from medical care facilities within _____ County. County will provide security for Contractor inmates for outpatient medical services. If Contractor inmates are admitted to the medical facility Contractor will be responsible for security for the inmates during their medical stay outside of XXX.

5. All **outside** medical care provided to Contractor inmates must be timely and pre-approved by Contractor, except in the event of an emergency. In the event of an emergency, County and its contract health provider will proceed immediately with necessary medical treatment. In such an event, County will notify Contractor no later than 5 p.m. on the next business day regarding the nature of Contractor inmate's illness or injury as well as the types of treatment provided.
6. Inmates under the custody and control of County who receive medical treatment, and the associated bill for such treatment, from an outside medical provider will be charged equally whether a contract inmate or inmate of County. Contractor will be responsible for the outside medical payment and shall not be subject to additional fees based on the contract status of the inmate. Contractor shall be responsible for any costs of hospitalizations pursuant to court orders under California Penal Code sections 4011 and 4011.5 regarding inmate hospitalizations.

VI. RECEIVING AND DISCHARGING CONTRACT COUNTY INMATES

- A. Except as otherwise provided for in this Agreement, Contractor is responsible for any and all transportation of prisoners subject to this Agreement at Contractor's sole expense, including but not limited to transportation occurring prior to County receiving Contractor inmates and after County discharges Contractor inmates, as well as for any and all required court appearances or other legally mandated transportation.
- B. County agrees to accept inmates only upon presentation by an authorized member of Contractor with proper credentials and proper documentation from a court committing the inmate to serve time in Sonoma County jail, and upon receipt of inmate classification history, in-custody disciplinary history, proper detainer, and medical records. Absent extraordinary circumstances, County shall not relocate a Contractor inmate from one facility to another under County's control not named in this Agreement without permission of Contractor.

C. County agrees to only release Contractor inmates to authorized representatives of Contractor, via valid removal order, or to a federal law enforcement designee (e.g., Drug Enforcement Administration, Immigration and Customs Enforcement).

VII. CAPACITY RELEASE

County shall not be restricted in releasing Contractor inmates pursuant to the capacity release policies set by County. County will give reasonable notice to Contractor of impending capacity limits that would cause the early release of Contractor inmates. Contractor shall transport all inmates scheduled for capacity release from County to Contractor's county jail or to another appropriate facility to serve the remainder of their sentence.

VIII. TRANSPORT AND RELEASE

Contractor agrees to be responsible for the transportation of all inmates to and from Contractor. Contractor agrees to transport Contractor inmates from _____ County to Sonoma County prior to their release from custody.

IX. INMATE DISCIPLINE

Contractor inmates assigned to XXX will be required to follow all applicable Inmate Rules and Regulations established by County. The administration of discipline to Contractor inmates and any resultant appeals by Contractor inmates will be handled by County staff in accordance with the provisions in place for County inmates.

X. SPECIAL NOTIFICATIONS

County shall notify Contractor of any activity by a Contractor inmate which would likely result in litigation or alleged criminal activity. County will notify Contractor of any criminal proceedings in which an inmate from Contractor is named as a suspect in _____ County which could adversely affect pending release or calculated release time keeping issues related to the inmate's release.

XI. MODIFICATIONS TO AGREEMENT

Any modifications to this Agreement shall be in writing and signed by the authorized representative of each party.

XII. INTEGRATION OF CLAUSE

This Agreement contains the entire agreement between the parties with respect to the matters addressed herein and supersedes all prior agreements, written or oral, between the parties on such matters.

XIII. SEVERABILITY CLAUSE

Should any provision of this Agreement be unenforceable, those provisions shall be considered severable, and the remaining provisions shall remain in effect.

XIV SPECIAL TERMS AND CONDITIONS FOR PUBLIC ENTITY AGREEMENTS

A. Contract Disputes with Public Entities

1. As a condition precedent to County's or Contractor's right to institute and pursue litigation or other legally available dispute resolution process, if any, County and Contractor agree that all disputes and/or claims of County or Contractor arising under or related to the Agreement shall be resolved pursuant to the following processes. County's or Contractor's failure to comply with said dispute resolution procedures shall constitute a failure to exhaust administrative remedies.

2. Pending the final resolution of any such disputes and/or claims, County and Contractor agree to diligently proceed with the performance of the Agreement, including the delivering of goods or providing of services. County's or Contractor's failure to diligently proceed shall constitute a material breach of the Agreement.

3. The Agreement shall be interpreted, administered, and enforced according to the laws of the State of California. The parties agree that any suit brought hereunder shall have venue in _____ County, California, the parties hereby waiving any claim or defense that such venue is not

convenient or proper.

4. A County, city, district or other local public body, state board or state commission, another state or federal agency, or joint-powers authority shall resolve a dispute with Contractor, if any, through a meeting of representatives from the entities affected. If the dispute cannot be resolved to the satisfaction of the parties, each entity may thereafter pursue its right to institute litigation or other dispute resolution process, if any, available under the laws of the State of California.

B. Confidentiality of Data

1. All financial, statistical, personal, technical and other data and information relating to Contractor's or County's operation, which are designated confidential by Contractor or County and made available to carry out this Agreement, or which become available to County or Contractor in order to carry out this Agreement, shall be protected by County and Contractor from unauthorized use and disclosure except as otherwise required by law. If the methods and procedures employed by County and Contractor for the protection of County's and Contractor's data and information are deemed by the other party to be adequate for the protection of Contractor's or County's confidential information, such methods and procedures may be used with the written consent of that party. County and Contractor shall not be required under the provisions of this paragraph to keep confidential any data already rightfully in County's or Contractor's possession that is independently developed by County or Contractor outside the scope of the Agreement or is rightfully obtained from third parties.
2. No reports, information, inventions, improvements, discoveries, or data obtained, repaired, assembled, or developed by County or Contractor pursuant to this Agreement shall be released, published, or made available to any person (except to the other party) without prior written approval of

both County and Contractor, except as otherwise required by law.

C. Accounting Principles

County and Contractor will adhere to generally accepted accounting principles as outlined by the American Institute of Certified Public Accountants. Dual compensation is not allowed; County cannot receive simultaneous compensation from two or more funding sources for the same services performed even though both funding sources could benefit.

D. Liability for Nonconforming Work

County will be responsible for ensuring that the completed work conforms to the agreed upon terms. If nonconformity is discovered prior to County's deadline, County will be given a reasonable opportunity to cure the nonconformity.

E. Temporary Nonperformance

If mechanical failure due to natural disaster, act of terrorism, or any other reason, causes County to be temporarily unable to perform the work as required, County may require Contractor to reassume custody of Contractor inmates immediately. The options for Contractor include but are not limited to returning the inmate(s) to the county of criminal conviction and/or seeking additional contract bed space from another provider.

XV. ADDITIONAL PROVISIONS FOR PUBLIC ENTITY AGREEMENTS

A. Worker's Compensation

Contractor inmates held in the physical custody of _____ County will be housed in _____ County's XXX. If a Contractor inmate is injured while working in any capacity in XXX, the inmate's Worker's Compensation claim will be filed and processed through Sonoma County. The cost of any initial doctor's visits, medical appointments, prescribed medication, physical therapy, and work/physical limitations related to the Workers Compensation claim will be the sole responsibility of Sonoma County. Any medical appointments, procedures, and billing

protocols, outside of an emergency, will fall under the section “*V. Medical Care*” of this contractual Agreement.

B. Confidentiality of Medical Information

County and Contractor agree that all inmate/patient medical record information will be identified as confidential, shall be held in trust and confidence, and shall be used only for the purposes contemplated under this Agreement and consistent with applicable health information privacy laws.

County by acceptance of this Agreement agrees that its health services contractor is subject to all of the requirements of the federal regulations implementing the Health Insurance Portability and Accountability Act of 1996 (Code of Federal Regulations (CFR), Title 45, Sections 164.501 et seq.); California Government Code Section 11019.9; California Civil Code Sections 56 et seq.; and California Civil Code Sections 1798, et seq.; regarding the collections, maintenance, and disclosure of personal and confidential information about individuals.

C. Insurance Requirement

County hereby represents and warrants that County currently and shall for the duration of this Agreement be insured and provide proof of self- insurance or insurance: Commercial General Liability and Auto Liability - \$1,000,000 per occurrence for bodily injury and property damage liability combined.

Contractor hereby represents and warrants that Contractor currently and shall for the duration of this Agreement be insured and provide proof of self- insurance or insurance: Commercial General Liability and Auto Liability - \$1,000,000 per occurrence for bodily injury and property damage liability combined.

D. Indemnification

To the fullest extent permitted by law, Contractor shall hold harmless, defend and indemnify the County of _____, its Board of Supervisors,

officers, elected officials, employees and agents from and against any and all claims, losses, damages, liabilities and expenses, including but not limited to attorneys' fees, arising out of or resulting from the performance of services under this Agreement, provided that any such claim, loss, damage, liability or expense is attributable to bodily injury, sickness, disease, death or to injury to or destruction of property, including the loss there from, or to any violation of federal, state or municipal law or regulation, which arises out of or is any way connected with the performance of this agreement (collectively "Liabilities") except where such Liabilities are caused solely by the negligence or willful misconduct of any indemnitee. County may participate in the defense of any such claim without relieving Contractor of any obligation hereunder.

E. Notices

All notices, requests, demands, or other communications under this Agreement shall be in writing. Notices shall be given for all purposes as follows:

Personal delivery: When personally delivered to the recipient, notices are effective on delivery.

First Class Mail: When mailed first class to the last address of the recipient known to the party giving notice, notice is effective three (3) mail delivery days after deposit in a United States Postal Service office or mailbox. **Certified Mail:** When mailed certified mail, return receipt requested, notice is effective on receipt, if delivery is confirmed by a return receipt.

Overnight Delivery: When delivered by overnight delivery (Federal Express/Airborne/United Parcel Service/DHL WorldWide Express) with charges prepaid or charged to the sender's account, notice is effective on delivery, if delivery is confirmed by the delivery service. **Telex or facsimile transmission:** When sent by telex or facsimile to the last telex or facsimile number of the recipient known to the party giving notice, notice is effective on receipt, provided that (a) a duplicate copy of the notice is promptly given by first-class or certified mail or by overnight delivery, or (b) the receiving party delivers a written confirmation of receipt. Any notice given by telex or facsimile shall be deemed received on the next business day if it is received after 5:00 p.m. (recipient's time) or on a non-business day.

Addresses for purpose of giving notice are as follows:

To County: _____

To Contractor: COUNTY OF Sonoma
Sheriff Steve Freitas
2796 Ventura Avenue
Santa Rosa, CA 95403
Attn:

Any correctly addressed notice that is refused, unclaimed, or undeliverable because of an act or omission of the party to be notified shall be deemed effective as of the first date that said notice was refused, unclaimed, or deemed undeliverable by the postal authorities, messenger, or overnight delivery service.

Any party may change its address or telex or facsimile number by giving the other party notice of the change in any manner permitted by this Agreement.

F. Miscellaneous Provisions:

1. No Waiver of Breach. The waiver by Contractor of any breach of any term or promise contained in this Agreement shall not be deemed to be a waiver of such term or provision or any subsequent breach of the same or any other term or promise contained in this Agreement.

2. Construction. To the fullest extent allowed by law, the provisions of this Agreement shall be construed and given effect in a manner that avoids any violation of statute, ordinance, regulation, or law. The parties covenant and agree that in the event that any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby. Contractor and County acknowledge that they have each contributed to the making of this Agreement and that, in the event of a dispute over the interpretation of this Agreement, the language of the Agreement will not be construed against one party in favor of the other. Contractor and County acknowledge that they have each had an

adequate opportunity to consult with counsel in the negotiation and preparation of this Agreement.

3. Consent. Wherever in this Agreement the consent or approval of one party is required to an act of the other party, such consent or approval shall not be unreasonably withheld or delayed.

4. No Third Party Beneficiaries. Nothing contained in this Agreement shall be construed to create and the parties do not intend to create any rights in third parties.

7. Captions. The captions in this Agreement are solely for convenience of reference. They are not a part of this Agreement and shall have no effect on its construction or interpretation.

8. Merger. This writing is intended both as the final expression of the Agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement, pursuant to Code of Civil Procedure Section 1856. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

9. Survival of Terms. All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

10. Time of Essence. Time is and shall be of the essence of this Agreement and every provision hereof.

G. Signatory: By signing this agreement, signatory warrants and represents that he/she executed this Agreement in his/her authorized capacity and that by his/her signature on this Agreement, he/she or the entity upon behalf of which he/she acted, executed this Agreement

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth below.

COUNTY OF SONOMA

By: _____
Steve Freitas,
Sheriff- Coroner

Date: _____

By: _____
Deputy County Counsel

Date: _____

COUNTY OF _____

By: _____
Chair
Board of Supervisors

Date: _____

ATTEST:

Clerk of the Board of Supervisors

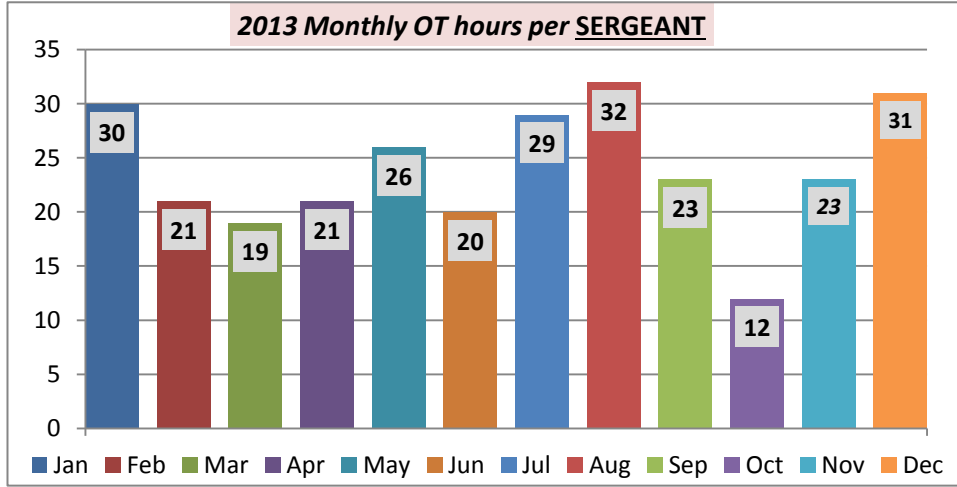
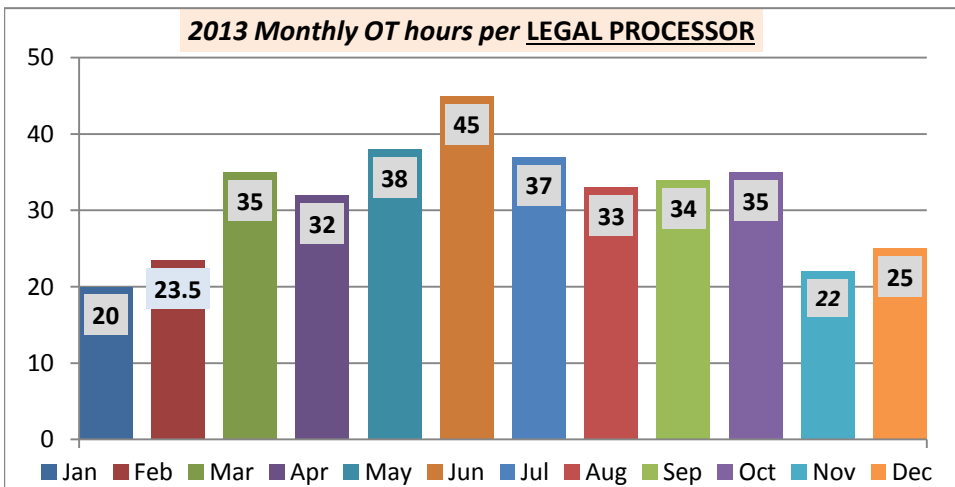
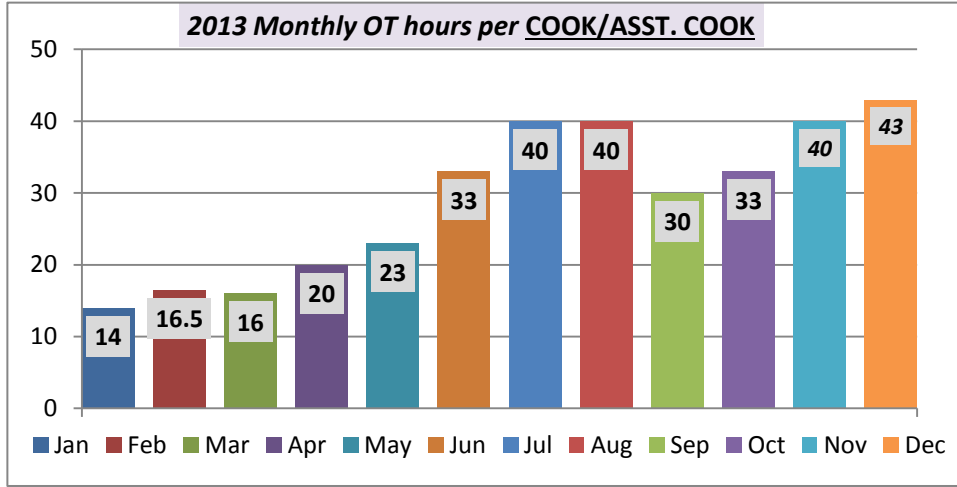
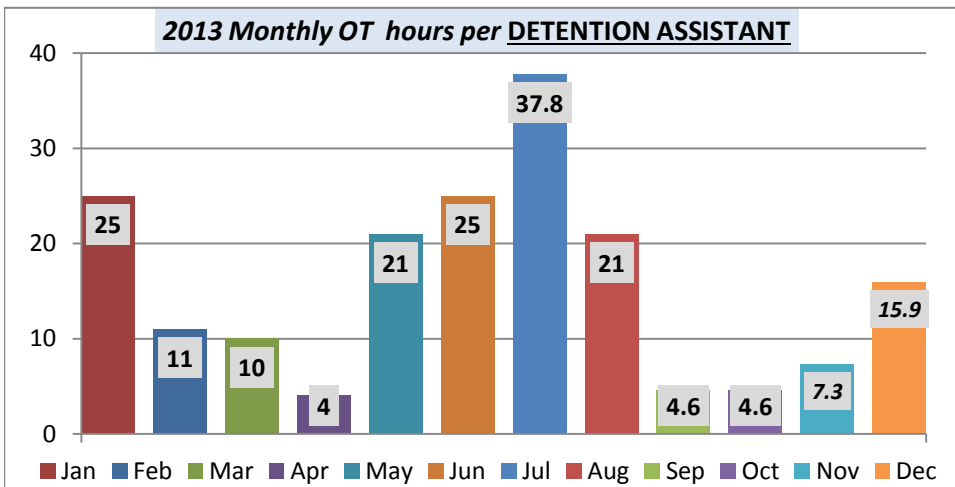
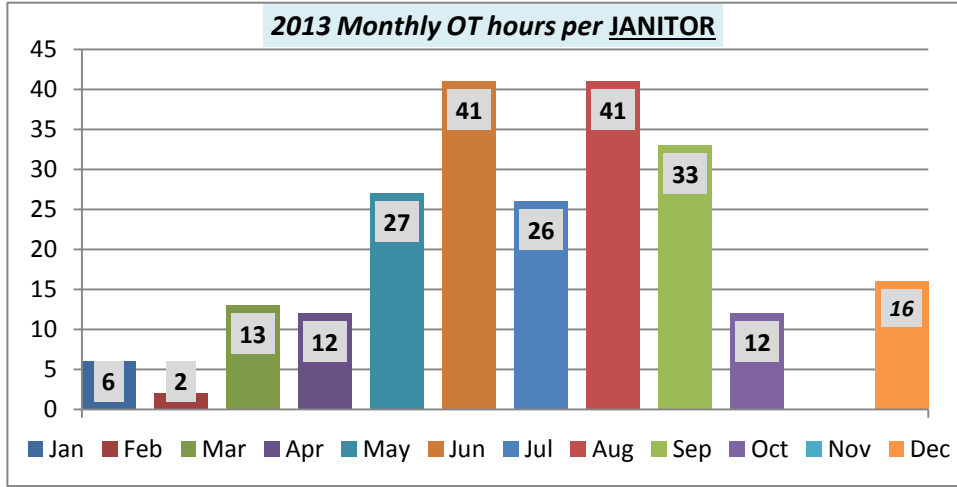
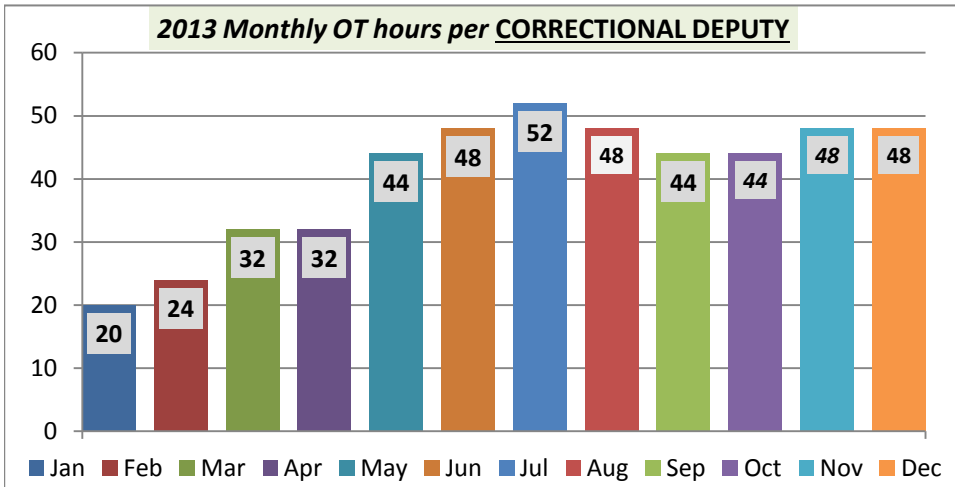
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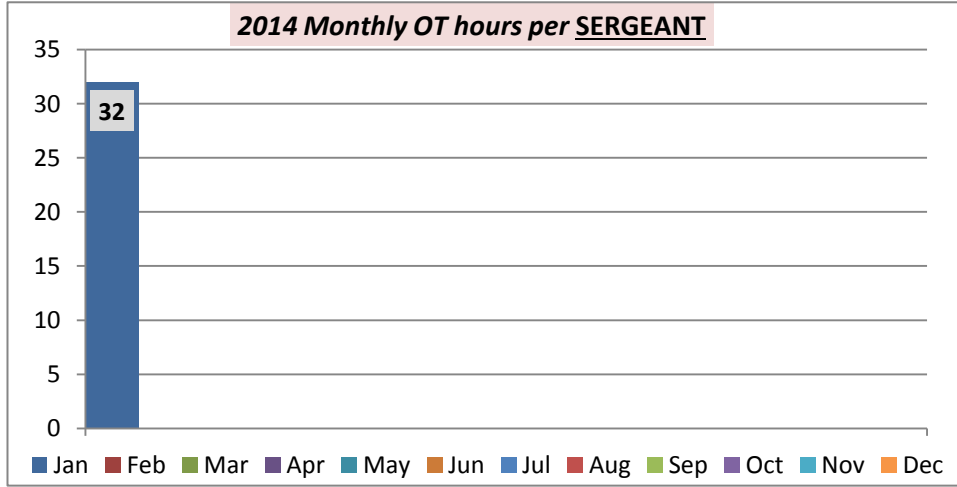
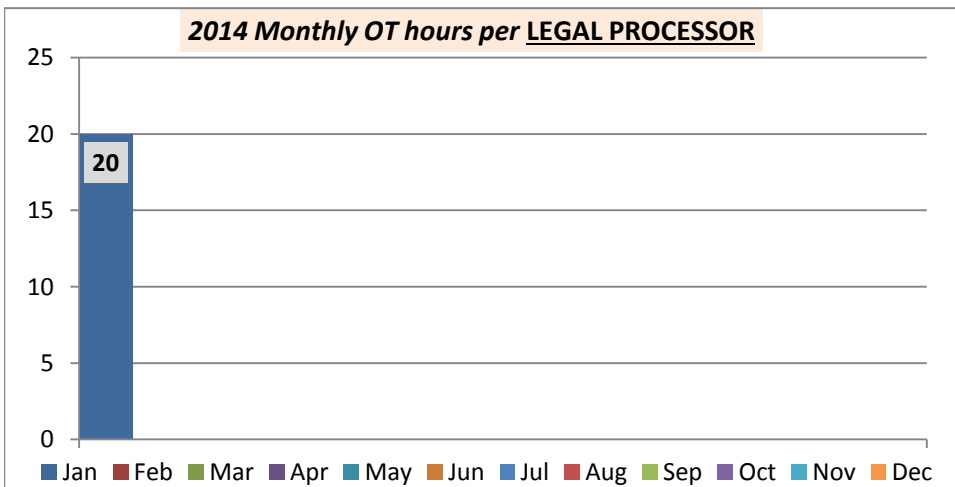
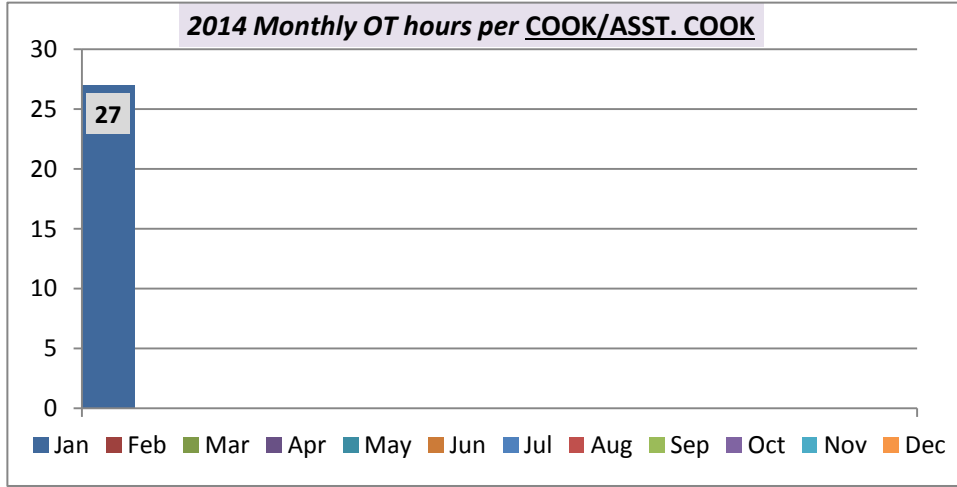
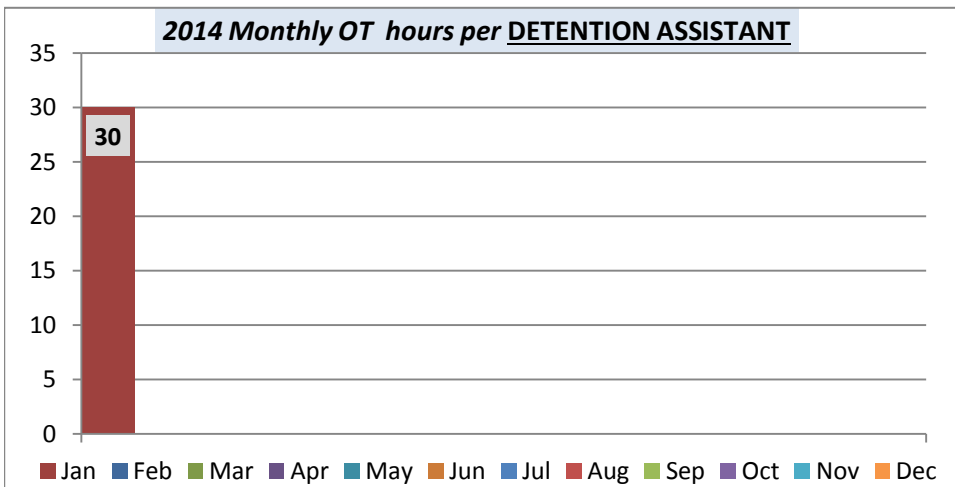
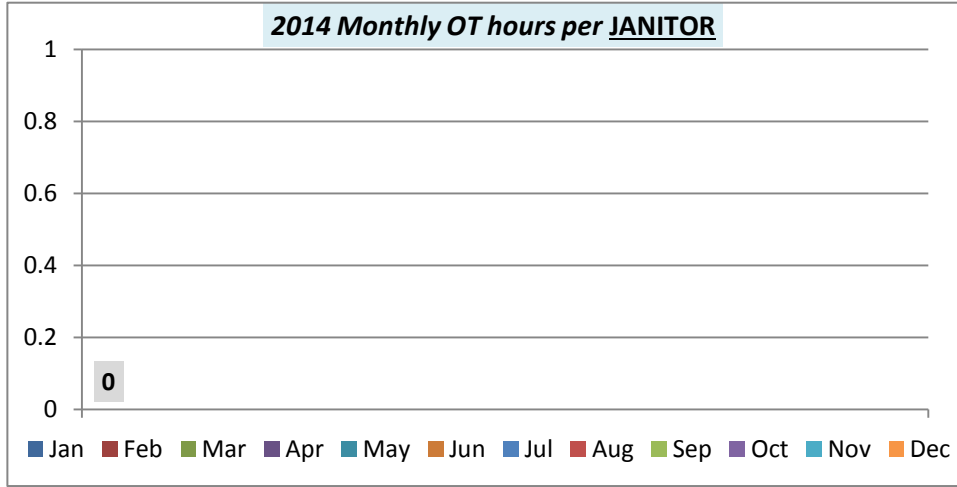
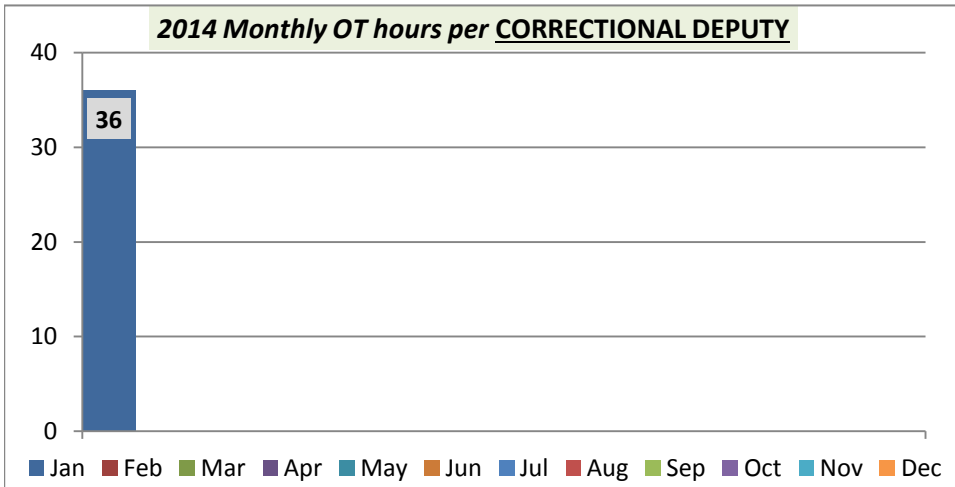
By: _____
Sheriff-Coroner

Date: _____

By: _____
Deputy County Counsel

Date: _____







County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 12
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Department of Health Services

Staff Name and Phone Number:

Rita Scardaci, x7876

Supervisorial District(s):

Countywide

Title: First 5 Read, Talk, Play Campaign Contract Amendment

Recommended Actions:

Authorize the Director of Health Services to execute the second amendment to an agreement with VIVA Strategy + Communications, LLC, to enhance services for children by adding a bilingual presenter and expert content provider to the Read, Talk, Play social marketing campaign, increasing the agreement by \$19,981 and resulting in a new total not to exceed amount of \$624,981 with a term ending June 30, 2015.

Executive Summary:

This item requests approval of the second amendment to an agreement with VIVA Strategy + Communications, LLC, to enhance services for children by adding a bilingual presenter and expert content provider to the Read, Talk, Play social marketing campaign, increasing the agreement by \$19,981 and resulting in a new total not to exceed amount of \$624,981 with a term ending June 30, 2015.

In October 2011 the First 5 Sonoma County Commission released a request for proposals for services to promote early childhood social-emotional health (mental health) through social marketing campaigns. Subsequent to completion of the competitive process the Commission approved the selection of VIVA Strategy + Communications (VIVA) for social marketing services consisting of the Hand in Hand/de la Mano (now called Read, Talk, Play) and Stay Positive campaigns for the term March 1, 2012 through June 30, 2015, for a total of \$505,000. In June 2013, the agreement with VIVA was augmented with an additional \$100,000 to expand the Stay Positive campaign.

The presence of at least one caring, nurturing adult in the life of a young child cannot be overestimated. This key relationship is the foundation of the child's future relationships and social-emotional health. Read, Talk, Play is a long-term social marketing campaign instituted by the First 5 Commission to promote healthy child development by encouraging the parents of very young children to engage in activities that promote caring, nurturing relationships through reading, talking, and playing and by building community understanding about the developmental needs of very young children. Children whose parents adopt these behaviors will benefit from improved social and emotional health and school

readiness. The campaign focuses on at-risk young families with children from birth to age two. Materials developed and distributed for the campaign are in English and Spanish.

The Triple P - Positive Parenting Program is a proven, evidence-based program that supports prevention of behavioral, emotional, and developmental problems in children by enhancing the knowledge, skills, and confidence of parents. Stay Positive is a social marketing campaign encouraging parents to seek help with parenting challenges and promoting Triple P services. The Stay Positive campaign is targeted to all families in Sonoma County. In a population-wide implementation, such as the one in Sonoma County, Triple P has been proven to significantly reduce child abuse and out-of-home placement.

Campaign Update - Activities to Date

The Read, Talk, Play (RTP) campaign began with development of a parent website and Facebook page to inform parents about RTP behaviors. Campaign activities are designed to bring parents to these sites to learn more about how they can promote their child's development. First 5 has partnered with Women, Infants, and Children (WIC); the Sonoma County Library; and First 5 grantees to reach parents with the RTP messages through events and print materials. Before the campaign launch, parents at WIC were surveyed, and though 81 percent believed that children begin to benefit from reading at birth, only 36 percent said they read to their child every day. A follow up survey at WIC this spring is designed to measure the impact of campaign efforts on WIC families.

Stay Positive includes a website for providers that supports their Triple P services with clinical tools, print materials to promote their services, and the opportunity to promote their services to families on a Sonoma County Stay Positive website. On this website, parents can learn about Triple P, find tips to help with parenting issues, and find a local Triple P provider. The Stay Positive campaign supports First 5's investment in Triple P to enhance parenting services to parents countywide.

This contract amendment enables VIVA to utilize the services of a local bilingual psychologist to assist with the development of promotional materials and content for publication and for the Read, Talk, Play website; to provide related interviews for radio and TV; and to deliver presentations in English and Spanish to families of young children on the importance of reading, talking, and playing to their children's early brain development and language acquisition.

The First 5 Sonoma County Commission approved additional funding of \$19,981 for this agreement on December 9, 2013.

The First 5 Sonoma County Commission is an agency of the County of Sonoma. By law, the Commission has independent authority over its strategic plan and local trust fund. As directed by the Board of Supervisors in the Commission's enabling ordinance, the Commission follows established County administrative procedures for processing its contracts through its administrative agent, the Department of Health Services.

Prior Board Actions:

On February 21, 2012 the Board approved an agreement with VIVA to provide marketing consulting services and products through June 30, 2015. On June 4, 2013 the Board approved an amendment to the VIVA agreement, increasing the contract by \$100,000, for the Stay Positive campaign to reduce stigma about seeking help with parenting and to promote the Triple P - Positive Parenting Program to Sonoma County parents.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community			
The Read, Talk, Play campaign aligns with the County Strategic Plan as it promotes activities that lead to a safe, healthy, caring home environment for young children.			
Fiscal Summary - FY 13-14			
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 14,981	County General Fund	\$ 0
Add Appropriations Req'd.	\$ 0	State/Federal	\$ 0
	\$	Fees/Other	\$ 0
	\$	Use of Fund Balance	\$ 0
	\$	Contingencies	\$ 0
	\$	First 5 Sonoma County	\$ 14,981
Total Expenditure	\$ 14,981	Total Sources	\$ 14,981
Narrative Explanation of Fiscal Impacts (If Required):			
The additional \$14,981 for this agreement is included in the FY 13-14 Budget. The remaining \$5,000 will be included in the FY 14-15 budget.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
N/A			
Attachments:			
VIVA Strategy + Communications, LLC agreement second amendment			
Related Items "On File" with the Clerk of the Board:			
None			

**MODIFICATION NUMBER TWO OF AGREEMENT FOR SERVICES
BETWEEN COUNTY OF SONOMA AND
VIVA STRATEGY + COMMUNICATIONS, LLC**

On February 25, 2012, the County of Sonoma, a political subdivision of the State of California, (hereinafter referred to as "County") and VIVA Strategy + Communications, LLC, (hereinafter referred to as "Contractor") entered into a service agreement, modified by the parties as Modification Number One effective June 4, 2013 (Agreement).

Pursuant to Section 13.7 (Merger) of the Agreement, the parties hereby evidence their intent and desire to modify the Agreement as follows:

1. Exhibit A1 – Scope of Work/Plan for Reporting Results replaces Exhibit A – Scope of Work/Plan for Reporting Results in its entirety.
2. Exhibit B2 – Budget replaces Exhibit B1 – Budget in its entirety.
3. Article 2 – Payment is hereby revised to read as follows:

2. Payment

For all services and incidental costs required hereunder, Contractor shall be paid in accordance with the following terms:

Contractor shall be paid on a time-and-material/expense basis in accordance with the budget set forth in Exhibit B2 - Budget, provided, however, that payments to Contractor shall not exceed \$52,374.58 in FY 11/12, \$151,086.83 in FY 12/13, \$261,519.59 in FY 13/14, and \$160,000.00 in FY 14/15; and that total payments to Contractor shall not exceed \$624,981.00 without the prior written approval of County. Any balance remaining at the end of FY 11/12, FY 12/13, or FY 13/14 shall automatically be carried forward to the subsequent fiscal year. Contractor shall submit its bills in arrears on a monthly basis in a form approved by County's Auditor and the Head of County department receiving the services. Upon approval by contract manager, Contractor can be funded in advance to purchase advertising, media time, or similar expenses that must be paid in advance. The bills shall show or include: (i) the task(s) performed, (ii) the time in quarter hours devoted to the task(s), (iii) the hourly rate(s) of the person(s) performing the task(s), and (iv) copies of receipts for reimbursable materials/expenses, if any. Expenses not expressly authorized by the Agreement shall not be reimbursed.

Unless otherwise noted in this agreement, payments shall be made within the normal course of County business after presentation of an invoice in a form approved by County for services performed. Except as provided above, payments shall be made only upon the satisfactory completion of the services as determined by County.

Pursuant to California Revenue and Taxation Code (R&TC) Section 18662, County shall withhold seven percent of the income paid to Contractor for services performed within the State of California under this agreement for payment and reporting to the California Franchise Tax Board if Contractor does not qualify as any of the following: (1) a corporation with its principal place of business in California, (2) an LLC or Partnership with a permanent place of business in California, (3) a corporation/LLC or Partnership qualified to do business

in California by the Secretary of State, or (4) an individual with a permanent residence in the State of California.

If Contractor does not qualify, County requires that a completed and signed California Form 587 be provided by Contractor in order for payments to be made. If Contractor does qualify, then County requires a completed California Form 590. California Forms 587 and 590 remain valid for the duration of the Agreement provided there is no material change in their facts. By signing either form, Contractor agrees to promptly notify County of any changes in the facts. Forms should be sent to County pursuant to Article 12 (Method and Place of Giving Notice, Submitting Bills, and Making Payments). To reduce the amount withheld, Contractor has the option to provide County with either a full or partial waiver from the State of California.

1.1. Overpayment

If County overpays Contractor for any reason, Contractor agrees to return the amount of such overpayment to County, or at County's option, permit County to offset the amount of such overpayment against future payments owed to Contractor under this Agreement or any other agreement.

Except as expressly amended herein, all terms and conditions of Agreement shall remain in full force and effect.

§ The remainder of this page has intentionally been left blank. §

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives this _____ day of _____, 20_____.

CONTRACTOR:

Nicole O. Tanner, Managing Partner
VIVA Strategy + Communications, LLC

Dated

COUNTY OF SONOMA:

Certificate of Insurance on File with County:

Rita Scardaci, MPH, Director
Department of Health Services

Dated

Approved as to Substance:

Division Director or Designee

Dated

Exhibit A1. Scope of Work/Plan for Reporting Results

Covering period from February 25, 2012 – June 30, 2015

Organization: VIVA Strategy + Communications, LLC

Project Title: First 5 Social Marketing Campaigns

Project Summary: Contractor will work in partnership with First 5 Sonoma County, providing the expertise and the leadership necessary to raise awareness and promote behavioral change that benefits young children and their families in Sonoma County, initially through two social marketing campaigns: Hand in Hand/de la Mano and Stay Positive. Later in the contract, these campaigns may be redesigned or replaced, if necessary. Distinct budgets, strategies, deliverables, and outcomes are associated with each campaign.

Desired Impact: The Hand in Hand campaign will increase parental and community awareness of behaviors that support optimal child development and promote positive engagement between parents and their children from birth to two years old. The Stay Positive campaign will promote positive parenting by focusing on decreasing the stigma associated with seeking help with parenting and by promoting Triple P (Positive Parenting Program).

Strategies / Activities	Timelines	Person(s) Responsible	Measureable Deliverables (i.e., Process Outputs)	Measureable Program Outcomes
A. Contractor Activities				
1. Initial Campaign Planning <ul style="list-style-type: none"> a. Meetings with client and relevant partners. b. Develop Master Campaign Marketing Action Plan to act as the roadmap for the Social Marketing Campaigns. All executable projects will fall under the Marketing Plan and be initiated according to the Plan. It includes a process/approach that is data-driven and responsive to unforeseen changes over the course of the project. c. Develop an Evaluation Plan that identifies evaluation instruments that enable us to measure the impact of the social marketing campaigns, by monitoring awareness and behavior change where possible. 	3–4 Weeks	Nicole Tanner, Project Director, ultimately responsible for all deliverables and planning	1. Master Marketing Action Plan 2. Evaluation Plan	Measurable increase in parental awareness of behaviors that support optimal child development as a result of these social marketing campaigns as measured by evaluation instruments identified in the Action Plan.

Strategies / Activities	Timelines	Person(s) Responsible	Measureable Deliverables (i.e., Process Outputs)	Measureable Program Outcomes
2. Ongoing Planning a. Changes and modifications based on evaluation and relevant developments.	March 1, 2012 – June 30, 2015	Nicole Tanner, Project Director	1. Revised Master Marketing Action Plan	N/A
3. Develop the content and implement the strategies and tactics of First 5’s social marketing campaigns, including production, purchase and delivery of products and services needed to implement the campaign.	March 1, 2012 – June 30, 2015	Nicole Tanner, Project Director	1. Hand in Hand/de la Mano social marketing campaign 2. Stay Positive social marketing campaign	N/A
4. Develop a system for monitoring spending a. In conjunction with First 5 staff, develop a consistent transparent system under which expenses will be presented in writing by the Contractor and authorized by First 5 staff before they are expended. Such expenditures will then be clearly delineated in subsequent invoices.	March 1, 2012 – June 30, 2015	Nicole Tanner, Project Director	1. Efficient, transparent, consistent system to authorize, monitor, and invoice expenditures	N/A
B. Production and Purchase of Products and Services				
1. Digital Marketing, possibly including but not limited to: a. Social media b. Websites and microsities c. Display ads (web) d. PPC ads (web) e. Mobile messaging f. Stay Positive/Triple P (SP/TP) localized web info	Initial Planning Year 1 (March – June 2012). Launch in Year 2 July 1, 2012 – Ongoing.	Nicole Tanner, Project Director	1. Measurable digital presence in a variety of media 2. Analytics produced by measuring traffic, click-through-rate, and buy-in 3. An infrastructure for easy public access to information supporting the social marketing messages	To be determined through evaluation planning in Activity A1C.
2. Out-of-Home Ads, possibly including but not limited to: a. Mall graphics b. Point of Purchase displays	June 1, 2012 – June 30, 2015. Timing to be determined based on marketing plan.	Nicole Tanner, Project Director	1. Products developed 2. Analytics determined by traffic, etc. 3. Measurable calls to action on each product	To be determined through evaluation planning in Activity A1C.

Strategies / Activities	Timelines	Person(s) Responsible	Measureable Deliverables (i.e., Process Outputs)	Measureable Program Outcomes
<ul style="list-style-type: none"> c. Bus banners d. Posters e. Other location-based graphics f. SP/TP ads 				
3. Traditional Media, possibly including but not limited to: <ul style="list-style-type: none"> a. Radio advertising/PSA b. Cable TV ad/PSA 	June 1, 2012 – June 30, 2015	Nicole Tanner, Project Director	<ul style="list-style-type: none"> 1. Products developed 2. Analytics determined by traffic, etc. 3. Measurable calls to action on each product 	To be determined through evaluation planning in Activity A1C.
4. Direct Marketing, possibly including but not limited to: <ul style="list-style-type: none"> a. Flyers, handouts, etc. b. Kit for New Parents materials c. Tipsheets d. Brochures e. Posters f. Media kit g. Newsletter 	June 1, 2012 – June 30, 2015. Timing to be determined based on marketing plan.	Nicole Tanner, Project Director	<ul style="list-style-type: none"> 1. Products developed 2. Analytics determined by traffic, etc. 3. Measurable calls to action on each product 	To be determined through evaluation planning in Activity A1C.
5. Public Relations, possibly including but not limited to: <ul style="list-style-type: none"> a. Expert columns b. Media relations c. Open video contest 	June 1, 2012 – June 30, 2015. Timing to be determined based on marketing plan.	Nicole Tanner, Project Director	<ul style="list-style-type: none"> 1. Products developed and resulting bylines, press clippings, press coverage, community participation, etc. 2. Analytics determined by traffic, etc. 3. Measurable calls to action on each product 	To be determined through evaluation planning in Activity A1C.

Strategies / Activities	Timelines	Person(s) Responsible	Measureable Deliverables (i.e., Process Outputs)	Measureable Program Outcomes
C. Subcontracting				
1. Manage subcontract with David Anglada-Figueroa	12/1/2013 – 6/30/2015	Nicole Tanner, Project Director	1. Strategies successfully planned and achieved, products developed.	
2. Consultation and meetings a. Consulting about early childhood mental health, Read Talk Play content and campaign events.	12/1/2013 – 6/30/2015	David Anglada-Figueroa	1. Provide guidance and feedback to First 5 staff and contractors about communications content and messages	
3. Develop original content a. Write original columns. b. Script and record 12 video blogs in English and Spanish promoting healthy attachment.	12/1/2013 – 6/30/2015	David Anglada-Figueroa	1. Up to two bilingual columns per month 2. 12 bilingual video blogs up to 2 minutes in length	
4. Media Relations a. Media interviews and/or Read Talk Play events b. Read Talk Play promotional photographs or videos c. Promote First 5 grantees and services as appropriate during these activities	12/1/2013 – 6/30/2015	David Anglada-Figueroa	1. Up to 6 media interviews and/or up to 2 Read Talk Play events	
D. Progress Reporting				
1. Provide semi-annual progress reports and a final report, including a. Reporting of impressions across all channels b. Campaign aggregation c. Evaluation results	Reports due mid-year and year-end. Final report due July 31, 2015.	Nicole Tanner, Project Director		

Exhibit B2. Budget**VIVA Strategy + Communications****Social Marketing Budget****February 25, 2012 – June 30, 2015**

Activity	Year 1 March 1 – June 30, 2012 Actual (\$)	Year 2 July 1, 2012 – June 30, 2013 Actual (\$)	Rev. Year 3 July 1, 2013 – June 30, 2014 (\$)	Year 4 July 1, 2014 – June 30, 2015 (\$)	Totals (\$)
Read, Talk, Play					
Consultant	13,937.50	34,582.10	34,806.40	34,688.00	118,014.00
Products and Services Production and Purchase	14,263.50	78,815.81	102,894.69	65,062.00	261,036.00
Evaluation	4,200.00	5,235.09	5,264.91	5,250.00	19,950.00
Read, Talk, Play Total	32,401.00	118,633.00	142,966.00	105,000.00	399,000.00
Stay Positive					
Consultant	14,255.00	14,421.00	14,338.00	14,338.00	57,352.00
Products and Services Production and Purchase	3,068.58	17,782.83	84,184.59	33,012.00	138,048.00
Evaluation	2,650.00	250.00	5,050.00	2,650.00	10,600.00
Stay Positive Total	19,973.58	32,453.83	103,572.59	50,000.00	206,000.00
Spokesperson Subcontract					
Consultation & Meetings			2,500.00		2,500.00
Content			7,500.00	5,000.00	12,500.00
Media Relations			2,375.00		2,375.00
Indirect Cost 15%			2,606.00		2,606.00
Subcontract Total			14,981.00	5,000.00	19,981.00
Contract Total	52,374.58	151,086.83	261,519.59	160,000.00	624,981.00



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 13
(This Section for use by Clerk of the Board Only.)

To: Board of Commissioners

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Community Development Commission

Staff Name and Phone Number:

John D. Haig – 565-7508

Supervisorial District(s):

1

Title: Agreement for Sale of Real Property – 16717 Sonoma Highway, Agua Caliente

Recommended Actions:

Approve the Agreement for \$350,000 by and between the Sonoma County Community Development Commission, as seller, and Manoochehr Javaherian, as buyer, for the former Sheriff Substation property located at 16717 Sonoma Highway, Agua Caliente, and authorize and direct the Executive Director of the Commission to carry out all tasks necessary to comply with the terms of the Agreement and close escrow.

Executive Summary:

On December 7, 2004, your Board approved Resolution No. 04-1151 authorizing the Sonoma County Community Development Commission (CDC), acting in its capacity as the former Sonoma County Community Redevelopment Agency, to purchase the former Sonoma Valley Sheriff Substation, located at 16717 Sonoma Highway in Agua Caliente, from the County for development into affordable or farm worker housing. The CDC purchased the property for \$420,000, its appraised value as of September 2004, using Low- and Moderate-Income Housing Fund (LMIHF) revenue from the Springs Redevelopment Project Area and acquired title upon completion of the new Sheriff Substation in November 2006. When the redevelopment agency was dissolved, the CDC retained ownership of the property in its capacity as governing body for the Sonoma County Housing Authority, which acquired all housing assets of the former redevelopment agency.

The property is located approximately ½ mile north of the former Springs Redevelopment Project Area. The site consists of a rectangular shaped parcel with a one story, small wood frame building containing 960 sq. ft. and a small shed on 1 acre. The property is zoned Rural Residential within a General Plan Scenic Corridor, and maximum density allowed of 2-acres per dwelling unit. Although a General Plan amendment, zone change, and special use permit could allow development of a multi-unit affordable or farm worker housing project on the site, the recorded Covenants, Conditions and Restrictions (CC&Rs) on the property prohibit construction of more than 2 residential units on the site.

CDC staff contacted local affordable housing developers to determine their interest in developing 1 or 2 affordable or farm worker units on the property. All developers indicated a lack of interest in such a small project at this location.

On August 28, 2007, by Resolution No. 07-0707, your Board authorized and directed the Executive Director of the RDA to take actions necessary to dispose of the property in accordance with the California Community Redevelopment Law (CRL) and the State Surplus Lands Act, and to return to your Board for final approval of any agreement to sell or otherwise dispose of the property. Because the property was acquired with Redevelopment Agency LMIHF resources, the usual surplus property disposition procedures applicable to counties do not apply. The governing provisions of CRL, which continue to be applicable notwithstanding the dissolution of redevelopment agencies, due to the fact that the property was acquired with redevelopment low-mod housing funds, allow for a negotiated sale of the property, provided your Board approves the transaction following a public hearing. From 2007 through 2012, CDC staff made a number of attempts to sell the property, but given the downturn in the real estate market 2006 and the unique characteristics of the property, few offers were received and all were rejected as too low.

In June 2013, the property was re-appraised and re-listed for sale with an asking price of \$350,000. On September 24, 2013, your Board conducted a public hearing after which it approved a Purchase Agreement with a buyer offering \$381,000 for the property; however, the buyer subsequently decided against proceeding with the transaction and cancelled the Agreement. The CDC has since received an all-cash offer to purchase the property for the full \$350,000 asking price. Staff requests your Board's approval of a Purchase Agreement in this amount and authorization to proceed with the sale.

CRL Section 33431 requires the CDC's Board to hold a public hearing, notice of which must be published at least once a week for two weeks, prior to the sale of such property. The required notices have been published in The Press Democrat and your Board may now hold the required public hearing to consider approval of the attached Agreement to sell the former Sheriff Substation property. Upon Board approval, CDC staff will take all actions necessary to comply with the provisions of the Agreement to close escrow on the sale of the property. Proceeds from the sale will be retained by the CDC as governing body for the Sonoma County Housing Authority and must be used for housing-related purposes.

Prior Board Actions:

9/24/2013 - Approval of Purchase Agreement for \$381,000 offer (subsequently cancelled by buyer).
08/28/2007 – Resolution 07-0707 authorizing CDC staff to take actions necessary to dispose of the former Sheriff Substation property.
12/07/2004 – Resolution 04-1151 authorizing acquisition of the former Sheriff Substation property for development of affordable or farmworker housing.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Proceeds from the sale of the property will be deposited into the Low- and Moderate-Income Housing Fund and will be reused for affordable housing development, operations, and/or administration. Provision and maintenance of affordable housing is a fundamental need to ensure the health and safety of the County's lower-income residents.

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 143,866		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 270,000
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$	Addition rev., unbudgeted	\$ 80,000
Total Expenditure	\$ 143,866	Total Sources	\$ 350,000

Narrative Explanation of Fiscal Impacts (If Required):

Net proceeds of the sale will be retained by the CDC and must be used for housing-related purposes. Staff will return to the Board of Commissioners with a spending plan and an associated appropriation request at a later time.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Original Offer and Counter-Offer comprising Purchase and Sale Agreement

Related Items "On File" with the Clerk of the Board:

None.



CALIFORNIA ASSOCIATION OF REALTORS®

CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

For Use With Single Family Residential Property — Attached or Detached (C.A.R. Form RPA-CA, Revised 4/13)

Date December 9, 2013

1. OFFER:

- A. THIS IS AN OFFER FROM Manoochehr Javaherian ("Buyer").
B. THE REAL PROPERTY TO BE ACQUIRED is described as 16717 Sonoma Hwy, Sonoma, CA, 95476
C. THE PURCHASE PRICE offered is Three Hundred Fifty Thousand Dollars \$ 350,000.00
D. CLOSE OF ESCROW shall occur on (date) or 62 Days After Acceptance.

2. AGENCY:

- A. DISCLOSURE: Buyer and Seller each acknowledge prior receipt of a "Disclosure Regarding Real Estate Agency Relationships" (C.A.R. Form AD).
B. POTENTIALLY COMPETING BUYERS AND SELLERS: Buyer and Seller each acknowledge receipt of a disclosure of the possibility of multiple representation by the Broker representing that principal.
C. CONFIRMATION: The following agency relationships are hereby confirmed for this transaction: Listing Agent MMRE Commercial (Print Firm Name) is the agent of (check one): [X] the Seller exclusively; or [] both the Buyer and Seller. Selling Agent RE/MAX Regency (Print Firm Name) (if not the same as the Listing Agent) is the agent of (check one): [X] the Buyer exclusively; or [] the Seller exclusively; or [] both the Buyer and Seller.

3. FINANCE TERMS: Buyer represents that funds will be good when deposited with Escrow Holder.

- A. INITIAL DEPOSIT: Deposit shall be in the amount of \$ 3,500.00
(1) Buyer shall deliver deposit directly to Escrow Holder by personal check, [] electronic funds transfer, [] other
OR (2) (If checked) [] Buyer has given the deposit by personal check (or [] Other) to the agent submitting the offer (or to [] First American Title). The deposit shall be held uncashed until Acceptance and then deposited with Escrow Holder (or [] into Broker's trust account) within 3 business days after Acceptance (or [] Other).
B. INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the amount of \$ 7,000.00 within 41 Days After Acceptance, or []
If a liquidated damages clause is incorporated into this Agreement, Buyer and Seller shall sign a separate liquidated damages clause (C.A.R. Form RID) for any increased deposit at the time it is Delivered.
C. LOAN(S):
(1) FIRST LOAN: In the amount of \$
This loan will be conventional financing or, if checked, [] FHA, [] VA, [] Seller (C.A.R. Form SFA), [] assumed financing (C.A.R. Form PAA), [] Other. This loan shall be at a fixed rate not to exceed % or, [] an adjustable rate loan with initial rate not to exceed %. Regardless of the type of loan, Buyer shall pay points not to exceed % of the loan amount.
(2) [] SECOND LOAN: In the amount of \$
This loan will be conventional financing or, if checked, [] Seller (C.A.R. Form SFA), [] assumed financing (C.A.R. Form PAA), [] Other. This loan shall be at a fixed rate not to exceed % or, [] an adjustable rate loan with initial rate not to exceed %. Regardless of the type of loan, Buyer shall pay points not to exceed % of the loan amount.
(3) FHA/VA: For any FHA or VA loan specified above, Buyer has 17 (or []) Days After Acceptance to Deliver to Seller written notice (C.A.R. Form FVA) of any lender-required repairs or costs that Buyer requests Seller to pay for or otherwise correct. Seller has no obligation to pay or satisfy lender requirements unless otherwise agreed in writing.
D. ADDITIONAL FINANCING TERMS:
E. BALANCE OF DOWN PAYMENT OR PURCHASE PRICE in the amount of \$ 339,500.00 to be deposited with Escrow Holder within sufficient time to close escrow.
F. PURCHASE PRICE (TOTAL): \$ 350,000.00

Buyer's Initials (ALJ) ()

Seller's Initials (KHK) ()



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16717 Sonoma Hwy
Property Address: Sonoma, CA. 95476

Date: December 9, 2013

G. VERIFICATION OF DOWN PAYMENT AND CLOSING COSTS: Buyer (or Buyer's lender or loan broker pursuant to 3H(1) shall, within 7 (or _____) Days After Acceptance, Deliver to Seller written verification of Buyer's down payment and closing costs. (If checked, verification attached.)

H. LOAN TERMS:

(1) LOAN APPLICATIONS: Within 7 (or _____) Days After Acceptance, Buyer shall Deliver to Seller a letter from lender or loan broker stating that, based on a review of Buyer's written application and credit report, Buyer is prequalified or preapproved for any NEW loan specified in 3C above. (If checked, letter attached.)

(2) LOAN CONTINGENCY: Buyer shall act diligently and in good faith to obtain the designated loan(s). Obtaining the loan(s) specified above is a contingency of this Agreement unless otherwise agreed in writing. Buyer's contractual obligations to obtain and provide deposit, balance of down payment and closing costs are not contingencies of this Agreement.

(3) LOAN CONTINGENCY REMOVAL:

(i) Within 17 (or _____) Days After Acceptance, Buyer shall, as specified in paragraph 14, in writing remove the loan contingency or cancel this Agreement;

OR (ii) (If checked) the loan contingency shall remain in effect until the designated loans are funded.

(4) NO LOAN CONTINGENCY (If checked): Obtaining any loan specified above is NOT a contingency of this Agreement. If Buyer does not obtain the loan and as a result Buyer does not purchase the Property, Seller may be entitled to Buyer's deposit or other legal remedies.

I. APPRAISAL CONTINGENCY AND REMOVAL: This Agreement is (or, if checked, is NOT) contingent upon a written appraisal of the Property by a licensed or certified appraiser at no less than the specified purchase price. If there is a loan contingency, Buyer's removal of the loan contingency shall be deemed removal of this appraisal contingency (or, if checked, Buyer shall, as specified in paragraph 14B(3), in writing remove the appraisal contingency or cancel this Agreement within 17 (or _____) Days After Acceptance). If there is no loan contingency, Buyer shall, as specified in paragraph 14B(3), in writing remove the appraisal contingency or cancel this Agreement within 17 (or _____) Days After Acceptance.

J. ALL CASH OFFER (If checked): Buyer shall, within 7 (or _____) Days After Acceptance, Deliver to Seller written verification of sufficient funds to close this transaction. (If checked, verification attached.)

K. BUYER STATED FINANCING: Seller has relied on Buyer's representation of the type of financing specified (including but not limited to, as applicable, amount of down payment, contingent or non contingent loan, or all cash). If Buyer seeks alternate financing, (i) Seller has no obligation to cooperate with Buyer's efforts to obtain such financing, and (ii) Buyer shall also pursue the financing method specified in this Agreement. Buyer's failure to secure alternate financing does not excuse Buyer from the obligation to purchase the Property and close escrow as specified in this Agreement.

4. ALLOCATION OF COSTS (If checked): Unless otherwise specified here, in writing, this paragraph only determines who is to pay for the inspection, test or service ("Report") mentioned; it does not determine who is to pay for any work recommended or identified in the Report.

A. INSPECTIONS AND REPORTS:

(1) Buyer Seller shall pay for an inspection and report for wood destroying pests and organisms ("Wood Pest Report") prepared by a registered structural pest control company.

(2) Buyer Seller shall pay to have septic or private sewage disposal systems inspected _____.

(3) Buyer Seller shall pay to have domestic wells tested for water potability and productivity _____.

(4) Buyer Seller shall pay for a natural hazard zone disclosure report prepared by _____.

(5) Buyer Seller shall pay for the following inspection or report _____.

(6) Buyer Seller shall pay for the following inspection or report _____.

B. GOVERNMENT REQUIREMENTS AND RETROFIT:

(1) Buyer Seller shall pay for smoke detector installation and/or water heater bracing, if required by Law. Prior to Close Of Escrow, Seller shall provide Buyer written statement(s) of compliance in accordance with state and local Law, unless exempt.

(2) Buyer Seller shall pay the cost of compliance with any other minimum mandatory government retrofit standards, inspections and reports if required as a condition of closing escrow under any Law. _____.

C. ESCROW AND TITLE:

(1) Buyer Seller shall pay escrow fee _____.
Escrow Holder shall be _____.

(2) Buyer Seller shall pay for owner's title insurance policy specified in paragraph 12E _____.
Owner's title policy to be issued by _____.
(Buyer shall pay for any title insurance policy insuring Buyer's lender, unless otherwise agreed in writing.)

D. OTHER COSTS:

(1) Buyer Seller shall pay County transfer tax or fee _____.

(2) Buyer Seller shall pay City transfer tax or fee _____.

(3) Buyer Seller shall pay Homeowner's Association ("HOA") transfer fee _____.

(4) Buyer Seller shall pay HOA document preparation fees _____.

(5) Buyer Seller shall pay for any private transfer fee _____.

(6) Buyer Seller shall pay the cost, not to exceed \$ _____, of a one-year home warranty plan, issued by _____, with the following optional coverages:

Air Conditioner Pool/Spa Code and Permit upgrade Other: _____

Buyer is informed that home warranty plans have many optional coverages in addition to those listed above. Buyer is advised to investigate these coverages to determine those that may be suitable for Buyer.

(7) Buyer Seller shall pay for _____.

(8) Buyer Seller shall pay for _____.

Buyer's Initials (AL) (_____)

Seller's Initials (KHK) (_____)

Reviewed by _____ Date _____



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16717 Sonoma Hwy
Property Address: Sonoma, CA, 95476

Date: December 9, 2013

5. CLOSING AND POSSESSION:

- A. Buyer intends (or does not intend) to occupy the Property as Buyer's primary residence.
 - B. Seller-occupied or vacant property: Possession shall be delivered to Buyer at 5 PM or (1:00 AM PM) on the date of Close Of Escrow; on _____; or no later than _____ Days After Close Of Escrow. If transfer of title and possession do not occur at the same time, Buyer and Seller are advised to: (i) enter into a written occupancy agreement (C.A.R. Form PAA, paragraph 2); and (ii) consult with their insurance and legal advisors.
 - C. Tenant-occupied property: (i) Property shall be vacant at least 5 (or _____) Days Prior to Close Of Escrow, unless otherwise agreed in writing. Note to Seller: If you are unable to deliver Property vacant in accordance with rent control and other applicable Law, you may be in breach of this Agreement.
- OR (ii) (if checked) Tenant to remain in possession. (C.A.R. Form PAA, paragraph 3)
- D. At Close Of Escrow, (i) Seller assigns to Buyer any assignable warranty rights for items included in the sale, and (ii) Seller shall Deliver to Buyer available Copies of warranties. Brokers cannot and will not determine the assignability of any warranties.
 - E. At Close Of Escrow, unless otherwise agreed in writing, Seller shall provide keys and/or means to operate all locks, mailboxes, security systems, alarms and garage door openers. If Property is a condominium or located in a common interest subdivision, Buyer may be required to pay a deposit to the Homeowners' Association ("HOA") to obtain keys to accessible HOA facilities.

6. STATUTORY DISCLOSURES (INCLUDING LEAD-BASED PAINT HAZARD DISCLOSURES) AND CANCELLATION RIGHTS:

- A. (1) Seller shall, within the time specified in paragraph 14A, Deliver to Buyer, if required by Law: (i) Federal Lead-Based Paint Disclosures (C.A.R. Form FLD) and pamphlet ("Lead Disclosures"); and (ii) disclosures or notices required by sections 1102 et. seq. and 1103 et. seq. of the Civil Code ("Statutory Disclosures"). Statutory Disclosures include, but are not limited to, a Real Estate Transfer Disclosure Statement ("TDS"), Natural Hazard Disclosure Statement ("NHD"), notice or actual knowledge of release of illegal controlled substance, notice of special tax and/or assessments (or, if allowed, substantially equivalent notice regarding the Mello-Roos Community Facilities Act and Improvement Bond Act of 1916) and, if Seller has actual knowledge, of industrial use and military ordnance location (C.A.R. Form SPQ or SSD).
(2) Buyer shall, within the time specified in paragraph 14B(1), return Signed Copies of the Statutory and Lead Disclosures to Seller.
(3) In the event Seller, prior to Close Of Escrow, becomes aware of adverse conditions materially affecting the Property, or any material inaccuracy in disclosures, information or representations previously provided to Buyer, Seller shall promptly provide a subsequent or amended disclosure or notice, in writing, covering those items. However, a subsequent or amended disclosure shall not be required for conditions and material inaccuracies of which Buyer is otherwise aware, or which are disclosed in reports provided to or obtained by Buyer or ordered and paid for by Buyer.
(4) If any disclosure or notice specified in 6A(1), or subsequent or amended disclosure or notice is Delivered to Buyer after the offer is Signed, Buyer shall have the right to cancel this Agreement within 3 Days After Delivery in person, or 5 Days After Delivery by deposit in the mail, by giving written notice of cancellation to Seller or Seller's agent.
(5) Note to Buyer and Seller: Waiver of Statutory and Lead Disclosures is prohibited by Law.
- B. NATURAL AND ENVIRONMENTAL HAZARDS: Within the time specified in paragraph 14A, Seller shall, if required by Law: (i) Deliver to Buyer earthquake guides (and questionnaire) and environmental hazards booklet; (ii) even if exempt from the obligation to provide a NHD, disclose if the Property is located in a Special Flood Hazard Area; Potential Flooding (Inundation) Area; Very High Fire Hazard Zone; State Fire Responsibility Area; Earthquake Fault Zone; Seismic Hazard Zone; and (iii) disclose any other zone as required by Law and provide any other information required for those zones.
- C. WITHHOLDING TAXES: Within the time specified in paragraph 14A, to avoid required withholding, Seller shall Deliver to Buyer or qualified substitute, an affidavit sufficient to comply with federal (FIRPTA) and California withholding Law (C.A.R. Form AS or QS).
- D. MEGAN'S LAW DATABASE DISCLOSURE: Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Seller nor Brokers are required to check this website. If Buyer wants further information, Broker recommends that Buyer obtain information from this website during Buyer's inspection contingency period. Brokers do not have expertise in this area.)
- E. NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES: This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at http://www.npms.phmsa.dot.gov/. To seek further information about possible transmission pipelines near the Property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

7. CONDOMINIUM/PLANNED DEVELOPMENT DISCLOSURES:

- A. SELLER HAS: 7 (or _____) Days After Acceptance to disclose to Buyer whether the Property is a condominium, or is located in a planned development or other common interest subdivision (C.A.R. Form SPQ or SSD).
- B. If the Property is a condominium or is located in a planned development or other common interest subdivision, Seller has 3 (or _____) Days After Acceptance to request from the HOA (C.A.R. Form HOA): (i) Copies of any documents required by Law; (ii) disclosure of any pending or anticipated claim or litigation by or against the HOA; (iii) a statement containing the location and number of designated parking and storage spaces; (iv) Copies of the most recent 12 months of HOA minutes for regular and special meetings; and (v) the names and contact information of all HOAs governing the Property (collectively, "CI Disclosures"). Seller shall itemize and Deliver to Buyer all CI Disclosures received from the HOA and any CI Disclosures in Seller's possession. Buyer's approval of CI Disclosures is a contingency of this Agreement as specified in paragraph 14B(3).

8. ITEMS INCLUDED IN AND EXCLUDED FROM PURCHASE PRICE:

- A. NOTE TO BUYER AND SELLER: Items listed as Included or excluded in the MLS, flyers or marketing materials are not included in the purchase price or excluded from the sale unless specified in 8B or C.
- B. ITEMS INCLUDED IN SALE:
 - (1) All EXISTING fixtures and fittings that are attached to the Property;
 - (2) EXISTING electrical, mechanical, lighting, plumbing and heating fixtures, ceiling fans, fireplace inserts, gas logs and grates, solar systems, built-in appliances, window and door screens, awnings, shutters, window coverings, attached floor coverings, television antennas, satellite dishes, private integrated telephone systems, air coolers/conditioners, pool/spa equipment, garage door openers/remote controls, mailbox, in-ground landscaping, trees/shrubs, water softeners, water purifiers, security systems/alarms; (if checked) stove(s), refrigerator(s);

Buyer's Initials (AL) (_____)

Seller's Initials (KHK) (_____)

Reviewed by _____ Date _____



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Property Address: 16717 Sonoma Hwy
Sonoma, CA, 95476

Date: December 9, 2013

(3) The following additional items:

(4) Seller represents that all items included in the purchase price, unless otherwise specified, are owned by Seller.

(5) All items included shall be transferred free of liens and without Seller warranty.

C. **ITEMS EXCLUDED FROM SALE:** Unless otherwise specified, audio and video components (such as flat screen TVs and speakers) are excluded if any such item is not itself attached to the Property, even if a bracket or other mechanism attached to the component is attached to the Property; and

9. **CONDITION OF PROPERTY:** Unless otherwise agreed: (i) the Property is sold (a) in its PRESENT physical ("as-is") condition as of the date of Acceptance and (b) subject to Buyer's Investigation rights; (ii) the Property, including pool, spa, landscaping and grounds, is to be maintained in substantially the same condition as on the date of Acceptance; and (iii) all debris and personal property not included in the sale shall be removed by Close Of Escrow.

A. Seller shall, within the time specified in paragraph 14A, DISCLOSE KNOWN MATERIAL FACTS AND DEFECTS affecting the Property, including known insurance claims within the past five years, and make any and all other disclosures required by law.

B. Buyer has the right to inspect the Property and, as specified in paragraph 14B, based upon information discovered in those inspections: (i) cancel this Agreement; or (ii) request that Seller make Repairs or take other action.

C. Buyer is strongly advised to conduct investigations of the entire Property in order to determine its present condition. Seller may not be aware of all defects affecting the Property or other factors that Buyer considers important. Property Improvements may not be built according to code, in compliance with current Law, or have had permits issued.

10. **BUYER'S INVESTIGATION OF PROPERTY AND MATTERS AFFECTING PROPERTY:**

A. Buyer's acceptance of the condition of, and any other matter affecting the Property, is a contingency of this Agreement as specified in this paragraph and paragraph 14B. Within the time specified in paragraph 14B(1), Buyer shall have the right, at Buyer's expense unless otherwise agreed, to conduct inspections, investigations, tests, surveys and other studies ("Buyer Investigations"), including, but not limited to, the right to: (i) inspect for lead-based paint and other lead-based paint hazards; (ii) inspect for wood destroying pests and organisms; (iii) review the registered sex offender database; (iv) confirm the insurability of Buyer and the Property; and (v) satisfy Buyer as to any matter specified in the attached Buyer's Inspection Advisory (C.A.R. Form BIA). Without Seller's prior written consent, Buyer shall neither make nor cause to be made: (i) invasive or destructive Buyer Investigations; or (ii) inspections by any governmental building or zoning inspector or government employee, unless required by Law.

B. Seller shall make the Property available for all Buyer Investigations. Buyer shall (i) as specified in paragraph 14B, complete Buyer Investigations and, either remove the contingency or cancel this Agreement, and (ii) give Seller, at no cost, complete Copies of all Investigation reports obtained by Buyer, which obligation shall survive the termination of this Agreement.

C. Seller shall have water, gas, electricity and all operable pilot lights on for Buyer's Investigations and through the date possession is made available to Buyer.

D. **Buyer indemnify and Seller protection for entry upon property:** Buyer shall: (i) keep the Property free and clear of liens; (ii) repair all damage arising from Buyer Investigations; and (iii) indemnify and hold Seller harmless from all resulting liability, claims, demands, damages and costs. Buyer shall carry, or Buyer shall require anyone acting on Buyer's behalf to carry, policies of liability, workers' compensation and other applicable insurance, defending and protecting Seller from liability for any injuries to persons or property occurring during any Buyer Investigations or work done on the Property at Buyer's direction prior to Close Of Escrow. Seller is advised that certain protections may be afforded Seller by recording a "Notice of Nonresponsibility" (C.A.R. Form NNR) for Buyer Investigations and work done on the Property at Buyer's direction. Buyer's obligations under this paragraph shall survive the termination of this Agreement.

11. **SELLER DISCLOSURES; ADDENDA; ADVISORIES; OTHER TERMS:**

A. **Seller Disclosures (if checked):** Seller shall, within the time specified in paragraph 14A, complete and provide Buyer with a:

Seller Property Questionnaire (C.A.R. Form SPQ) OR Supplemental Contractual and Statutory Disclosure (C.A.R. Form SSD)

B. **Addenda (if checked):** Addendum # (C.A.R. Form ADM)

Wood Destroying Pest Inspection and Allocation of Cost Addendum (C.A.R. Form WPA)

Purchase Agreement Addendum (C.A.R. Form PAA) Septic, Well and Property Monument Addendum (C.A.R. Form SWPI)

Short Sale Addendum (C.A.R. Form SSA) Other

C. **Advisories (if checked):** Buyer's Inspection Advisory (C.A.R. Form BIA)

Probate Advisory (C.A.R. Form PAK) Statewide Buyer and Seller Advisory (C.A.R. Form SBSA)

Trust Advisory (C.A.R. Form TA) REO Advisory (C.A.R. Form REO)

D. **Other Terms:**

12. **TITLE AND VESTING:**

A. Within the time specified in paragraph 14, Buyer shall be provided a current preliminary title report, which shall include a search of the General Index, Seller shall within 7 Days After Acceptance, give Escrow Holder a completed Statement of Information. The preliminary report is only an offer by the title insurer to issue a policy of title insurance and may not contain every item affecting title. Buyer's review of the preliminary report and any other matters which may affect title are a contingency of this Agreement as specified in paragraph 14B.

B. Title is taken in its present condition subject to all encumbrances, easements, covenants, conditions, restrictions, rights and other matters, whether of record or not, as of the date of Acceptance except: (i) monetary liens of record unless Buyer is assuming those obligations or taking the Property subject to those obligations; and (ii) those matters which Seller has agreed to remove in writing.

C. Within the time specified in paragraph 14A, Seller has a duty to disclose to Buyer all matters known to Seller affecting title, whether of record or not.

D. At Close Of Escrow, Buyer shall receive a grant deed conveying title (or, for stock cooperative or long-term lease, an assignment of stock certificate or of Seller's leasehold interest), including oil, mineral and water rights if currently owned by Seller. Title shall vest as designated in Buyer's supplemental escrow instructions. THE MANNER OF TAKING TITLE MAY HAVE SIGNIFICANT LEGAL AND TAX CONSEQUENCES. CONSULT AN APPROPRIATE PROFESSIONAL.

E. Buyer shall receive a CLTA/ALTA Homeowner's Policy of Title Insurance. A title company, at Buyer's request, can provide information about the availability, desirability, coverage, and cost of various title insurance coverages and endorsements. If Buyer desires title coverage other than that required by this paragraph, Buyer shall instruct Escrow Holder in writing and pay any increase in cost.

Buyer's initials (AK) (_____)

Seller's initials (^{DS} KHK) (_____)

Reviewed by _____ Date _____



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16717 Sonoma Hwy

Property Address: Sonoma, CA, 95476

Date: December 9, 2013

13. SALE OF BUYER'S PROPERTY:

A. This Agreement is NOT contingent upon the sale of any property owned by Buyer.

OR B. (If checked): The attached addendum (C.A.R. Form COP) regarding the contingency for the sale of property owned by Buyer is incorporated into this Agreement.

14. TIME PERIODS; REMOVAL OF CONTINGENCIES; CANCELLATION RIGHTS: The following time periods may only be extended, altered, modified or changed by mutual written agreement. Any removal of contingencies or cancellation under this paragraph by either Buyer or Seller must be exercised in good faith and in writing (C.A.R. Form CR or CC).

A. SELLER HAS: 7 (or) Days After Acceptance to Deliver to Buyer all Reports, disclosures and information for which Seller is responsible under paragraphs 4, 6A, B and C, 7A, 9A, 11A and B, and 12A. Buyer may give Seller a Notice to Seller to Perform (C.A.R. Form NSP) if Seller has not Delivered the items within the time specified.

B. (1) BUYER HAS: 17 (or 60) Days After Acceptance, unless otherwise agreed in writing, to:

- (i) complete all Buyer investigations; approve all disclosures, reports and other applicable information, which Buyer receives from Seller; and approve all matters affecting the Property; and
- (ii) Deliver to Seller Signed Copies of Statutory and Lead Disclosures Delivered by Seller in accordance with paragraph 6A.

(2) Within the time specified in 14B(1), Buyer may request that Seller make repairs or take any other action regarding the Property (C.A.R. Form RR). Seller has no obligation to agree to or respond to Buyer's requests.

(3) By the end of the time specified in 14B(1) (or as otherwise specified in this Agreement), Buyer shall, Deliver to Seller a removal of the applicable contingency or cancellation (C.A.R. Form CR or CC) of this Agreement. However, if any report, disclosure or information for which Seller is responsible is not Delivered within the time specified in 14A, then Buyer has 5 (or) Days After Delivery of any such items, or the time specified in 14B(1), whichever is later, to Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement.

(4) Continuation of Contingency: Even after the end of the time specified in 14B(1) and before Seller cancels, if at all, pursuant to 14C, Buyer retains the right to either (i) in writing remove remaining contingencies, or (ii) cancel this Agreement based on a remaining contingency. Once Buyer's written removal of all contingencies is Delivered to Seller, Seller may not cancel this Agreement pursuant to 14C(1).

C. SELLER RIGHT TO CANCEL:

(1) Seller right to Cancel; Buyer Contingencies: If, by the time specified in this Agreement, Buyer does not Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement then Seller, after first Delivering to Buyer a Notice to Buyer to Perform (C.A.R. Form NBP) may cancel this Agreement. In such event, Seller shall authorize return of Buyer's deposit.

(2) Seller right to Cancel; Buyer Contract Obligations: Seller, after first Delivering to Buyer a NBP may cancel this Agreement for any of the following reasons: (i) if Buyer fails to deposit funds as required by 3A or 3B; (ii) if the funds deposited pursuant to 3A or 3B are not good when deposited; (iii) if Buyer fails to Deliver a notice of FHA or VA costs or terms as required by 3C(3) (C.A.R. Form FVA); (iv) if Buyer fails to Deliver a letter as required by 3H; (v) if Buyer fails to Deliver verification as required by 3G or 3J; (vi) if Seller reasonably disapproves of the verification provided by 3G or 3J; (vii) if Buyer fails to return Statutory and Lead Disclosures as required by paragraph 6A(2); or (viii) if Buyer fails to sign or initial a separate liquidated damages form for an increased deposit as required by paragraphs 3B and 25. In such event, Seller shall authorize return of Buyer's deposit.

(3) Notice To Buyer To Perform: The NBP shall: (i) be in writing; (ii) be signed by Seller; and (iii) give Buyer at least 2 (or) Days After Delivery (or until the time specified in the applicable paragraph, whichever occurs last) to take the applicable action. A NBP may not be Delivered any earlier than 2 Days Prior to the expiration of the applicable time for Buyer to remove a contingency or cancel this Agreement or meet an obligation specified in 14C(2).

D. EFFECT OF BUYER'S REMOVAL OF CONTINGENCIES: If Buyer removes, in writing, any contingency or cancellation rights, unless otherwise specified in a separate written agreement between Buyer and Seller, Buyer shall conclusively be deemed to have: (i) completed all Buyer investigations, and review of reports and other applicable information and disclosures pertaining to that contingency or cancellation right; (ii) elected to proceed with the transaction; and (iii) assumed all liability, responsibility and expense for Repairs or corrections pertaining to that contingency or cancellation right, or for inability to obtain financing.

E. CLOSE OF ESCROW: Before Seller or Buyer may cancel this Agreement for failure of the other party to close escrow pursuant to this Agreement, Seller or Buyer must first Deliver to the other a demand to close escrow (C.A.R. Form DCE).

F. EFFECT OF CANCELLATION ON DEPOSITS: If Buyer or Seller gives written notice of cancellation pursuant to rights duly exercised under the terms of this Agreement, Buyer and Seller agree to Sign mutual instructions to cancel the sale and escrow and release deposits, if any, to the party entitled to the funds, less fees and costs incurred by that party. Fees and costs may be payable to service providers and vendors for services and products provided during escrow. Release of funds will require mutual Signed release instructions from Buyer and Seller, judicial decision or arbitration award. A Buyer or Seller may be subject to a civil penalty of up to \$1,000 for refusal to sign such instructions if no good faith dispute exists as to who is entitled to the deposited funds (Civil Code §1057.3).

15. REPAIRS: Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (i) obtain receipts for Repairs performed by others; (ii) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (iii) provide Copies of receipts and statements to Buyer prior to final verification of condition.

16. FINAL VERIFICATION OF CONDITION: Buyer shall have the right to make a final inspection of the Property within 5 (or _____) Days Prior to Close Of Escrow, NOT AS A CONTINGENCY OF THE SALE, but solely to confirm: (i) the Property is maintained pursuant to paragraph 9; (ii) Repairs have been completed as agreed; and (iii) Seller has complied with Seller's other obligations under this Agreement (C.A.R. Form VP).

17. PRORATIONS OF PROPERTY TAXES AND OTHER ITEMS: Unless otherwise agreed in writing, the following items shall be PAID CURRENT and prorated between Buyer and Seller as of Close Of Escrow: real property taxes and assessments, interest, rents, HOA regular, special, and emergency dues and assessments imposed prior to Close Of Escrow, premiums on insurance assumed by Buyer, payments on bonds and assessments assumed by Buyer, and payments on Mello-Roos and other Special Assessment District bonds and assessments that are now a lien. The following items shall be assumed by Buyer WITHOUT CREDIT toward the purchase price: prorated payments on Mello-Roos and other Special Assessment District bonds and assessments and HOA special assessments that are now a lien but not yet due. Property will be reassessed upon change of ownership. Any supplemental tax bills shall be paid as follows: (i) for periods after Close Of Escrow, by Buyer; and (ii) for periods prior to Close Of Escrow, by Seller (see C.A.R. Form SPT or SBSA for further information). TAX BILLS ISSUED AFTER CLOSE OF ESCROW SHALL BE HANDLED DIRECTLY BETWEEN BUYER AND SELLER. Prorations shall be made based on a 30-day month.

Buyer's Initials (AL) (_____)

Seller's Initials (KHK) (_____)

Reviewed by _____ Date _____



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16717 Sonoma Hwy
Property Address: Sonoma, CA, 95476

Date: December 9, 2013

- 18. **SELECTION OF SERVICE PROVIDERS:** Brokers do not guarantee the performance of any vendors, service or product providers ("Providers"), whether referred by Broker or selected by Buyer, Seller or other person. Buyer and Seller may select ANY Providers of their own choosing.
- 19. **MULTIPLE LISTING SERVICE ("MLS"):** Brokers are authorized to report to the MLS a pending sale and, upon Close Of Escrow, the sales price and other terms of this transaction shall be provided to the MLS to be published and disseminated to persons and entities authorized to use the information on terms approved by the MLS.
- 20. **EQUAL HOUSING OPPORTUNITY:** The Property is sold in compliance with federal, state and local anti-discrimination Laws.
- 21. **ATTORNEY FEES:** In any action, proceeding, or arbitration between Buyer and Seller arising out of this Agreement, the prevailing Buyer or Seller shall be entitled to reasonable attorney fees and costs from the non-prevailing Buyer or Seller, except as provided in paragraph 26A.

22. **DEFINITIONS:** As used in this Agreement:

- A. "Acceptance" means the time the offer or final counter offer is accepted in writing by a party and is delivered to and personally received by the other party or that party's authorized agent in accordance with the terms of this offer or a final counter offer.
- B. "C.A.R. Form" means the specific form referenced or another comparable form agreed to by the parties.
- C. "Close Of Escrow" means the date the grant deed, or other evidence of transfer of title, is recorded.
- D. "Copy" means copy by any means including photocopy, NCR, facsimile and electronic.
- E. "Days" means calendar days. However, after Acceptance, the last Day for performance of any act required by this Agreement (including Close Of Escrow) shall not include any Saturday, Sunday, or legal holiday and shall instead be the next Day.
- F. "Days After" means the specified number of calendar days after the occurrence of the event specified, not counting the calendar date on which the specified event occurs, and ending at 11:59PM on the final day.
- G. "Days Prior" means the specified number of calendar days before the occurrence of the event specified, not counting the calendar date on which the specified event is scheduled to occur.
- H. "Deliver", "Delivered" or "Delivery", means and shall be effective upon (i) personal receipt by Buyer or Seller or the individual Real Estate Licensee for that principal as specified in paragraph D of the section titled Real Estate Brokers on page 8, regardless of the method used (i.e. messenger, mail, email, fax, other); OR (ii) if checked, per the attached addendum (C.A.R. Form RDN).
- I. "Electronic Copy" or "Electronic Signature" means, as applicable, an electronic copy or signature complying with California Law. Buyer and Seller agree that electronic means will not be used by either party to modify or alter the content or integrity of this Agreement without the knowledge and consent of the other.
- J. "Law" means any law, code, statute, ordinance, regulation, rule or order, which is adopted by a controlling city, county, state or federal legislative, judicial or executive body or agency.
- K. "Repairs" means any repairs (including pest control), alterations, replacements, modifications or retrofitting of the Property provided for under this Agreement.
- L. "Signed" means either a handwritten or electronic signature on an original document, Copy or any counterpart.

- 23. **BROKER COMPENSATION:** Seller or Buyer, or both, as applicable, agrees to pay compensation to Broker as specified in a separate written agreement between Broker and that Seller or Buyer. Compensation is payable upon Close Of Escrow, or if escrow does not close, as otherwise specified in the agreement between Broker and that Seller or Buyer.

24. **JOINT ESCROW INSTRUCTIONS TO ESCROW HOLDER:**

- A. The following paragraphs, or applicable portions thereof, of this Agreement constitute the joint escrow instructions of Buyer and Seller to Escrow Holder, which Escrow Holder is to use along with any related counter offers and addenda, and any additional mutual instructions to close the escrow: 1, 3, 4, 6C, 11B and D, 12, 13B, 14F, 17, 22, 23, 24, 28, 30 and paragraph D of the section titled Real Estate Brokers on page 8. If a Copy of the separate compensation agreement(s) provided for in paragraph 23, or paragraph D of the section titled Real Estate Brokers on page 8 is deposited with Escrow Holder by Broker, Escrow Holder shall accept such agreement(s) and pay out from Buyer's or Seller's funds, or both, as applicable, the Broker's compensation provided for in such agreement(s). The terms and conditions of this Agreement not set forth in the specified paragraphs are additional matters for the information of Escrow Holder, but about which Escrow Holder need not be concerned. Buyer and Seller will receive Escrow Holder's general provisions directly from Escrow Holder and will execute such provisions upon Escrow Holder's request. To the extent the general provisions are inconsistent or conflict with this Agreement, the general provisions will control as to the duties and obligations of Escrow Holder only. Buyer and Seller will execute additional instructions, documents and forms provided by Escrow Holder that are reasonably necessary to close the escrow.

- B. A Copy of this Agreement shall be delivered to Escrow Holder within 3 business days after Acceptance (or _____). Escrow Holder shall provide Seller's Statement of Information to Title company when received from Seller. Buyer and Seller authorize Escrow Holder to accept and rely on Copies and Signatures as defined in this Agreement as originals, to open escrow and for other purposes of escrow. The validity of this Agreement as between Buyer and Seller is not affected by whether or when Escrow Holder Signs this Agreement.

- C. Brokers are a party to the escrow for the sole purpose of compensation pursuant to paragraph 23 and paragraph D of the section titled Real Estate Brokers on page 8. Buyer and Seller irrevocably assign to Brokers compensation specified in paragraph 23, respectively, and irrevocably instruct Escrow Holder to disburse those funds to Brokers at Close Of Escrow or pursuant to any other mutually executed cancellation agreement. Compensation instructions can be amended or revoked only with the written consent of Brokers. Buyer and Seller shall release and hold harmless Escrow Holder from any liability resulting from Escrow Holder's payment to Broker(s) of compensation pursuant to this Agreement. Escrow Holder shall immediately notify Brokers: (i) if Buyer's Initial or any additional deposit is not made pursuant to this Agreement, or is not good at time of deposit with Escrow Holder; or (ii) if Buyer and Seller instruct Escrow Holder to cancel escrow.

- D. A Copy of any amendment that affects any paragraph of this Agreement for which Escrow Holder is responsible shall be delivered to Escrow Holder within 2 business days after mutual execution of the amendment.

Buyer's Initials (AL) (_____)

Seller's Initials (DS
KHK) (_____)

Reviewed by _____ Date _____



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16717 Sonoma Hwy
Property Address: Sonoma, CA, 95476

Date: December 9, 2013

25. LIQUIDATED DAMAGES: If Buyer fails to complete this purchase because of Buyer's default, Seller shall retain, as liquidated damages, the deposit actually paid. If the Property is a dwelling with no more than four units, one of which Buyer intends to occupy, then the amount retained shall be no more than 3% of the purchase price. Any excess shall be returned to Buyer. Release of funds will require mutual, Signed release instructions from both Buyer and Seller, judicial decision or arbitration award. AT TIME OF THE INCREASED DEPOSIT BUYER AND SELLER SHALL SIGN A SEPARATE LIQUIDATED DAMAGES PROVISION FOR ANY INCREASED DEPOSIT (C.A.R. FORM RID).

Buyer's Initials _____ / _____ Seller's Initials KHK / _____

26. DISPUTE RESOLUTION:

A. MEDIATION: Buyer and Seller agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to arbitration or court action. Buyer and Seller also agree to mediate any disputes or claims with Broker(s), who, in writing, agree to such mediation prior to, or within a reasonable time after, the dispute or claim is presented to the Broker. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party (i) commences an action without first attempting to resolve the matter through mediation, or (ii) before commencement of an action, refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED. Exclusions from this mediation agreement are specified in paragraph 26C.

B. ARBITRATION OF DISPUTES:

Buyer and Seller agree that any dispute or claim in Law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. Buyer and Seller also agree to arbitrate any disputes or claims with Broker(s), who, in writing, agree to such arbitration prior to, or within a reasonable time after, the dispute or claim is presented to the Broker. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of residential real estate Law experience, unless the parties mutually agree to a different arbitrator. The parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05. In all other respects, the arbitration shall be conducted in accordance with Title 9 of Part 3 of the Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this agreement to arbitrate shall be governed by the Federal Arbitration Act. Exclusions from this arbitration agreement are specified in paragraph 26C.

"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Buyer's Initials _____ / _____ Seller's Initials _____ / _____

C. ADDITIONAL MEDIATION AND ARBITRATION TERMS:

(1) EXCLUSIONS: The following matters are excluded from mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; (iii) the filing or enforcement of a mechanic's lien; and (iv) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver nor violation of the mediation and arbitration provisions.

(2) BROKERS: Brokers shall not be obligated nor compelled to mediate or arbitrate unless they agree to do so in writing. Any Broker(s) participating in mediation or arbitration shall not be deemed a party to the Agreement.

27. TERMS AND CONDITIONS OF OFFER:

This is an offer to purchase the Property on the above terms and conditions. The liquidated damages paragraph or the arbitration of disputes paragraph is incorporated in this Agreement if initialed by all parties or if incorporated by mutual agreement in a counter offer or addendum. If at least one but not all parties initial, a counter offer is required until agreement is reached. Seller has the right to continue to offer the Property for sale and to accept any other offer at any time prior to notification of Acceptance. Buyer has read and acknowledges receipt of a Copy of the offer and agrees to the above confirmation of agency relationships. If this offer is accepted and Buyer subsequently defaults, Buyer may be responsible for payment of Brokers' compensation. This Agreement and any supplement, addendum or modification, including any Copy, may be signed in two or more counterparts, all of which shall constitute one and the same writing.

28. TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES: Time is of the essence. All understandings between the parties are incorporated in this Agreement. Its terms are intended by the parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. Except as otherwise specified, this Agreement shall be interpreted and disputes shall be resolved in accordance with the laws of the State of California. Neither this Agreement nor any provision in it may be extended, amended, modified, altered or changed, except in writing signed by Buyer and Seller.

Buyer's Initials (AC) (_____)

Seller's Initials (KHK) (_____)

Reviewed by _____ Date _____



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16717 Sonoma Hwy
Property Address: Sonoma, CA, 95476

Date: December 9, 2013

29. EXPIRATION OF OFFER: This offer shall be deemed revoked and the deposit shall be returned unless the offer is Signed by Seller and a Copy of the Signed offer is personally received by Buyer, or by RE/MAX Regency, who is authorized to receive it, by 5:00 PM on the third Day after this offer is signed by Buyer (or, if checked, by AM PM, on (date)).

Date 12/09/2013
DocuSigned by: jvavaherian, attorney in fact to Manoochehr Javaherian
BUYER Manoochehr Javaherian
(Print name) (Print name)
(Address)

30. ACCEPTANCE OF OFFER: Seller warrants that Seller is the owner of the Property, or has the authority to execute this Agreement. Seller accepts the above offer, agrees to sell the Property on the above terms and conditions, and agrees to the above confirmation of agency relationships. Seller has read and acknowledges receipt of a Copy of this Agreement, and authorizes Broker to Deliver a Signed Copy to Buyer.

(If checked) SUBJECT TO ATTACHED COUNTER OFFER (C.A.R. Form CO) DATED: 01-10-14
Date DocuSigned by: 01-10-14
SELLER Kathleen H Kane
(Print name) (Print name)
(Address)

(/) CONFIRMATION OF ACCEPTANCE: A Copy of Signed Acceptance was personally received by Buyer or Buyer's authorized agent on (date) at AM PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer's authorized agent whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

REAL ESTATE BROKERS:
A. Real Estate Brokers are not parties to the Agreement between Buyer and Seller.
B. Agency relationships are confirmed as stated in paragraph 2.
C. If specified in paragraph 3A, Agent who submitted the offer for Buyer acknowledges receipt of deposit.
D. COOPERATING BROKER COMPENSATION: Listing Broker agrees to pay Cooperating Broker (Selling Firm) and Cooperating Broker agrees to accept, out of Listing Broker's proceeds in escrow: (I) the amount specified in the MLS, provided Cooperating Broker is a Participant of the MLS in which the Property is offered for sale or a reciprocal MLS; or (II) (if checked) the amount specified in a separate written agreement (C.A.R. Form CBC) between Listing Broker and Cooperating Broker. Declaration of License and Tax (C.A.R. Form DLT) may be used to document that tax reporting will be required if an exemption exists.
Real Estate Broker (Selling Firm) RE/MAX Regency BRE Lic. # 01904660
By: Kerrin Shettle BRE Lic. # 01189730 Date 12/09/2013
Address 201 West Street, Suite 100 City Petaluma State CA Zip 94952
Telephone (707) 287-4444 Fax (707) 762-6050 E-mail kerrin@therealestatedetective.com
Real Estate Broker (Listing Firm) MMRE Commercial BRE Lic. # 00834597
By: Isaac Raboy BRE Lic. # 00875225 Date 12/09/2013
Address 470 First St East City Sonoma State CA Zip 95476
Telephone (707) 321-3398 Fax (707) 932-2010 E-mail isaac@vom.com

ESCROW HOLDER ACKNOWLEDGMENT:
Escrow Holder acknowledges receipt of a Copy of this Agreement, (if checked, a deposit in the amount of \$), counter offer number Seller's Statement of Information and , and agrees to act as Escrow Holder subject to paragraph 24 of this Agreement, any supplemental escrow instructions and the terms of Escrow Holder's general provisions.
Escrow Holder is advised that the date of Confirmation of Acceptance of the Agreement as between Buyer and Seller is
Escrow Holder By Escrow #
Address Date
Phone/Fax/E-mail
Escrow Holder is licensed by the California Department of Corporations, Insurance, Real Estate. License #

PRESENTATION OF OFFER: () Listing Broker presented this offer to Seller on (date).
Broker or Designee Initials

REJECTION OF OFFER: () () No counter offer is being made. This offer was rejected by Seller on (date).
Seller's Initials

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525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by
Broker or Designee Date



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CALIFORNIA ASSOCIATION OF REALTORS®

COUNTER OFFER No. One

For use by Seller or Buyer. May not be used for multiple counter offer. (C.A.R. Form CO, Revised 11/13)

Date December 13, 2013

This is a counter offer to the: California Residential Purchase Agreement, Counter Offer No. _____, or Other _____ ("Offer"), dated _____, on property known as 16717 Sonoma Highway

between Sonoma, CA 95476 ("Property"), Manoochehr Javaherian ("Buyer") and Sonoma County C.D.C ("Seller").

- 1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:
 - A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer or an addendum.
 - B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer.
 - C. OTHER TERMS: 1. Addendum No.1 dated 12/12/13 is hereby made part of the purchase contract. All other terms remain the same.

D. The following attached addenda are incorporated into this Counter Offer: Addendum No. _____

- 2. EXPIRATION: This Counter Offer shall be deemed revoked and the deposits, if any, shall be returned:
 - A. Unless by 5:00pm on the third Day After the date it is signed in paragraph 3 (if more than one signature then, the last signature date)(or by 5 AM PM on December 18, 2013 (date)) (i) it is signed in paragraph 4, by the Buyer or Seller to whom it is sent and (ii) a copy of the signed Counter Offer is personally received by the person making it or _____ who is authorized to receive it.

OR B. If the Buyer or Seller who made the Counter Offer withdraws it in writing (CAR Form WOO) anytime prior to Acceptance.

3. OFFER: BUYER OR SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.

Buyer Seller Kathleen H Kane Date 12/16/2013
Sonoma County C.D.C
 Buyer Seller _____ Date _____

- 4. ACCEPTANCE: I/WE accept the above Counter Offer (if checked SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy.
 - Buyer Seller _____ Date _____ Time _____ AM PM
 - Buyer Seller _____ Date _____ Time _____ AM PM

CONFIRMATION OF ACCEPTANCE:

(_____/_____/_____) (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by the maker of the Counter Offer, or that person's authorized agent as specified in paragraph 2A on (date) _____ at _____ AM PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by the maker of the Counter Offer, or that person's authorized agent whether or not confirmed in this document.

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THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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Reviewed by _____ Date _____



CO REVISED 11/13 (PAGE 1 OF 1)

COUNTER OFFER (CO PAGE 1 OF 1)

Agent: Isaac Raboy Phone: (707)939-2521 Fax: 707-935-1890 Prepared using zipForm® software
Broker: Mason McDuffie Commercial Real Estate 470 First St. East Sonoma, CA 95476

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CALIFORNIA ASSOCIATION OF REALTORS®

COUNTER OFFER No. Two For use by Seller or Buyer. May not be used for multiple counter offer. (C.A.R. Form CO, Revised 11/13)

Date December 19, 2013

This is a counter offer to the: California Residential Purchase Agreement, Counter Offer No. _____, or Other _____ ("Offer"), dated December 9, 2013, on property known as 16717 Sonoma Hwy

between Sonoma, CA, 95476 ("Property"), Manoochehr Javaherian, ("Buyer") and Sonoma County C.D.C. ("Seller").

- 1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:
A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer or an addendum.
B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer.
C. OTHER TERMS: 1. Paragraph 3(i) is deleted from the purchase contract.

2. RE: Sellers Addendum No. 1 to Counter Offer amount that is non-refundable from Buyers initial deposit is \$2,800.00 (Twenty Eight Hundred Dollars).

D. The following attached addenda are incorporated into this Counter Offer: Addendum No. _____

- 2. EXPIRATION: This Counter Offer shall be deemed revoked and the deposits, if any, shall be returned:
A. Unless by 5:00pm on the third Day After the date it is signed in paragraph 3 (if more than one signature then, the last signature date)(or by _____ AM _____ PM on _____ (date)) (i) it is signed in paragraph 4, by the Buyer or Seller to whom it is sent and (ii) a copy of the signed Counter Offer is personally received by the person making it or _____ who is authorized to receive it.

OR B. If the Buyer or Seller who made the Counter Offer withdraws it in writing (CAR Form WOO) anytime prior to Acceptance.

3. OFFER: BUYER OR SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.
 Buyer Seller Manoochehr Javaherian Manoochehr Javaherian in fact to Manu Javaherian Date 12/19/2013

4. ACCEPTANCE: I/WE accept the above Counter Offer (if checked SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy.
DocuSigned by: Kathleen H Kane Date 12/30/2013 Time _____ AM PM

CONFIRMATION OF ACCEPTANCE:

(_____/_____) (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by the maker of the Counter Offer, or that person's authorized agent as specified in paragraph 2A on (date) _____ at _____ AM _____ PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by the maker of the Counter Offer, or that person's authorized agent whether or not confirmed in this document.

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Reviewed by _____ Date _____



CO REVISED 11/13 (PAGE 1 OF 1)

COUNTER OFFER (CO PAGE 1 OF 1)

Agent: Kerrin Shettle Phone: 707.287.4444 Fax: 707.773.2250 Prepared using zipForm® software
Broker: RE/MAX Regency 201 1st St., Ste. 100 Petaluma, CA 94952

A-10

Addendum No. 1 to Counter Offer, 16717 Sonoma Highway, Sonoma, CA

1. This Agreement is contingent upon approval by Seller's Board of Commissioners following a noticed public hearing in compliance with the California Community Redevelopment Law. If such approval has not occurred by February 4, 2014, then this Agreement shall be rescinded, and the Buyer's deposit shall be returned to Buyer, and neither party shall have any other duties, obligations, or rights under this Agreement.

2. Buyer understands and agrees:
 - a. The Property was acquired by the Sonoma County Community Development Commission as governing body of the Sonoma County Community Redevelopment Agency (SCCRA) with redevelopment funds from the Low and Moderate Income Housing Fund created pursuant to California Health and Safety Code Section 33334.3;
 - b. Pursuant to an act of the California Legislature, ABx1 26, SCCRA was dissolved on February 1, 2012.
 - c. By virtue of the election made by the Sonoma County Board of Supervisors in its Resolution No. 12-0004 not to retain the SCCRA's redevelopment housing operations, under California Health and Safety Code Section 34176(b), "all rights, powers, assets, duties, and obligations associated with the housing activities of the [SCCRA], excluding enforceable obligations retained by the [Successor Agency]," including the Property, automatically transferred to the Sonoma County Housing Authority on February 1, 2012 by operation of law, and is now being held by Seller, its parent body.
 - d. Seller makes no representations or warranties as to the state of the Property; provided, however, that Seller states that it believes that it has title to the Property by virtue of the matters set forth in Paragraph 2.c above. Buyer shall obtain a policy of title insurance (at Buyer's sole cost and expense) at closing to satisfy itself that the title conveyed to it by Seller is valid and marketable. Seller shall provide reasonable assistance to Buyer to assist Buyer in obtaining such title insurance.

3. Seller makes no representations or warranties whatsoever with respect to the Property, including but not limited to, the physical conditions on the Property, the suitability of the Property for any particular use, the existence of any hazardous materials on the

C:\ProgramData\activePDF\DC_ENT\Tmp\d089ba\SECV107a81daa-d782-4bd8-9b45-dd70f7ab1da9Addendum No1-Javaherian 12-12-13.docx

DocuSigned by:
Kathleen H. Kang 2/30/2013
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DocuSigned by:
Myraherian attorney in fact for Sonoma Javaherian
6FFD05E92DAE4E8...

property, the zoning of the Property, or the existence of non-existence of any environmental conditions on the Property that might affect its development. Buyer agrees that this is an "AS IS" sale.

- 4. This Agreement shall be canceled if Buyer fails to remove the appraisal contingency contained in Section 3.I within 17 days of acceptance. If Buyer removes the appraisal contingency pursuant to Section 3.I, then notwithstanding anything in this Agreement to the contrary, Buyer's initial deposit of \$3,500.00 shall become non-refundable, and if Buyer thereafter cancels the Agreement for any reason, then the initial deposit of \$3,500.00 shall be released to Seller in connection with the cancellation of the sale and escrow.
- 5. Section 14.C of the Agreement is amended to read: "If Buyer has not canceled this Agreement within the time specified in Section 14.B.(1), then Buyer shall be deemed to have waived all applicable contingencies, and may not thereafter cancel this Agreement."
- 6. With respect to Section 30, Buyer understands and agrees that this Agreement shall not be effective until approved by Seller's Board of Commissioners. Solely for purposes of determining the timelines in this Agreement, the execution by Seller's Executive Director shall constitute "acceptance" of this Agreement.
- 7. Section 26 of the Agreement shall be deleted.

DocuSigned by:
Myraherian attorney in fact to Manu Javali
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DocuSigned by:
Kathleen H Kane
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12/30/2013



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 14
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works – Sonoma County Airport

Staff Name and Phone Number:

Susan Klassen (707) 565-2231

Supervisorial District(s):

Fourth District

Title: First Addendum to Certified Environmental Impact Report

Recommended Actions:

Approve and Adopt Addendum #1 to the Certified Environmental Impact Report (EIR) for the Charles M. Schulz Sonoma County Airport Master Plan Update Implementation Plan.

Executive Summary:

In 2004, the Sonoma County Board of Supervisors directed the Department of Transportation and Public Works - Airport Division to develop a Master Plan Update to project Airport needs over the next 20 years. In 2005, the County of Sonoma (County) hired consultants to assist with the development of the Master Plan Update. The Board of Supervisors reviewed and accepted the Draft Master Plan Update on December 4, 2007. The recommendations of the Draft Master Plan Update included improvements to the Runway Safety Areas (RSAs) and meeting all FAA standards for airfield design, which prompted the need for an Environmental Impact Report (EIR).

An Environmental Impact Report (EIR) was prepared and certified by the County on January 24, 2012. In the approvals to date, the County Board of Supervisors adopted findings in accordance with the California Environmental Quality Act (CEQA).

The EIR on the Airport Master Plan Update Implementation Plan is a project-level EIR that analyzes the effects of the improvement projects at the Charles M. Schulz - Sonoma County Airport (Airport). These projects include the provision of standard Runway Safety Areas (RSA) for each runway end, the decoupling of the ends of Runways 14 and 20, and ancillary projects that allow for the RSA and decoupling of the runway ends to occur. The EIR acknowledged that significant impacts would be attributable to the development of the Master Plan Update Implementation Plan.

Changes to the Proposed Project

Since the certification of the EIR, the Airport has made minor changes to the proposed project and the County proposes to adopt an Addendum to the certified EIR that addresses those minor changes in the Project. The changes, which are more fully described in Chapter 2 of the Addendum, include the following:

- addition of runway edge lights, taxiway edge lights, and lighted wind cones;
- addition of two service road bridges over Airport Creek and lengthening of the high-water ditch culvert;
- addition of a Precision Approach Path Indicator (PAPI) for Runway 2;
- installation of electrical improvements;
- relocation of a detention basin from west of Runway 14 to east of Runway 14;
- realignment of the perimeter service road around the end of Runways 14, 20, and 32;
- addition of seal coats to Runways 2/20 and 14/32;
- elimination of a blast pad at the end of Runway 2;
- change of the construction phasing of the Proposed Project;
- elimination of some short-term project elements of the Proposed Project.

CEQA Compliance

The Airport Master Plan Update Implementation Plan EIR analyzes the environmental effects of the implementation of improvement projects at the Airport. Short-term project elements were analyzed at a project level; long-term project elements were analyzed at a programmatic level. This addendum discloses short-term project element modifications and potential impacts related to implementation of short-term project elements. Pursuant to Public Resources Code 21166 and CEQA Guideline 15162, after an agency has approved an EIR, a subsequent EIR is inappropriate unless “[s]ubstantial changes are proposed in the project which will require major revisions of the [EIR]”; “[s]ubstantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report”; or “[n]ew information, which was not known and could not have been known at the time the [EIR] was certified as complete, becomes available.” Pub. Resources Code, § 21166. The new information must show the “project will have one or more significant effects not discussed in the previous EIR” (Guidelines, § 15162(a)(3)(A)), or “[s]ignificant effects previously examined will be substantially more severe than shown in the previous EIR” Guidelines, § 15162(a)(3)(B).

No new information related to long-term project elements has been developed at this time (except that some short-term project elements were eliminated and moved to long-term). No new impacts or substantial changes to impacts were identified as a result of the short-term project modifications.

None of the conditions identified in CEQA Guidelines Section 15162 that would require a subsequent or supplemental EIR apply to the new project elements of the Proposed Project. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken that would involve new significant environmental impacts not covered in the certified EIR.

No new information has become available since the Master Plan Update Implementation Plan EIR was certified indicating that significant effects would occur that are not discussed in the Master Plan Update Implementation Plan EIR; that significant effects discussed in the Master Plan Update Implementation

Plan EIR would be substantially more severe; that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; nor that mitigation measures or alternatives not previously considered in the Master Plan Update Implementation Plan EIR would substantially lessen one or more of the significant environmental effects. As shown in the Addendum, the analyses of impacts do not identify any new significant impacts that were not already discussed in the Master Plan Update Implementation Plan EIR. No further action is required.

The Airport’s consultants, LSA and RS&H, prepared the Addendum in consultation with PRMD staff.

Staff requests that the Board adopt the findings in the Addendum.

Prior Board Actions:

1/24/12: Board approved resolution certifying the EIR with Attachments. 1/10/2012: Board held and closed a public hearing to consider certifying the EIR and approving the project. 10/4/2011: Airport provided the Board an update on the environmental process; 8/9/2011: Board approved Second Amendment to Agreement for Environmental Services and Short-Term Note; 11/9/2010: Board approved First Amendment to Agreement for Environmental Services; 12/9/2008 Board approved Professional Services Agreement for the EA/EIR documents with RS&H California, Inc.; 12/4/2007: Board accepted the Draft Airport Master Plan and directed the Airport to start the environmental process.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The proposed Addendum to the Environmental Impact Report further demonstrates the airport’s commitment to protecting the ecological integrity of the land, while contributing to the county’s long-term economic vitality.

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

None.

Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None.			
Attachments:			
Addendum			
Related Items "On File" with the Clerk of the Board:			
None.			



FINAL ENVIRONMENTAL IMPACT REPORT ADDENDUM #1

Charles M. Schulz—Sonoma County Airport
Master Plan Update Implementation Plan

Prepared for:
Sonoma County

January 2014

Prepared by

RS&H
IMPROVING YOUR WORLD

369 Pine St. Suite 610
San Francisco, CA 94104

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1 CHAPTER 1 INTRODUCTION

In 2004, the Sonoma County Board of Supervisors directed the Department of Public Works - Airport Division to develop a Master Plan Update to project Airport needs over the next 20 years. In 2005, the Airport hired consultants to assist with the development of the Master Plan Update. The Board of Supervisors reviewed and accepted the Draft Master Plan Update on December 4, 2007. The recommendations of the Draft Master Plan Update included improvements to the Runway Safety Areas (RSAs) and meeting all FAA standards for airfield design, which prompted the need for an Environmental Impact Report (EIR).

An Environmental Impact Report (EIR) was prepared and certified by the County of Sonoma on January 24, 2012. In the approvals to date, the County Board of Supervisors adopted findings in accordance with the California Environmental Quality Act (CEQA).

The EIR on the Airport Master Plan Update Implementation Plan is a project-level EIR that analyzes the effects of the improvement projects at the Charles M. Schulz/ Sonoma County Airport. These projects include the provision of standard RSAs for each runway end, the decoupling of the ends of Runways 14 and 20, and ancillary projects that allow for the RSA and decoupling of the runway ends to occur. The EIR acknowledged that significant impacts would be attributable to the development of the Master Plan Update Implementation Plan.

Since the certification of the EIR, the County proposes to adopt an Addendum to the certified EIR that addresses the changes associated with the project elements of the Proposed Project. These changes include the following (see **Chapter 2, Project Description** for a more in-depth summary of these project description changes):

- addition of runway edge lights, taxiway edge lights, and lighted wind cones
- addition of two bridges and lengthening of the culvert;
- addition of a PAPI for Runway 2;
- installation of electrical improvements
- relocation of a detention basin from west of Runway 14 to east of Runway 14;
- realignment of the perimeter service road around the end of Runways 14, 20, and 32;
- addition of seal coats to Runways 2/20 and 14/32;
- elimination of a blast pad at the end of Runway 2;
- change of the construction phasing of the Proposed Project; and
- elimination of some short-term project elements from the Proposed Project.

These changes fall within the standards set forth in CEQA Guidelines Section 15162 and 15164 for the preparation of an Addendum to the Master Plan Update Implementation Plan EIR. Specifically, CEQA Guidelines Section 15164, subdivision (a), provides that the County shall “prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” (CEQA Guidelines, § 15164, subd. (a); see also Pub. Resources Code, § 21166 [providing that no new EIR is required unless “[s]ubstantial changes are proposed in the project which will require major revisions of the [EIR]”].)

According to Article 11, Section 15162 of the CEQA Guidelines, a public agency shall prepare an addendum when a subsequent EIR or Negative Declaration is not required:

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

If none of the conditions described above have occurred, but some changes or additions to the previous environmental analysis are necessary, then an SEIR may not be prepared. Pub. Res. Code § 21166. Instead, the lead agency shall prepare an addendum to the previously certified EIR (CEQA Guidelines, § 15164).

2

CHAPTER 2 PROJECT DESCRIPTION

Since approval of the EIR dated January 24, 2012, additional planning has occurred that has necessitated some minor revisions in the project and to the phasing of some of the improvements. The following is a description of each revision to the Proposed Project.

One of the revisions is associated with the designation of Runway 1/19. Due to magnetic variation, the Federal Aviation Administration (FAA) determined that Runway 1/19 would be redesignated as Runway 2/20. This change in the runway designation does not result in any changes in the runway orientation or operation. However, as a result of that change by the FAA, all references to Runway 1/19 have been changed to Runway 2/20.

Additional planning and design have resulted in minor revisions to the lengths of the extensions of Runways 14 and 20. For the Runway 14 approach end, the extension would be 881 feet (compared to 885 feet as presented in the EIR). The total length of Runway 14/32 would continue to be 6,000 feet as presented in the EIR. For the Runway 20 end, the extension would be 198 feet (compared to 200 feet as presented in the EIR). The total length of Runway 2/20 would continue to be 5,202 feet as presented in the EIR.

Other revisions are associated with specific project elements of the Proposed Project. An updated list of project elements and graphic showing these project elements were prepared and are presented as **Table 2-1** and **Figure 2-1**. **Figures 2-2, 2-3, and 2-4** show the project elements for the northern, southwestern, and southeastern portions of the Airport, respectively. The revisions that have occurred include the following:

- Addition of runway edge lights and land and hold short (LAHSO) lights to Runway 2/20 (project element 1A1). The location of Runway 2/20 is depicted in **Figure 2-1**. The runway edge lights are presented in **Figures 2-2 and 2-3**.
- Addition of taxiway edge lights to Taxiway D (project element 1A5). The location of Taxiway D is depicted in **Figure 2-1**. The runway edge lights are presented in **Figures 2-3 and 2-4**.
- Elimination of Taxiway D relocation/reconstruction from the short-term project elements. This project is still included within the 20-year Master Plan as a long-term project element.
- Seal coat of Runways 2/20 and 14/32 (project elements 1A6 and 2A13). The locations of Runways 2/20 and 14/32 are depicted in **Figure 2-1**. The seal coat for Runway 2/20 is presented in **Figures 2-2 and 2-3**. The seal coat for Runway 14/32 is presented in **Figures 2-2 and 2-4**.
- Addition of a Precision Approach Path Indicator (PAPI) for Runway 2 (project element 1N1). The location of the PAPI is depicted in **Figure 2-3** with a detailed view depicted in **Figure 2-5**.
- Replacement of existing wind cone for Runway 2 with lighted wind cone (project element 1N2). The location of the wind cone is depicted in **Figure 2-3**.
- Installation of electrical improvements to lighting panel in air traffic control tower and airfield electrical vault (project element 1N3). The location of these improvements is depicted in **Figure 2-4**.

Table 2-1
PROPOSED PROJECT

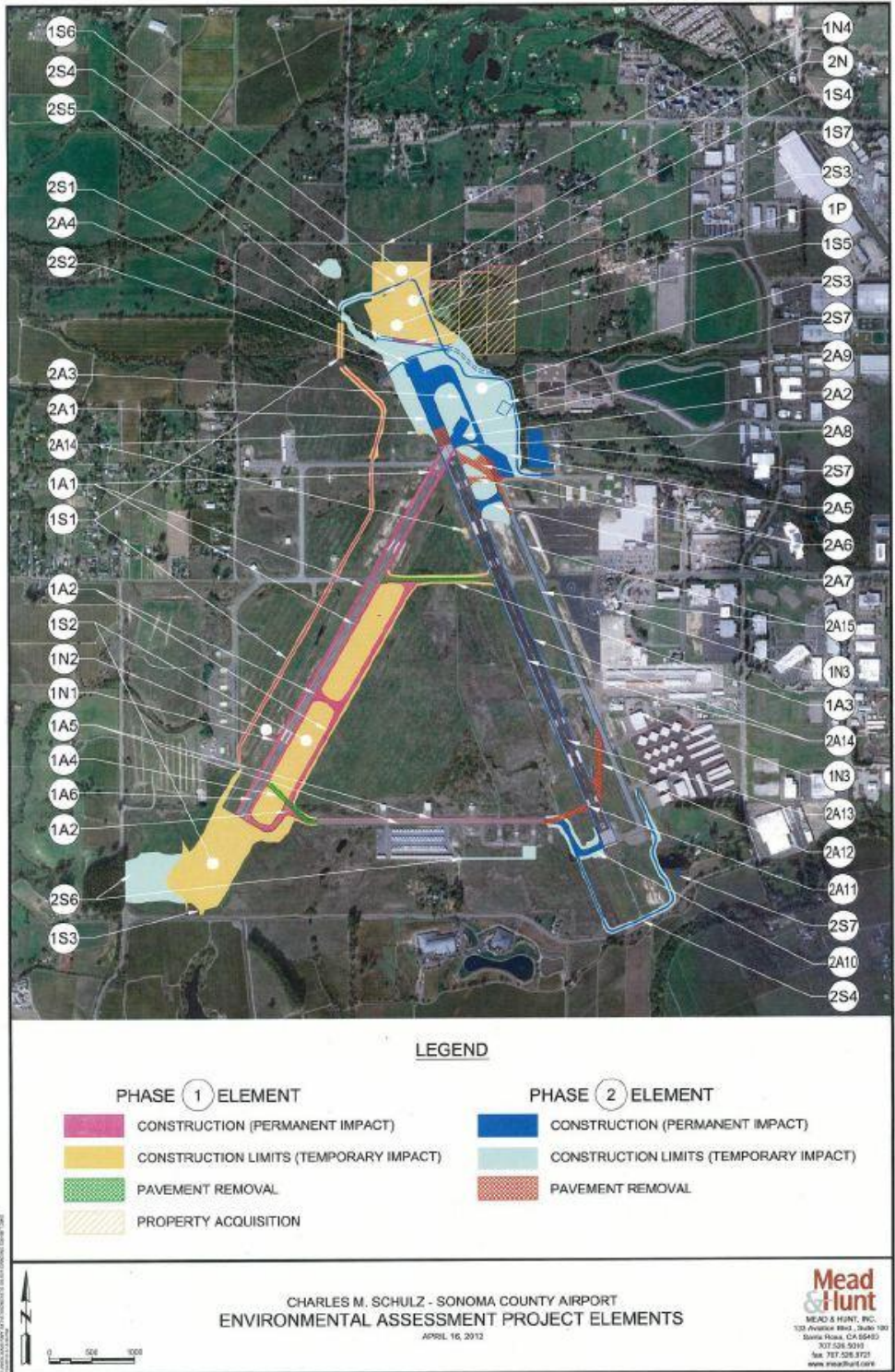
ID /a/	Project Element
<i>Construction Phase 1 Improvements</i>	
1A1	Add runway edge lights and LAHSO (land and hold short) lights to Runway 2/20
1A2	Construct Taxiway V, connector taxiway and segment of Taxiway D with edge lights and standard signage
1A3	Reconstruct and widen Taxiway B between Runway 14/32 and Runway 2/20
1A4	Remove segment of Taxiway D (Future Taxiway E) and re-grade site
1A5	Add taxiway edge lights to Taxiway D
1A6	Runway 2/20 seal coat
1N1	Add PAPI to Runway 2 approach end
1N2	Replace existing wind cone for Runway 2 with lighted wind cone
1N3	Install electrical improvements to lighting panel in airport traffic control tower and airfield electrical vault
1N4	Install localizer electrical power service and grade antenna site
1S1	Construct service road west of Runway 2/20 and bridge abutments at Ordnance and Redwood Creeks
1S2	Re-grade RSA beyond approach end of Runway 2 and between Runway 2/20 and Taxiway
1S3	Temporarily cover disturbed land used for staging and spoils areas, and access road
1S4	Initial fill placement for Runway 14 RSA north of Redwood Creek
1S5	First phase of culvert placement for Runway 14 RSA north of Redwood Creek
1S6	Tree and brush removal except within Redwood Creek corridor
1S7	Install perimeter fence along northern edge of acquired properties
1P	Acquire three parcels of land for RSA construction and approach protection
<i>Construction Phase 2 Improvements</i>	
2A1	Add 881 feet to Runway 14 approach end for a total length of 6,000 feet
2A2	Add 198 feet to Runway 20 approach end for a total length of 5,202 feet, install Outbound Destination signage for Runway, and install Runway Location Signs east of Runway 20 and on the east side of the intersection between Runways 14 and 20
2A3	Extend Taxiway Y /construct bypass taxiway to Runway 14/32
2A4	Construct 200-foot blast pad for Runway 14 approach end
2A5	Construct replacement run-up apron located between Taxiway Y and A
2A6	Remove existing run-up, taxiways, and blast pad at approach end of Runway 14
2A7	Construct new taxiway between Runway 14/32 and Taxiway Y
2A8	Construct connecting taxiway to Runway 2/20 and Taxiway Y
2A9	Construct 200-foot blast pad for Runway 20 approach end

Table 2-1 (Continued)
PROPOSED PROJECT

ID /a/	Project Element
2A10	Realign Taxiway D (Future Taxiway E)
2A11	Remove eastern segment of Taxiway D
2A12	Remove segment of Taxiway Z
2A13	Runway 14/32 seal coat
2A14	Replace runway edge lights on Runway 14/32 and relocate lighted wind cone, install in-pavement Runway Guard Lights on Taxiway Y, and enhance Taxiway Y Centerline between the hold bars protecting Runway 20
2A15	Replace existing edge lighting and signs along Taxiway Y
2N	Relocate localizer antenna and equipment building
2S1	Realign Redwood Creek and complete culvert construction
2S2	Place high-water ditch into a culvert
2S3	Construct RSA beyond approach ends of Runways 14 and 20
2S4	Relocate and pave access roads outside the OFA for Runways 14, 20, and 32 including bridges over Ordnance and Redwood Creeks
2S5	Remove trees and vegetation for construction and airspace clearance along Redwood Creek
2S6	Temporarily cover disturbed land used for haul roads, staging, and spoils areas
2S7	Create three storm water basins

SOURCE: Mead & Hunt, 2012
PREPARED BY: Mead & Hunt, 2012

Figure 2-1
PROPOSED PROJECT



SOURCE: Mead & Hunt, 2012
 PREPARED BY: Mead & Hunt, 2012

Figure 2-2
PROJECT COMPONENTS OF THE PROPOSED PROJECT IN THE NORTHERN PORTION OF THE AIRPORT

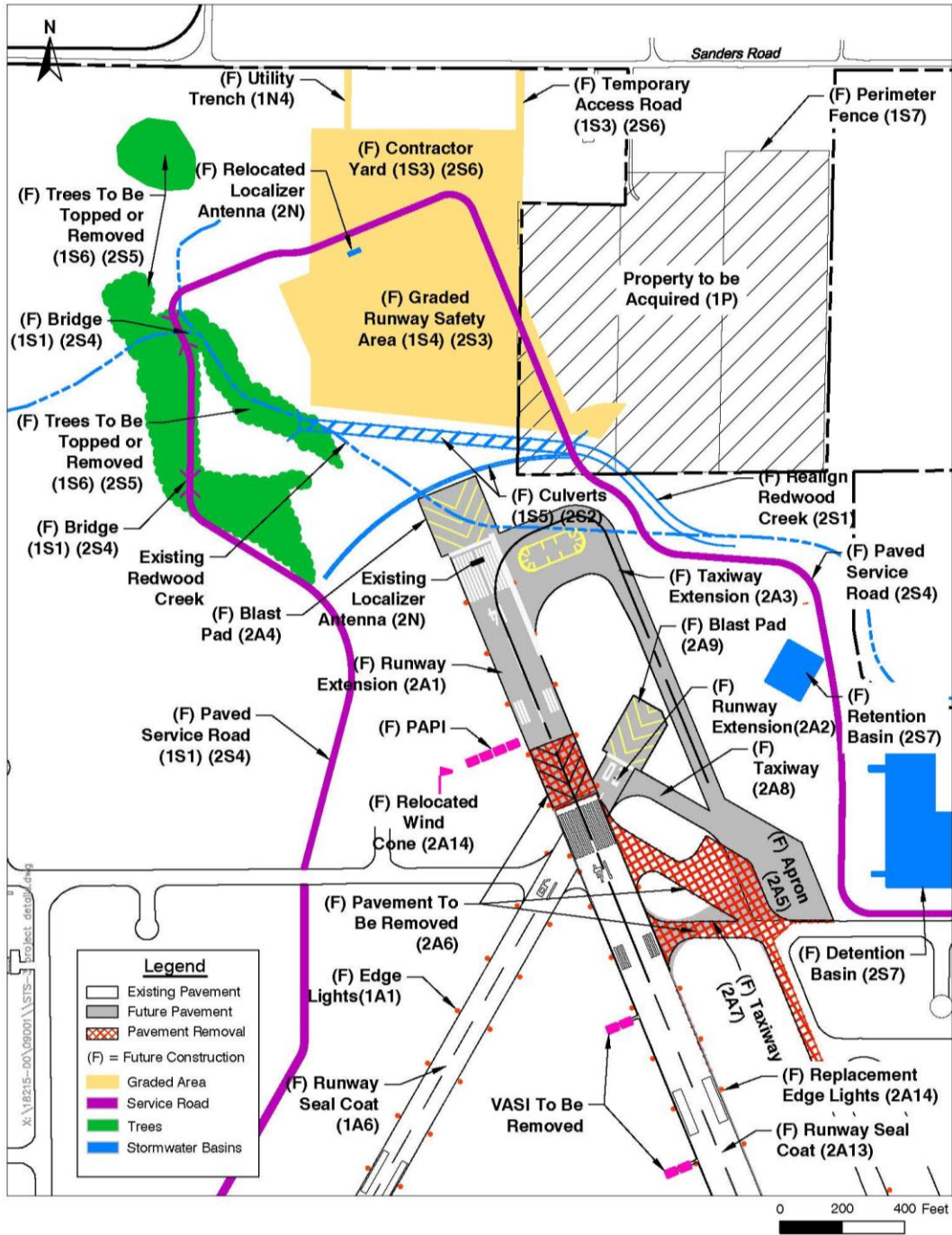


Figure 2-3
PROJECT COMPONENTS OF THE PROPOSED PROJECT IN THE SOUTHWESTERN PORTION OF THE AIRPORT

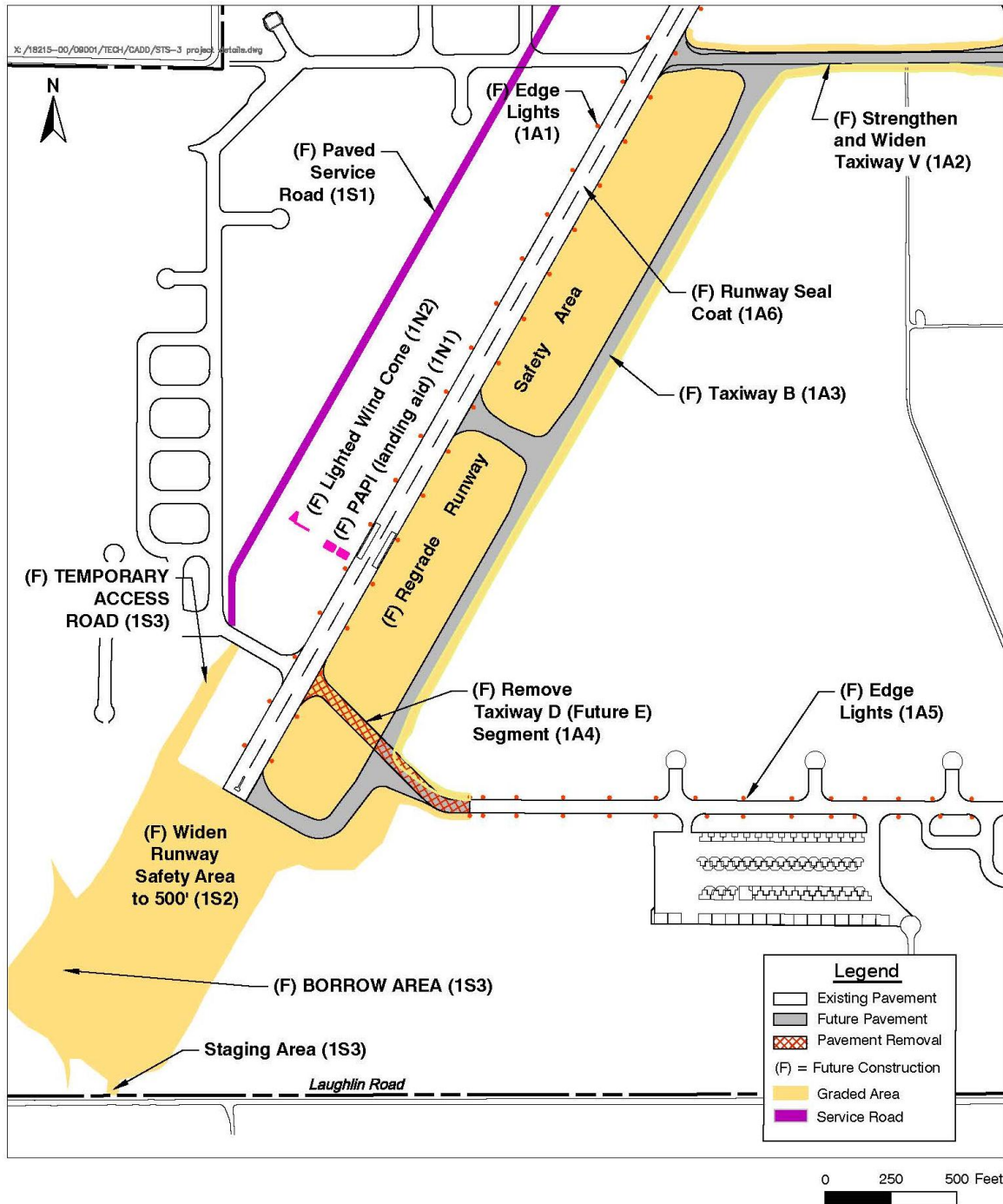


Figure 2-4
PROJECT COMPONENTS OF THE PROPOSED PROJECT IN THE SOUTHEASTERN PORTION OF THE AIRPORT

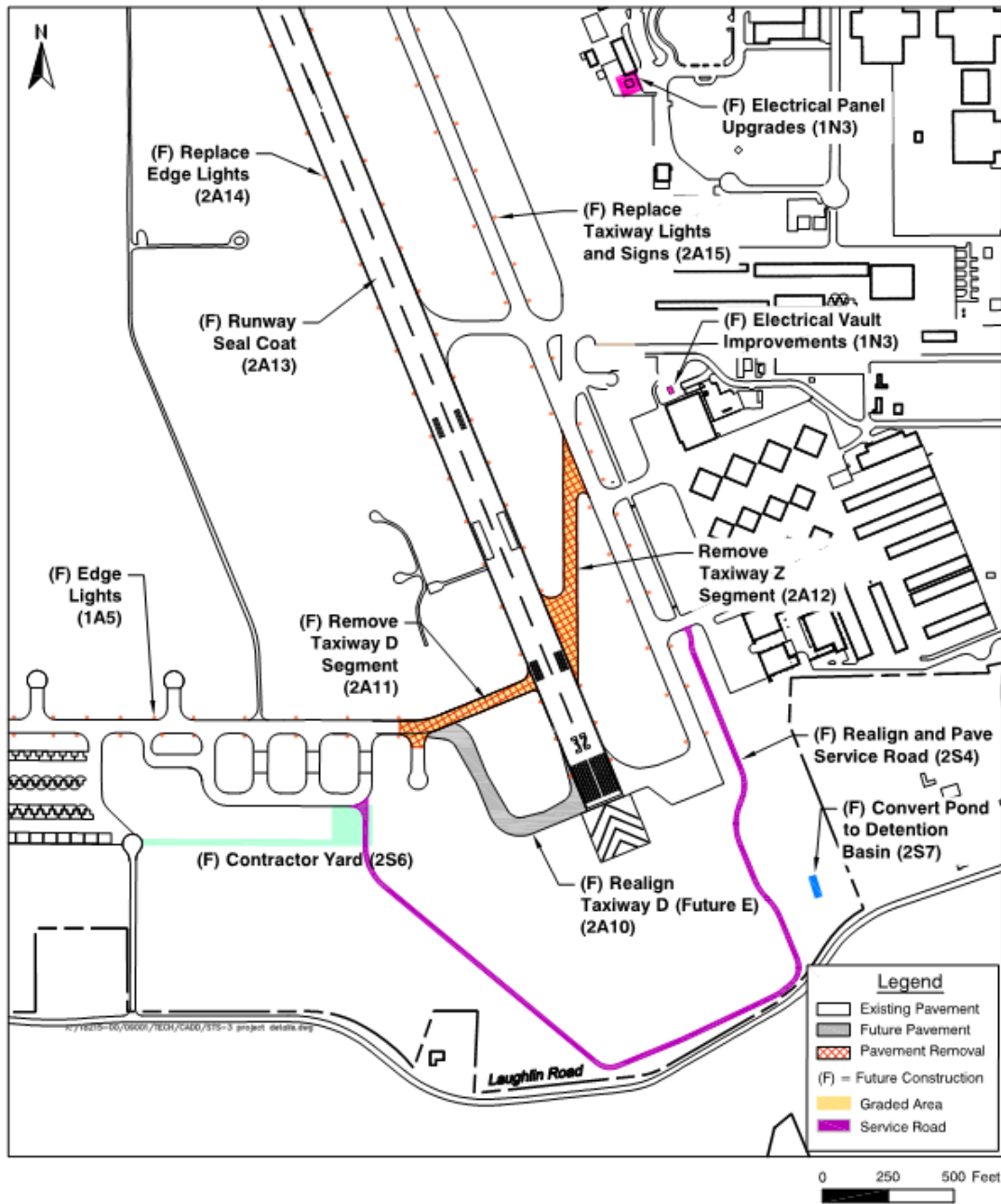
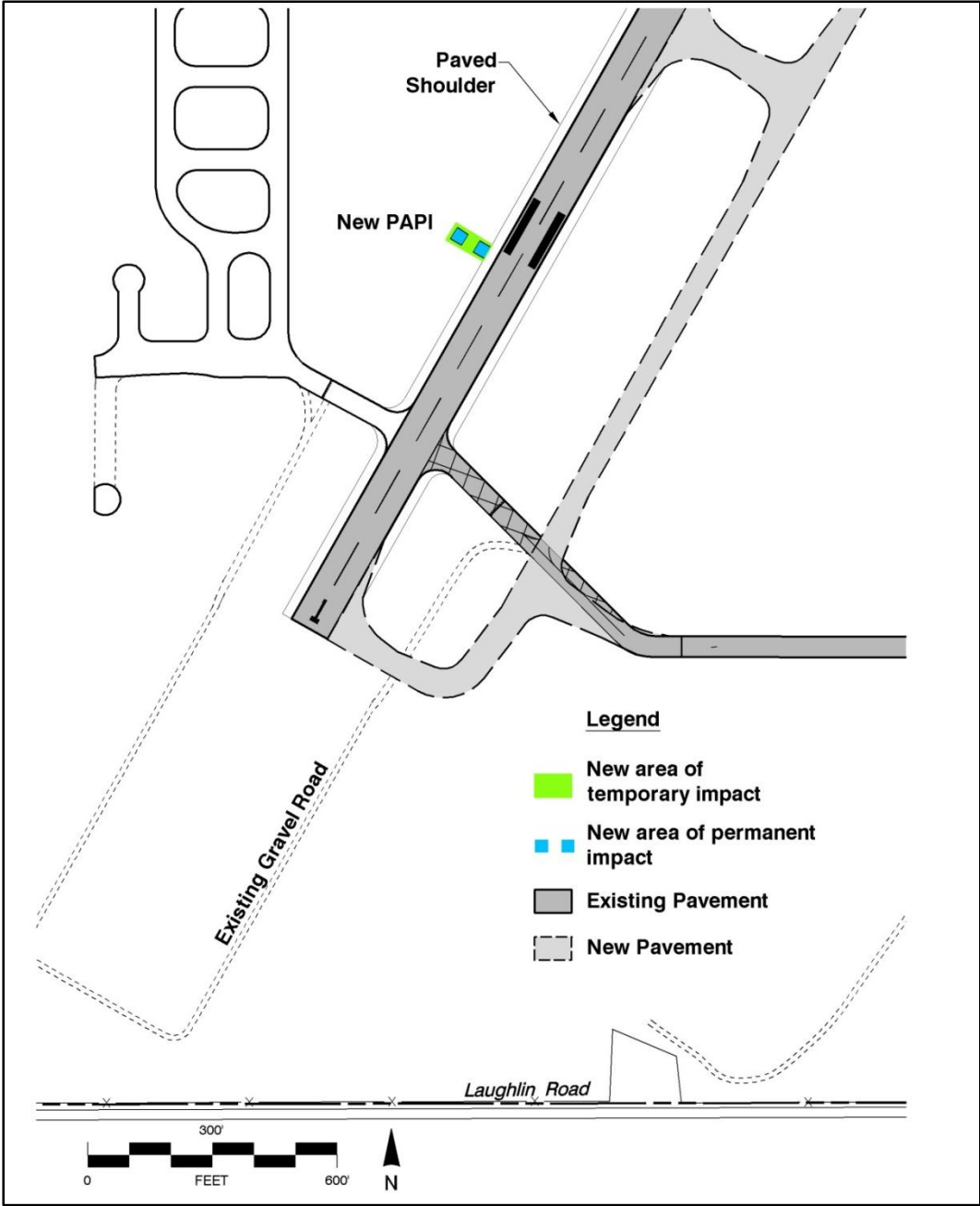


Figure 2-5
LOCATION OF THE PAPI



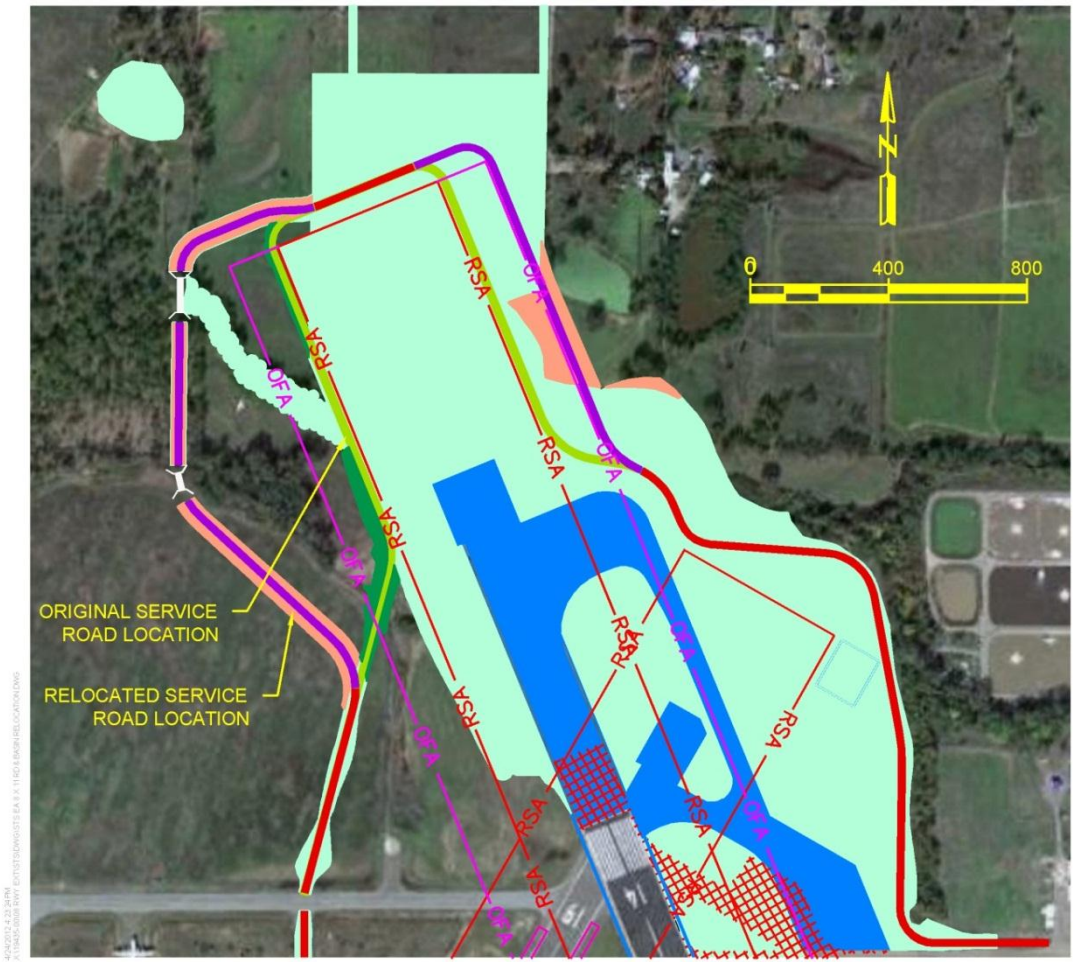
SOURCE: Mead & Hunt, 2012
 PREPARED BY: Mead & Hunt, 2012

- Installation of localizer electrical power service and grading of antenna site (project element 1A4). The location of these facilities is depicted in **Figure 2-2**.
- Service road alignment relocation outside the Runway Object Free Areas of Runways 14, 20, and 32 (project elements 1S1 and 2S4). The location of these service roads are depicted in **Figures 2-2, 2-3, and 2-4** with a detailed view of the service road around the end of Runway 14 depicted in **Figure 2-6**.
- Removal of tree and brush to meet Federal Aviation Regulations Part 77, *Obstructions to Navigation* requirements (project elements 1S6 and 2S5). The location of these areas is depicted in **Figure 2-2**.
- Installation of perimeter fence along northern edge of acquired properties (project element 1S7). The location of this fence is depicted in **Figure 2-2**.
- Bridging of the service road over both Airport and Lower Ordinance Creek on the west side of Runway 14 (project element 2S4). The location of these bridges are depicted in **Figure 2-2** with a detailed view of the bridge depicted in **Figure 2-6**.
- Relocation of an underground retention basin from the west to east side of Runway 14 (project element 2S7). The locations of these basins are depicted in **Figures 2-2 and 2-3** with a detailed view of the bridge depicted in **Figure 2-7**.
- Replacement of runway edge lights to Runway 14/32 and relocation of lighted wind cone (project element 2A14). The runway edge lights are presented in **Figures 2-2 and 2-4**.
- Replacement of taxiway edge lights and signs to Taxiway Y (project element 2A15). The location of Taxiway Y is depicted in **Figure 2-4**.
- Elimination of a 200-foot paved blast pad at the end of Runway 2. This is depicted in **Figure 2-8**.

The EIR included a variety of general mitigation measures for impacts to wetlands, endangered species habitat, creeks, and riparian habitat. Through discussions with various mitigation banks and the regulatory agencies, these measures have been refined. The following specific actions are included as mitigation for these impacts (see **Appendix A** for additional details regarding mitigation measures):

- Acquisition of wetland habitat credits from the Desmond and Horn Mitigation Banks and implementation of a wetland creation plan at the Alton South Conservation site on the Santa Rosa Plain to mitigate for impacts to seasonal wetlands, ponds, and associated endangered species habitat.
- Acquisition of CTS credits from Carinalli Todd Road Mitigation Bank.
- Planting of oak woodland trees within Airport property north of the Redwood Creek
- Relocation of a 617-linear-foot segment of Airport Creek on Airport property to mitigate for impacts to creek and riparian habitat.
- Enhancement, rehabilitation, and reestablishment of riparian habitat at the Desmond Mitigation Bank to mitigate for impacts to creek and riparian habitat.
- Restoration of riparian habitat at the Brown Farm site to mitigate for impacts to creek and riparian habitat.
- Enhancement and restoration of creek habitat at the East Austin Creek Mitigation Bank to mitigate for impacts to creek habitat.

Figure 2-6
CHANGE IN ALIGNMENT OF SERVICE ROAD AROUND THE END OF RUNWAY 14



LEGEND

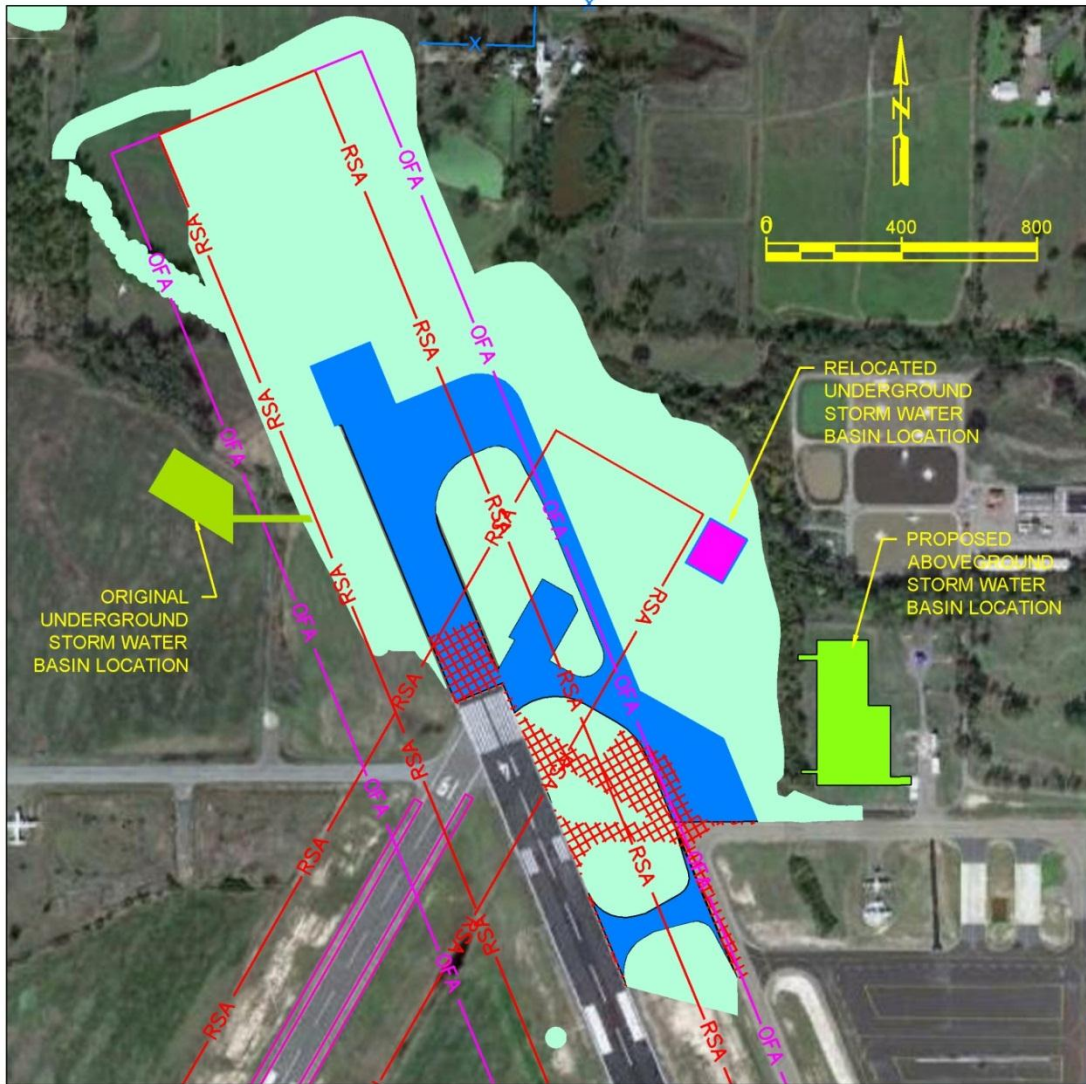
- | | | | |
|--|---|--|---|
| | SERVICE ROAD SEGMENT COMMON TO BOTH ALTERNATIVES (PERMANENT IMPACT) | | BRIDGES |
| | RELOCATED SERVICE ROAD LOCATION (PERMANENT IMPACT) | | NEW RUNWAY/TAXIWAY PAVEMENT |
| | ORIGINAL SERVICE ROAD LOCATION (PERMANENT IMPACT) | | PAVEMENT REMOVAL |
| | | | REVISED AREA OF TEMPORARY IMPACT |
| | | | ORIGINAL TEMPORARY IMPACT |
| | | | AREA OF TEMPORARY IMPACT NOT RELATED TO ROADS |

Mead & Hunt
 MEAD & HUNT, INC.
 133 Aviation Blvd., Suite 100
 Santa Rosa, CA 95403
 707.526.5010
 fax: 707.526.9721
 www.meadhunt.com

CHARLES M. SCHULZ - SONOMA COUNTY AIRPORT
RUNWAY 14 SERVICE ROAD RELOCATION
 APRIL 24, 2012

SOURCE: Mead & Hunt, 2012
 PREPARED BY: Mead & Hunt, 2012

Figure 2-7
CHANGE IN LOCATION OF UNDERGROUND RETENTION BASIN



LEGEND

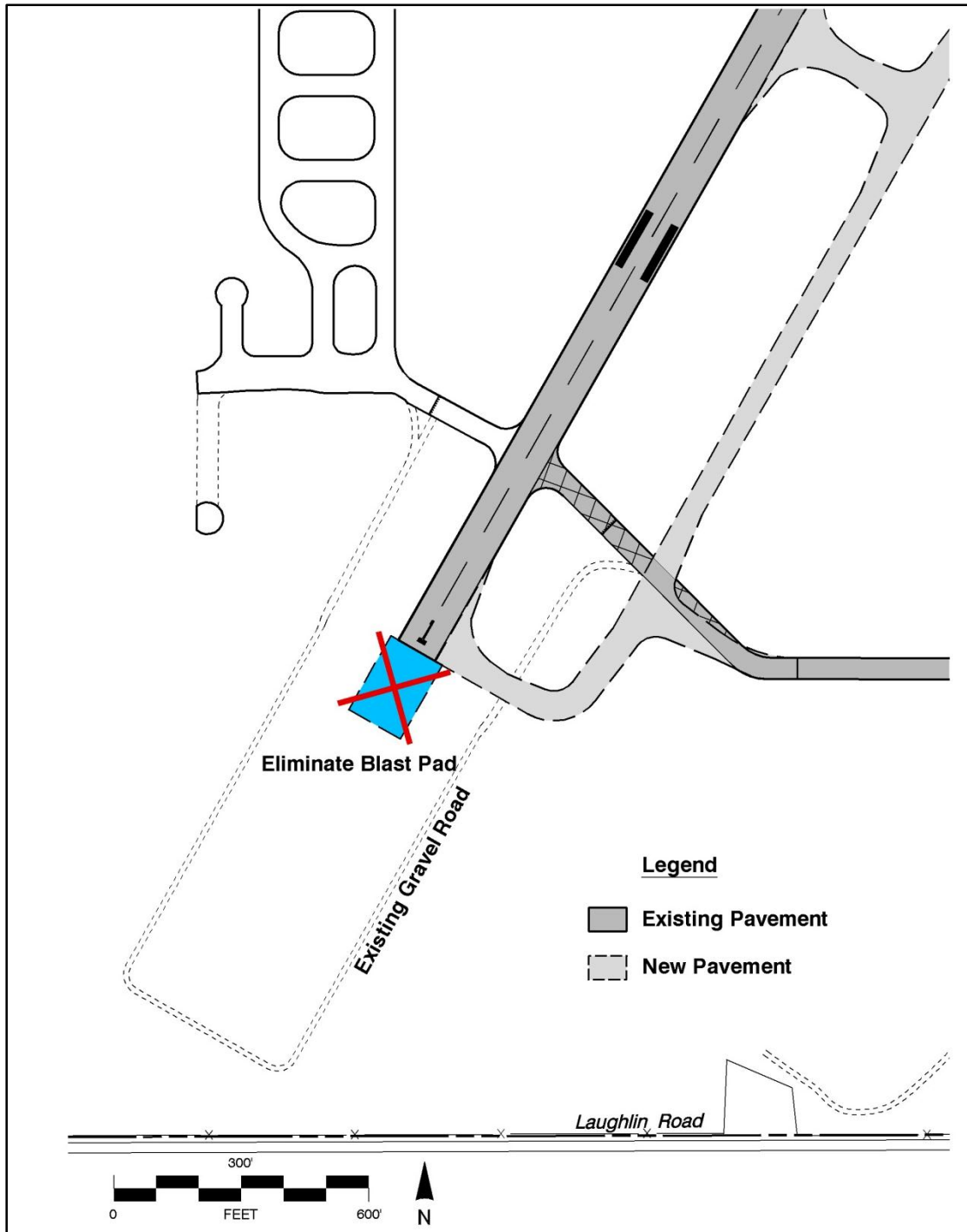
- NEW RUNWAY/TAXIWAY PAVEMENT
- PAVEMENT REMOVAL
- AREA OF TEMPORARY IMPACT



**CHARLES M. SCHULZ - SONOMA COUNTY AIRPORT
 RUNWAY 14 STORM WATER BASIN RELOCATION**

SOURCE: Mead & Hunt, 2012
 PREPARED BY: Mead & Hunt, 2012

Figure 2-8
LOCATION OF BLAST PAD ELIMINATED FROM THE PROPOSED PROJECT



SOURCE: Mead & Hunt, 2012
PREPARED BY: Mead & Hunt, 2012

3

CHAPTER 3 ENVIRONMENTAL IMPACTS

This Chapter discusses the affected environmental impact categories associated with the new project elements of Proposed Project. The environmental impact categories include agricultural resources, air quality, biological resources, cultural resources, hydrology and water quality.

3.1 AGRICULTURAL RESOURCES

The new project elements associated with the Proposed Project would occur within the existing boundaries of the Airport. The updated project elements would result in an increase of 0.5 acres of prime farmland, a decrease of 0.5 acres of farmland of statewide importance, and an increase of 0.1 acres of farmland of local importance as shown in **Table 3-1** and **Figure 3-1**. The additional 0.1 acres of farmland being affected by the Proposed Project would not affect the Site Assessment Criteria defined in Part VI of Form AD1006. Therefore, the agricultural resource impacts associated with new project elements would be similar as those described in the certified EIR.

Table 3-1
SUMMARY OF THE FARMLAND EFFECTS

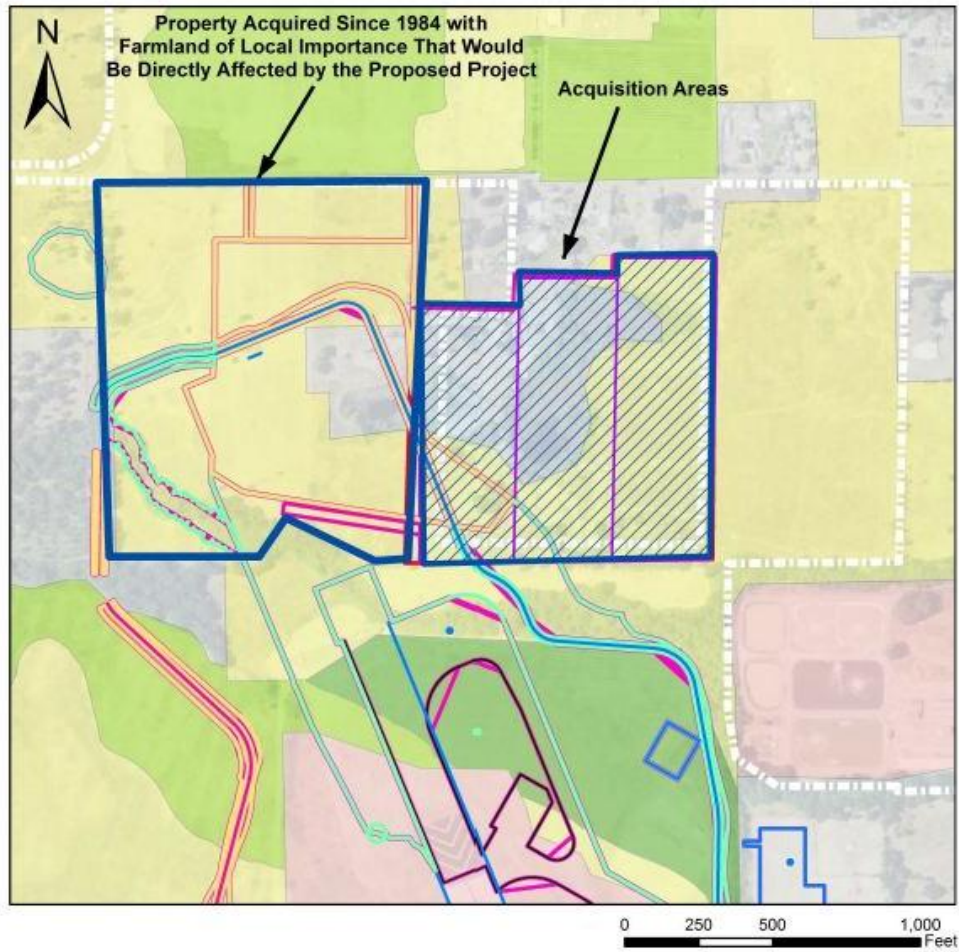
Farmland Type	Certified EIR Amount (acres)	Revised Proposed Project Effect Amount (acres)	Net Change (acres)
Prime Farmland	14.0	14.5	+0.5
Farmland of Statewide Importance	17.0	16.5	-0.5
Farmland of Local Importance	28.0	28.1	+0.1

SOURCE: RS&H, 2012
PREPARED BY: RS&H, 2012

3.2 AIR QUALITY

The revised project elements and the change in the timing of construction activities (e.g., some project elements that were previously in Phase 2 are now in Phase 1 and vice versa) associated with the Proposed Project would result in minor changes in the maximum daily emissions for reactive organic gases (ROG), nitrogen oxides (NOx), coarse particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), and carbon dioxide (CO₂). Based on the maximum daily thresholds established by Bay Area Air Quality Management District (BAAQMD), the construction activity associated with the revised project elements would not exceed the daily BAAQMD thresholds of significance (see **Table 3-2** for comparison of the certified EIR emissions, the emissions associated with the revised Proposed Project, and the net change). Therefore, the air quality impacts associated with revised project elements would be similar as those described in the certified EIR.

Figure 3-1
FARMLANDS AFFECTED BY THE PROPOSED PROJECT



Legend

- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Urban and Built Up Area
- Other Land
- Farmland of Local Importance
- STS Property Boundary
- Project Elements
- Land to be Acquired

SOURCE: RS&H, 2012
 PREPARED BY: RS&H, 2012

Table 3-2
SUMMARY OF EFFECTS ON AIR QUALITY

Maximum Daily Emissions (pounds per day)				
Construction Phase	BAAQMD Threshold	Certified EIR Emissions	Revised Proposed Project Effect Emissions	Net Change
Phase I				
ROG	54	6.14	20.96	+14.82
NOX	54	47.54	37.90	-9.64
PM ₁₀	82	2.54	2.20	-0.34
PM _{2.5}	54	2.34	2.02	-0.32
Phase II				
ROG	54	5.34	19.05	+13.71
NOX	54	41.18	45.23	+4.05
PM ₁₀	82	2.11	2.88	+0.77
PM _{2.5}	54	1.94	2.63	+0.69

ROG = Reactive Organic Gases

NO_x = Nitrogen Oxides

PM₁₀ = Coarse Particulate Matter

PM_{2.5} = Fine Particulate Matter

CO₂ = Carbon Dioxide

The daily maximum emissions for PM₁₀ and PM_{2.5} for construction exhaust emissions only.

SOURCE: L&B, 2012

PREPARED BY: L&B, 2012

3.3 BIOLOGICAL RESOURCES

The revised project elements of the Proposed Project would result in minor changes of unoccupied but suitable habitat for California tiger salamander (CTS), Burke's goldfields, Sebastopol meadowfoam, and Sonoma Sunshine. Where possible, the Proposed Project was designed to avoid existing and historically occupied habitat to the maximum extent feasible. **Table 3-3** summarizes the overall updated Proposed Project effects on federally-listed species (see **Figure 3-4** for graphical depiction). In addition, the proposed relocation/reconstruction of Taxiway D was eliminated from the short-term project, decreasing biological impacts previously associated with this project element.

Table 3-3
SUMMARY OF EFFECTS ON FEDERALLY-LISTED SPECIES

Effect	Certified EIR Impact (acres)	Revised Proposed Project Impact (acres)	Net Change (acres)
Loss of suitable habitat CTS (permanent impacts)	38.9	34.5	-4.4
Temporary disturbance of suitable habitat for CTS	91.6	88.7	-2.9
Loss of occupied habitat for federally-listed Burke's goldfields	0.0	0.0	0.0
Loss of suitable habitat for federally-listed Burke's goldfields , Sebastopol meadowfoam and Sonoma sunshine	4.4	4.4	0.0

SOURCE: LSA, 2012
 PREPARED BY: LSA, 2012

The Proposed Project would result in 2.5 acres of wetland impacts in the Airport's infield area. All of these wetlands occur in the vicinity of extant or historic Burke's goldfields populations (see **Figure 3-2**). Based on the potential for the infield wetlands to support a remnant goldfields seed bank, the County of Sonoma would purchase established goldfields credits.

Project element 2S4 would affect approximately 1.9 acres of wetlands north of Airport Creek and Lower Ordinance Creek, which are situated more than 3,300 feet from the Burke's goldfields occurrence at the Airport (see **Figure 3-4**). These wetlands have no direct or indirect hydrological connection to any wetlands containing Burke's goldfields. Consequently, the potential for these wetlands to have been the recipient of dispersed goldfields seeds from either water flow or by faunal movement is no different than any other non-occupied wetlands in the northern Santa Rosa Plain.

With the implementation of Project Elements 2A12 and 2A15, the County of Sonoma shall ensure that standard avoidance measures during construction are in place so there would be no possible disturbance of Burke's goldfields to areas east of Runway 32 (see **Figure 3-4**). The changes in mitigation acreages associated with the revised project elements of the Proposed Project are shown in **Table 3-4**.

Therefore, the biological resource impacts associated with revised project elements of the Proposed Project would be similar as those described in the certified EIR.

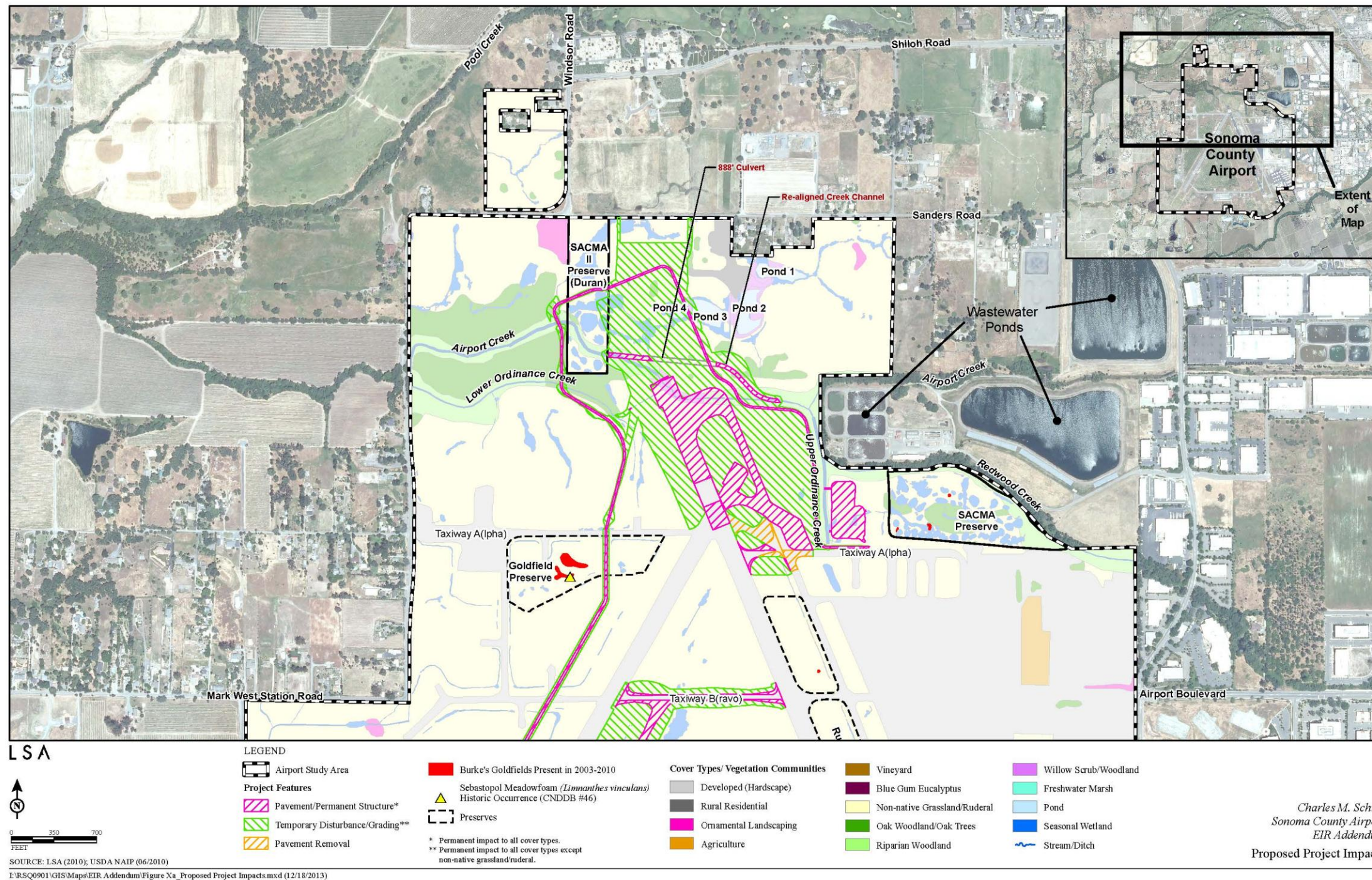
Figure 3-2
PROPOSED PROJECT EFFECT EAST OF RUNWAY 32 IN THE VICINITY OF BURKE'S
GOLDFIELDS OCCURENCES



SOURCE: LSA, 2012
PREPARED BY: LSA, 2012

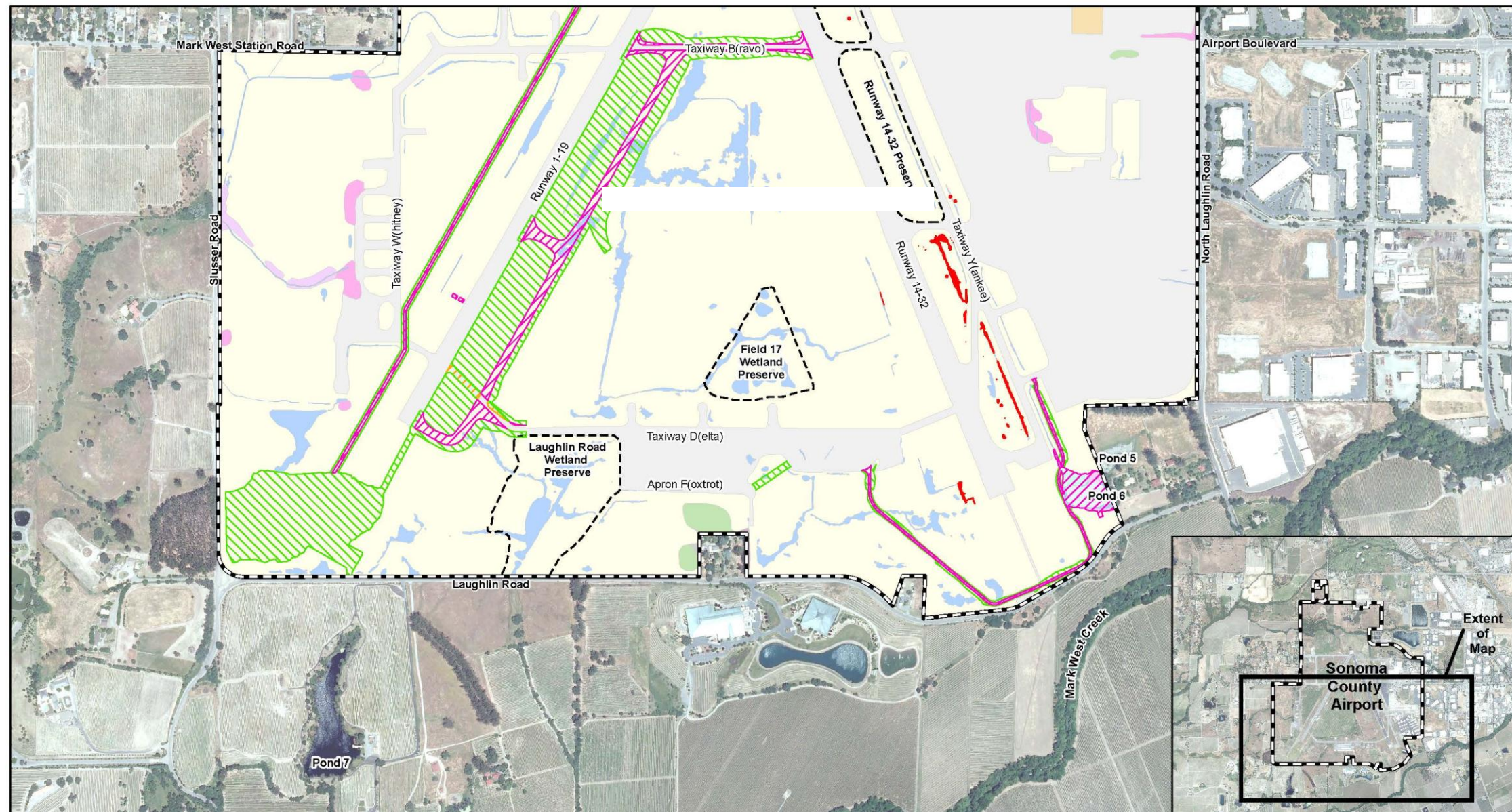
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Figure 3-3
PROPOSED PROJECT EFFECT TO BIOLOGICAL RESOURCES (NORTHERN PORTION OF AIRPORT)

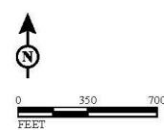


SOURCE: LSA, 2012
 PREPARED BY: LSA, 2012

Figure 3-4
PROPOSED PROJECT EFFECT TO BIOLOGICAL RESOURCES (SOUTHERN PORTION OF AIRPORT)



LSA



SOURCE: LSA (2010); USDA NAIP (06/2010)
 I:\RSQ0901\GIS\Map\EIR Addendum\Figure 3b_Proposed Project Impacts.mxd (12/18/2013)

LEGEND

- Airport Study Area
- Project Features**
- Pavement/Permanent Structure**
- Temporary Disturbance/Grading**
- Pavement Removal

- Burke's Goldfields Present in 2003-2010
 - Sebastopol Meadowfoam (*Limnanthes vincularis*) Historic Occurrence (CNDDB #46)
 - Preserves
- * Permanent impact to all cover types
 ** Permanent impact to all cover types except non-native grassland/ruderal.

- Cover Types/ Vegetation Communities**
- Developed (Hardscape)
 - Rural Residential
 - Ornamental Landscaping
 - Agriculture

- Vineyard
- Blue Gum Eucalyptus
- Non-native Grassland/Ruderal
- Oak Woodland/Oak Trees
- Riparian Woodland

- Willow Scrub/Woodland
- Freshwater Marsh
- Pond
- Seasonal Wetland
- Stream/Ditch

Charles M. Schulz
 Sonoma County Airport
 EIR Addendum
 Proposed Project Impacts

SOURCE: LSA, 2012
 PREPARED BY: LSA, 2012

Table 3-4
SUMMARY OF ENDANGERED SPECIES MITIGATION CHANGES

	Certified EIR Impact (acres)	Certified EIR Impact Ratio	Certified EIR Mitigation (acres)	Revised Proposed Project Impact (acres)	USFWS Required Impact Ratio	Revised Proposed Project Mitigation (acres)	Net Change (acres)
CTS Habitat	130.5	0.2:1	26.0	123.2	0.2:1	24.6	-1.4
Listed Plant Habitat /a/	4.4	1.5:1	6.6	4.4	3.0:1	13.2	6.6

/a/ In addition to providing mitigation acreage for impacts to suitable plant habitat, the County of Sonoma shall allow harvesting of Burke’s goldfields seeds from the existing Goldfields Preserve population at the Airport by mitigation/conservation banks and preserves on the Santa Rosa Plain as an additional mitigation measure. All such harvesting shall be conducted in accordance with guidelines and protocols of the USFWS and CDFW and would be coordinated with the County of Sonoma to ensure compatibility with on-going aviation operations. The County of Sonoma shall not charge a fee for any such harvesting.

SOURCE: LSA, 2012
 PREPARED BY: LSA, 2012

3.5 CULTURAL RESOURCES

There would be no additional disturbance of cultural resources associated with the revised project elements of the Proposed Project. As indicated in the Charles M. Schulz – Sonoma County Airport Cultural Resource Evaluation, the County of Sonoma will use a Tribal Monitor during site disturbance activities in the vicinity of the identified sites and along Airport and Lower Ordinance Creek. Therefore, the cultural resource impacts associated with revised project elements would be similar as those described in the certified EIR.

3.6 HYDROLOGY AND WATER QUALITY

The new project elements would change the alignment of the Airport Creek natural channel from 1,350 feet to 1,506 feet with a net reduction of 280 feet of straight culvert and a net gain of 100 feet of constructed channel. The water quality impacts associated with the revised project elements would be similar as those described in the certified EIR.

3.7 WETLANDS

The new project elements would change the amount of wetlands that would be affected by the Proposed Action. The wetland impacts associated with the revised project elements would be similar as those described in the certified EIR.

There will be no changes in wetland impacts related to the lengthening of the culvert replacing the existing high-water ditch between Airport Creek and Ordnance Creek. The existing high-water ditch that will be filled is 395 feet long and was determined to be a jurisdictional seasonal wetland by the U.S. Army Corps of Engineers. The loss of the seasonal wetland ditch was addressed in the certified EIR as part of the required mitigation for seasonal wetland impacts. The proposed high water culvert has increased in length to 825 feet; however, only 395 feet of this length is existing wetland. The remainder of the site disturbance associated with the culvert will occur entirely in upland areas (i.e., ruderal grassland). The impact of the culvert to uplands was also addressed in the certified EIR; this impact is unrelated to the actual culvert length because it is located within an area that is to be fully graded under the project (i.e., the amount of upland impact is not affected by the culvert length).

Table 3-5 provides a summary of the changes in the amount of wetland acreage affected by the Proposed Action. Implementation of the mitigation measures presented in the certified EIR would mitigate the wetland impacts and no new mitigation is required.

Table 3-5
SUMMARY OF EFFECTS ON WETLANDS

Effect	Certified EIR Amount (acres)	Revised Proposed Project Effect Amount (acres)	Net Change (acres)
Vernal pools and other seasonal wetlands	4.4	4.4	0.0
Perennial and intermittent streams (1,506 linear feet)	0.5	0.6	+0.1
Ponds and marshes	2.1	2.3	+0.1
Willow scrub	0.2	0.3	+0.1
TOTAL	7.2	7.6	+0.4

SOURCE: LSA, 2013
PREPARED BY: LSA, 2013

4

CHAPTER 4 ADMINISTRATIVE FINDINGS

The Charles M. Schulz - Sonoma County Airport Master Plan Update Implementation Plan EIR, which was certified on January 24, 2012, analyzes the environmental effects of the implementation of improvement projects at the Airport. Short-term project elements were analyzed at a project level; long-term project elements were analyzed at a programmatic level. This addendum discloses short-term project element modifications and potential impacts related to implementation of short-term project elements. No new information related to long-term project elements has been developed at this time (except that some short-term project elements were eliminated and moved to long-term). No new impacts or substantial changes to impacts were identified as a result of the short-term project modifications.

None of the conditions identified in CEQA Guidelines Section 15162 that would require a subsequent or supplemental EIR apply to the new project elements of the Proposed Project. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken that would involve new significant environmental impacts not covered in the certified EIR. No new information has become available since the Master Plan Update Implementation Plan EIR was certified indicating that significant effects would occur that are not discussed in the Master Plan Update Implementation Plan EIR; that significant effects discussed in the Master Plan Update Implementation Plan EIR would be substantially more severe; that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; nor that mitigation measures or alternatives not previously considered in the Master Plan Update Implementation Plan EIR would substantially lessen one or more of the significant environmental effects.

As shown in **Chapter 3**, *Environmental Impacts*, the analyses of impacts do not identify any new significant impacts that were not already discussed in the Master Plan Update Implementation Plan EIR.

The cumulative effects of development at the Airport are analyzed and discussed in the Master Plan Update Implementation Plan EIR.

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ATTACHMENT A: SUMMARY OF MITIGATION PLAN

SUMMARY OF MITIGATION PLAN

Mitigation for Impacts to Seasonal Wetlands, Ponds, and Associated Endangered Species Habitat

Mitigation for impacts to seasonal wetlands, ponds, and associated endangered species habitat will consist of the acquisition of wetland habitat credits from the Desmond and Horn Mitigation Banks and implementation of a wetland creation plan at the Alton South Conservation site on the Santa Rosa Plain. In compliance with the Proposed Project's BO, mitigation for impacts to endangered plants and CTS will be conducted at several mitigation/conservation banks and project-dedicated mitigation sites (i.e., "turn-key" sites) on the Santa Rosa Plain. The single on-site mitigation area for endangered species will be the SACMA Preserve which borders the active operations area of the Airport. Within this area the FAA will allow efforts to expand existing Burke's goldfields populations since such mitigation work would not interfere with airport operations nor attract hazardous wildlife.

On-site Mitigation for Impacts to Creek and Riparian Habitat

On-site riparian mitigation will occur along the 617-linear-foot relocated segment of Airport Creek. The relocated channel (approximately 0.50 acre) will partially replace the channel habitat that will be filled under the Proposed Project. The relocated channel banks will also be re-vegetated with short-statured trees and shrubs (i.e., riparian scrub habitat) that will have maximum heights at maturity well below the FAA air space contour height limits, and that do not produce wildlife attracting mast fruits or seeds, providing an overall creek/riparian mitigation area of approximately 1.00 acre.

Off-site Mitigation for Impacts to Creek and Riparian Habitat - Desmond Mitigation Bank (DMB)

A portion of the Proposed Project's impacts to Airport Creek and associated riparian habitat will be mitigated off-site at the DMB located on the Laguna de Santa Rosa and Hessel Creek at 4801 Llano Road. The DMB has been a fully established and operating seasonal wetland/endangered plant mitigation bank since 2005. The Bank Enabling Instrument (BEI) also includes a provision allowing the site to be used for creek/riparian mitigation on a project-specific basis. A total of 4.51 acres (2,623 linear feet) of creek/riparian mitigation will be accomplished at the site through the enhancement, rehabilitation, and re-establishment of degraded or former riparian habitat along Hessel Creek. In addition, stream improvements in the form of stabilization of migratory stream nickpoints, incision zones, and areas of excessive bank erosion will be conducted along the 2,623-foot reach.

Most of the mitigation work at DMB will consist of planting, exotic vegetation removal work, and temporary irrigation, all of which will be done using hand tools. However the creek bed and bank repairs may require the use of the following mechanized equipment for an estimated period of 40 days more or less: an excavator, one small backhoe or front-end loader, a dump truck and a small bulldozer. Additionally, a flail mower will be

used for initial blackberry removal and then 2-3 times annually to control weeds in the planting areas.

Off-site Mitigation for Impacts to Creek and Riparian Habitat – Brown Farm

A portion of the Proposed Project's impacts to Airport Creek and associated riparian habitat will also be mitigated off-site at the Brown Farm site on the Santa Rosa Plain. Brown Farm is located near the DMB at 2200 Llano Road. It is owned by the City of Santa Rosa and has an established conservation easement held by the Sonoma County Agricultural Preservation and Open Space District. Gravenstein Creek flows through the site and is a tributary of the Laguna de Santa Rosa. The creek's riparian habitat has been largely lost due to past agricultural activities. A total of 10.71 acres (2,643 linear feet) of riparian mitigation will be conducted at this site.

The mitigation work at Brown Farm will consist of planting, exotic vegetation removal work, and temporary irrigation, all of which will be done using hand tools.

Off-site Mitigation for Impacts to Creek Habitat – East Austin Creek Mitigation Bank (EACMB)

Additional in-stream creek habitat mitigation will occur at the EACMB. The EACMB is located in Sonoma County northwest of the Santa Rosa Plain. It supports tributaries of the Russian River and is currently authorized by the NMFS to sell mitigation credits only for impacts to federally-listed salmonid species. However, the site has undergone extensive in-stream creek habitat enhancement and restoration that can potentially be used as project-specific off-site mitigation. The County will purchase 1,119 linear feet (2.06 acres) of creek habitat mitigation that was completed along Devil Creek, a tributary of East Austin Creek.

Table A: Summary of Proposed Mitigation for Seasonal Wetlands, Ponds & Marshes, California Tiger Salamander, and Burke’s Goldfields Habitat Impacts

	Mitigation for Impacts to Seasonal Wetlands and Ponds	Endangered Species Mitigation
	<ul style="list-style-type: none"> • Desmond Mitigation Bank • Horn Mitigation Bank • Alton South Conservation Site 	<ul style="list-style-type: none"> • Alton North Conservation Bank • Carinalli-Todd Road Mitigation Bank • Alton South Conservation Site • Kerry Conservation Site; • SACMA Preserve
Seasonal Wetlands <i>direct impact</i> 4.44 acres	8.92 acres Established/ Re-established Seasonal Wetland Credits	--
Non-wetland Ditches/Culverts <i>direct impact</i> 0.02 acre	0.02 acres Established/Re-established Seasonal Wetlands	--
California Tiger Salamander Non-Breeding Habitat <i>direct impact</i> 123.19 acres	--	24.6 acres Suitable or occupied breeding, wetland and upland habitat
Endangered Plants Habitat <i>direct impact</i> 4.44 acres	--	13.2 acres Occupied Endangered Plant Habitat
Pond/Marsh <i>direct impact</i> 2.25 acre	3.95 acres Deep Vernal Credits	--

Table B: Summary of Proposed Stream/Riparian Mitigation

	Mitigation Sites					Total Mitigation
	Airport Creek – Relocated 617 l.f. Reach Upstream of New Culvert	Airport Creek – 565 l.f. Reach Downstream of New Culvert	Desmond Mitigation Bank – Hessel Creek	Brown Farm – Gravenstein Creek	East Austin Creek Mitigation Bank – Devil Creek	
Jurisdictional Perennial Stream Channel (Airport Creek) <i>direct impact</i> 0.62 acre	0.50 acre Established Perennial Stream Channel	--	0.49 acre Enhanced Intermittent Stream Channel	1.60 acre Enhanced Intermittent Stream Channel	0.82 acre Enhanced/ Rehabilitated Perennial Stream Channel	3.41 acres
Jurisdictional Willow Scrub <i>direct impact</i> 0.30 acre	0.30 acre Established Riparian Scrub	--	--	--	--	0.30 acre
Non-Jurisdictional Riparian Woodland and Riparian Scrub <i>direct impact</i> 4.22 acres	0.20 acre Established Non-jurisdictional Riparian Scrub	--	4.02 acres Re-established/ Rehabilitated Enhanced Riparian Woodland	9.11 acres Re-established Riparian Woodland	1.24 acre Enhanced/ Rehabilitated Riparian Woodland	14.57 acres
Non-Jurisdictional Riparian Woodland <i>indirect impact</i> 0.44 acre	--	0.70 acre Enhanced Riparian Woodland	--	--	--	0.70 acre
Length of Jurisdictional Creek Impact <i>direct impact</i> 1,506 linear feet <i>indirect impact</i> 565 linear feet	617 linear feet	-- 565 linear feet	2,623 linear feet	2,643 linear feet	1,119 linear feet	7,002 linear feet 565 linear feet

**REFERENCES FOR SUPPORT DOCUMENTS - BROWN FARM AND DESMOND
MITIGATION SITES:**

LSA. 2013b. Brown Farm Riparian Habitat Interim Resource Management Plan. Prepared for Charles M. Schulz - Sonoma County Airport.

LSA. 2013a. Desmond Mitigation Bank Riparian Habitat Zone Interim Resource Management Plan. Prepared for Charles M. Schulz - Sonoma County Airport.

LSA. 2013c. Desmond Mitigation Bank Riparian Habitat Zone Resource Management Plan. Prepared for Charles M. Schulz - Sonoma County Airport.

LSA. 2013d. Brown Farm Riparian Habitat Resource Management Plan. Prepared for Charles M. Schulz - Sonoma County Airport.

LSA. 2013e. Biological Assessment Supplement No. 3 – Desmond and Brown Farm Off-site Mitigation Areas. Prepared for Charles M. Schulz - Sonoma County Airport.

**UPDATED SONOMA COUNTY AIRPORT MMP REFERENCE (INCLUDES DETAILS ABOUT
EACMB IN APPENDIX H):**

LSA 2013f. Revised Mitigation and Monitoring Plan - Charles M. Schulz – Sonoma County Airport Runway Safety Enhancement Project, Sonoma County, California. Prepared for the San Francisco District, U.S. Army Corps of Engineers; North Coast Regional Water Quality Control Board; and the California Department of Fish and Wildlife, Bay Delta Region 3. Vols. 1 and 2. May 2013.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 15
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors, Board of Directors of the Sonoma County Water Agency

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Board of Supervisors 565-2241

Supervisorial District(s):

All

Title: Establish assignments for members of the Board of Supervisors and the Board of Directors of the Sonoma County Water Agency for the year 2014.

Recommended Actions:

Each year the Board approves assignments and department liaison responsibilities for the upcoming year. Special assignments include committees, governing boards of independent government entities, etc. for which Board members serve as part of the official duties associated with the office of Sonoma County Supervisors, Directors, and Commissioners.

Attached is a copy of the assignment listing for 2013. Once the Board has approved 2014 assignments, a completed list will be placed on file with the Clerk of the Board, and will be posted on the Board's website.

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

--

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

--

Attachments:

2013 List of Special Assignments

Related Items "On File" with the Clerk of the Board:

--

2013 Board of Supervisors Assignments – **Adopted 2/26/13**

Assignment	Creation Date	Description	Gorin	Rabbitt	Zane	McGuire	Carrillo
Appointments to County Initiated Committees							
Advertising Program (2)		Reviews multi-year financial projections and provides feedback on funding designations for the new year as recommended by staff. Assures that staff's work plan is in alignment with the full Board's priorities regarding the program.				X	X
Health Action (1 + Alt)		Identifies priority health and health care issues and develops specific recommendations on local approaches to promote the health of our community and improve the health care delivery system.	P		A		
Solid Waste Advisory Group (2)		The Sonoma County/City Solid Waste Advisory Group makes recommendations on solid waste system planning and operations, such as, appropriate regional solid waste projects, priorities, schedules and funding sources to be considered by the Member Jurisdictions.		X	X		
Upstream Investments (2 +A)		Chartered by the Board of Supervisors to understand the antecedents to criminal behavior and to identify upstream interventions that reduce downstream criminal justice costs.	A (appointed 8/13/13)		X		X
Water Advisory Committee (Appointed by Water Agency Board of Directors) (1 + Alt)		Advises the Agency's Board of Directors on policy and fiscal matters affecting the Water Contractors, and helps make decisions regarding water supply issues in the Agency's service area. Members of the WAC are appointed by their respective city council or board, and represent the major cities and water districts that receive water via the Sonoma County Water Agency's aqueduct system. Alternate shall serve only in the absence of the primary representative.	A				P

Assignment	Creation Date	Description	Gorin	Rabbitt	Zane	McGuire	Carrillo
Appointments to External Boards and Committees							
Countywide							
Building Economic Success Together (BEST) (2P)		BEST is a collaborative partnership between the private and public sectors with a goal of creating jobs and encouraging economic vitality. It works towards encouraging the following objectives and initiatives in partnership with the Sonoma County Economic Development Board and Workforce Investment Board: (1) Business retention and expansion; (2) Create a strong, vibrant and supportive business climate; (3) Foster innovative businesses; (4) Attract new businesses providing high quality jobs; (5) Build a world class workforce based on educational attainment.		P	P		
Library Joint Powers Agreement (JPA) Review Advisory Committee (1P + 1 Alt)	8/9/12	Established by the Sonoma County Mayors & Council members' Board of Directors. Composition of a committee to be made up of 11 members: 9 members representing one from each city; 1 member from the County; and 1 member from the Library Commission. Appointments can be an elected official, staff member, or other individual as designated by each of the jurisdictions. The committee's objective is to develop recommendations for the approval of Councils and Board of Supervisors to update the JPA Library System governing document.				P	A
Local Agency Formation Commission (2 + Alt)		A separate government agency established by state law to oversee orderly development of the county related to the boundaries of local governments. LAFCO can approve or deny annexations or changes to these boundaries and can make determinations allowing the provision of services by a local government outside of its boundary.	P	A			P

Assignment	Creation Date	Description	Gorin	Rabbitt	Zane	McGuire	Carrillo
North Coast Air Basin Control District (1P + 1 Alt)		Air districts are grouped by air basins which represent an air shed. Northern Sonoma County belongs to the North Coast Air Basin along with Mendocino County Air Quality Management District (AQMD) and the North Coast Unified AQMD. By statute, these Districts are members of the North Coast Air Basin Control Council (BCC). A representative from Lake County Air Pollution Control District also participates through an MOU. The purpose of the BCC is to work with the Districts to coordinate all air pollution control activities and programs to best serve the public and ensure that the North Coast Air Basin is, or will be, in compliance with the requirements of State and Federal law.			A	P	
Sonoma Clean Power Authority		Sonoma Clean Power (SCP) is the new, locally controlled electricity provider in Sonoma County. SCP provides residential and business customers across the county the option of using environmentally friendly power, generated by renewable sources, like solar, wind and geothermal. At <i>competitive</i> rates. SCP is a non-profit agency, independently run by the Sonoma County cities that have joined the program and the County, which represents unincorporated communities. Participant cities: Windsor, Santa Rosa, Cotati, Sebastopol, and Sonoma, and Sonoma County	P	A (for Gorin)	P	A (for Zane)	
Remote Access Network Board (1)		The Remote Access Network Board (RAN) board shall determine the placement of RAN equipment within the county or counties, and coordinate acceptance, delivery, and installation of RAN equipment. The board shall also develop any procedures necessary to regulate the ongoing use and maintenance of that equipment, adhering to the policy guidelines and procedures adopted by the department. (California Penal Code Sections 11112.1-11112.7)			X		
Solid Waste Hearing Panel (1) 4 year term (1/1/2012 – 1/1/2016)		The hearing panel consists of three persons (The hearing panel consists of a solid waste technical expert, a member of the public at large, and a member of the Board of Supervisors) for the purpose of considering			X		

Assignment	Creation Date	Description	Gorin	Rabbitt	Zane	McGuire	Carrillo
		various appeals related to the Sonoma County Local Enforcement Agency Solid Waste Hearing Panel (LEA) actions, such as, denial, suspension, or revocation of a permit, recommended permit conditions, or enforcement actions and the LEA's failure to act as required by law or regulation. DHS is certified LEA.					
SCERA (1 member - 3 Year Term) (Note: 3 year term expires 12/31/2015)		Sonoma County Employee Retirement Association - Sixth Trustee Position (qualified elector) Per provisions in the County Employees Retirement Law, the appointment of the fourth, fifth, sixth, and ninth trustees of the Retirement Board are to be members of the local community who are not connected with County government in any capacity, except that one of them may be a member of the Board of Supervisors, and they shall be appointed by the Board of Supervisors.		X			
Sonoma County Indian Gaming Local Community Benefit Committee (2P + 1 Alt)		Established by State statute, the LCBC is comprised of representatives from the County Board of Supervisors, the City of Healdsburg, and the Dry Creek Band of Pomo Indians, and is charged with selecting grants to be funded through the local Tribal Casino Account. LCBC meets one or two times per year, when funds are allocated by the State.	A		P	P	
Sonoma County Transportation Authority (3) (Note: 2 of the 3 members need to sit on SMART)		Serves as the coordinating and advocacy agency for transportation funding for Sonoma County and is governed by a twelve member Board of Directors who work to maintain and improve the transportation network.		X	X	X	
Sonoma Valley County Sanitation District (2P+ 1 Alt)		Board Chair and 1 st District Supervisor required members.	P	P		A	
Waste Management Agency JPA (1P + 1 Alt) Note: Alternate will be Susan Klassen, Interim Director, Transportation and Public Works Dept.	4/1992	The Sonoma County Waste Management Agency, formed in April 1992, is the joint powers authority of the nine incorporated cities and the County of Sonoma. The mission of the Agency is waste diversion required by State law AB939. The Agency's programs include household hazardous waste, composting, wood waste			X		

Assignment	Creation Date	Description	Gorin	Rabbitt	Zane	McGuire	Carrillo
		recycling, planning and education					
Regional							
Association of Bay Area Governments (1P + 1 Alt) (Note: 2 year term 7/1/12-6/30/14)		Acts as the official planning agency for the SF Bay region, with a mission to strengthen cooperation among local governments.	A	P			
Bay Area Air Quality Management District (1) (Note: 4 year term 1/6/13-1/6/17)		Committed to attaining and maintaining air quality standards, increasing public awareness of positive air quality choices, developing and implementing protocol and policies for environmental justice.			X		
Bay Conservation Development Commission (1P + 1Alt)		Dedicated to the protection and enhancement of San Francisco Bay and its responsible use. Primary activities are planning the protection, enhancement, and restoration of wetlands; protecting wetlands, and balancing the protection of wetlands against other often high priority objectives.	P		A		
Community Advisory Board of the San Francisco Bay Water Transit Authority (1)		Assists and advises the WETA Board of Directors in carrying out its functions as a regional agency with responsibility for establishing and operating a comprehensive public water transportation system that connects communities, reduces congestion, and provides an emergency response capability. Members are primarily elected officials from around the bay area. WETA was established by SB 976, and replaces the WTA (Water Transit Authority). The intention of SB 976 is to improve the ability of ferries to respond in an emergency. SB 1093 provides additional detail regarding WETA's mandate.		X			

Assignment	Creation Date	Description	Gorin	Rabbitt	Zane	McGuire	Carrillo
Eel Russian River Commission (1P + 1 Alt)		Promotes proper watershed conservation and flood control measures, and promotes public and private economic development activities in the Eel and Russian River watersheds for the general benefit of the citizens in the participating counties of Humboldt, Mendocino and Sonoma.				P	A
FishNet 4C (1P + 1 Alt)		A County-based salmon protection and restoration program that brings together the Central California Coastal Counties of Mendocino, Sonoma, Marin, San Mateo, Santa Cruz and Monterey. Focus is on implementing on-the-ground restoration projects, employing best management practices during maintenance activities, and incorporating aquatic habitat protections into land use regulations and policies.	A				P
Golden Gate Bridge District (1)		Operates the Golden Gate Bridge and two public transit systems with a mission to provide safe and reliable operation, maintenance and enhancement of the Golden Gate Bridge and to provide transportation services, as resources allow, for customers within the U.S. Highway 101 Golden Gate Corridor.		X			
Northbay Watershed Association (1P + 1 Alt)		A group of 15 regional and local public agencies located throughout Marin, Sonoma, and Napa counties whose mission is to facilitate partnerships across political boundaries that promote stewardship of the North Bay watershed resources.			P		A
North Bay Water Reuse Authority - Sonoma County Water Agency Representative (1P + 1 Alt) <i>(Note: No official term)</i>	2/8/2011	Cooperative program in the North San Pablo Bay region that promotes sustainability and environmental enhancement by expanding use of recycled water.		P		A	

Assignment	Creation Date	Description	Gorin	Rabbitt	Zane	McGuire	Carrillo
North Bay Water Reuse Authority – Sonoma Valley County Sanitation District Representative (1P + 1 Alt) <i>(Note: No official term)</i>	2/8/2011	Cooperative program in the North San Pablo Bay region that promotes sustainability and environmental enhancement by expanding use of recycled water.	P		A		
Northern California Counties Tribal Consortium (1P + 1Alt)		The Board of Supervisors for Napa, Solano, and Sonoma Counties formed this consortium to develop a common approach and strategy to address the off-reservation impacts of tribal gaming.			A	P	
Public Policy Facilitating Committee (3)		Created when the Sonoma County Water Agency, the National Marine Fisheries Service, the United States Army Corps of Engineers and the Mendocino Russian River Flood Control and Water Conversation Improvement District began a Section 7 consultation-a federal process, spelled out in the Endangered Species Act – on the Russian River project. The agencies were consulting on three listed fish species and meet annually or biannually to receive updates and information as the Biological Opinion is implemented.			X	X	X
Russian River Watershed Association (1P+ 1 Alt)		An association of nine cities, counties and special districts in the Russian River Watershed that have come together to coordinate regional programs for clean water, fisheries restoration and watershed enhancement, and to promote cooperation and implementation of projects that protect watershed resources, restore fisheries and improve water quality at reduced cost to taxpayers.				P	A
Sonoma/Marin Area Rail Transit II Board of Directors (2)		A passenger rail project located in San Francisco's North Bay providing rail service along 70 miles of the Northwestern Pacific Railroad alignment. Provides an alternative to Highway 101 traffic by upgrading the existing rail line and building a new bicycle/pedestrian pathway linking the 14 rail stations.		X	X		

State

Assignment	Creation Date	Description	Gorin	Rabbitt	Zane	McGuire	Carrillo
CSAC Board of Directors (1P + 1 Alt)		Committed to representing county government before the California Legislature, administrative agencies and the federal government. Places a strong emphasis on educating the public about the value and need for the programs and services of California's 58 counties.		P		A	
Department Liaisons							
General Administrative Services		Board of Supervisors County Administrator County Clerk/Recorder/Assessor/ Registrar of Voters County Counsel Fairgrounds General Services Human Resources Information Systems Library		X			
Fiscal Services/Consumer Protection Services		Agricultural Commissioner Auditor-Controller-Treasurer-Tax Collector Retirement UC Cooperative Extension				X	
Development Services		Ag Preservation and Open Space District Community Development Commission Economic Development Board Emergency Services Permit & Resource Management Regional Parks Transportation & Public Works Water Agency/Sanitation					X

Assignment	Creation Date	Description	Gorin	Rabbitt	Zane	McGuire	Carrillo
Criminal Justice Services		Courts Administration District Attorney Law Library Probation & Juvenile Halls Public Defender Sheriff/Coroner			X		
Health and Human Services		Child Support Services In-Home Supportive Services (IHSS) Health Services Human Services	X				

X = Member, P = Primary, A = Alternate



County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 16
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisor Shirlee Zane

Supervisorial District(s):

Third

Title: Fee Waiver

Recommended Actions:

Approve a Fee Waiver in the amount of \$700.00 by Lt. Rhea of the California Highway Patrol for a public safety/emergency services demonstration at the Santa Rosa Veterans Memorial Hall on Feb. 6, 2014 from 12:00-4:00.

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 700.00	County General Fund	\$ 700.00
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 700.00	Total Sources	\$ 700.00

Narrative Explanation of Fiscal Impacts (If Required):			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Related Items “On File” with the Clerk of the Board:			

SUBMIT TO:
 Board of Supervisors
 575 Administration Dr, Ste 100A
 Santa Rosa, CA 95403

COUNTY OF SONOMA

For Board of Supervisors Use Only

Fee Waiver/Board Sponsorship Request Form

1. Contact information for individual requesting fee waiver/sponsorship:

Name: Jeffrey A. Rhea
First Middle Last

Mailing Address: 6100 Labath Avenue Rohnert Park Ca 94928
Number, Street, Apt/Suite City State Zip

Phone: (707) 588 - 1400 Email: jrhea@chp.ca.gov
Area Code, Number

2. Name of Community Based Organization, Non-Profit, or Government Agency for which fee waiver/sponsorship is requested:

Name: California Highway Patrol

Mailing Address: 6100 Labath Avenue Rohnert Park CA 94928
Number, Street, Apt/Suite City State Zip

Phone: (707) 588 - 1400 Email: jrhea@chp.ca.gov
Area Code, Number

3. Please indicate by check mark the supervisory district in which the organization or agency submitting this request is located, where the project/activity/event will be held, and the district office to whom you would like to submit this request:

Board Member and District	Susan Gorin District 1	David Rabbitt District 2	Shirlee Zane District 3	Mike McGuire District 4	Efren Carrillo District 5
Entity or organization location (select all that apply)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Project/activity/event location (select all that apply)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
District office to receive request (select only one)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Type of Community Based Organization, Non-profit, or Government Agency for which the fee waiver/sponsorship is requested:

City Special District Other Local Government

School Non-profit or CBO

Other (please specify): State Law Enforcement Agency

5. Please provide a description of the project/activity/event for which a fee waiver/sponsorship is being requested on a separate sheet of paper. Please include the number of individuals who will participate or be served, etc.

6. Please indicate if this is a one-time or annual event: One Time Annual

7. Type and amount of fee waiver/sponsorship requested. Please list all County fees you are requesting be waived/sponsored in conjunction with this project/activity/event. Please attach a copy of an estimate or receipt from the County Department or Veteran's Building Operator documenting the amount of each fee you are requesting be waived/sponsored.

Department Assessing Fee	Type of Fee	Amount of Fee
	Use fee	\$700 \$200.00

8. If your Community Based Organization, Non-Profit, or Governmental Agency has received a fee waiver/sponsorship for a similar project/activity/event in the past, please list below:

Date of Fee Waiver	Department Assessing Fee	Type of Fee	Amount of Fee
2 / 14 / 2013	Fair Ground	Use fee	\$700 \$200.00
/ /			
/ /			
/ /			

9. Does the organization or agency for which the fee waiver/sponsorship is requested receive funding from any of the following sources? If so, please specify:

- Property Tax
 Sales Tax
 Special Assessment

 User Fees

Other (please specify): Motor Vehicle Fund

10. If you checked any of the boxes in number 9 above, please provide an explanation and supporting documentation regarding the inability of the organization or agency to pay the fees which you are requesting be waived/sponsored. Please attach to this form and submit with your request.

11. Will the organization or agency be charging an entry fee or be requesting a donation for the project/activity/event for which you are requesting a fee waiver/sponsorship? If so, please provide an explanation detailing why the fees to be waived/sponsored cannot be recovered through the entry fee. Please attach to this form and submit with your request.

 Authorized Signature

 1 / 24 / 2014

 Date

Lieutenant

 Title

OPERATIONAL PLAN
U. S. NAVAL STAFF COLLEGE VISIT
FEBRUARY 6, 2014

CALIFORNIA HIGHWAY PATROL
Santa Rosa Area

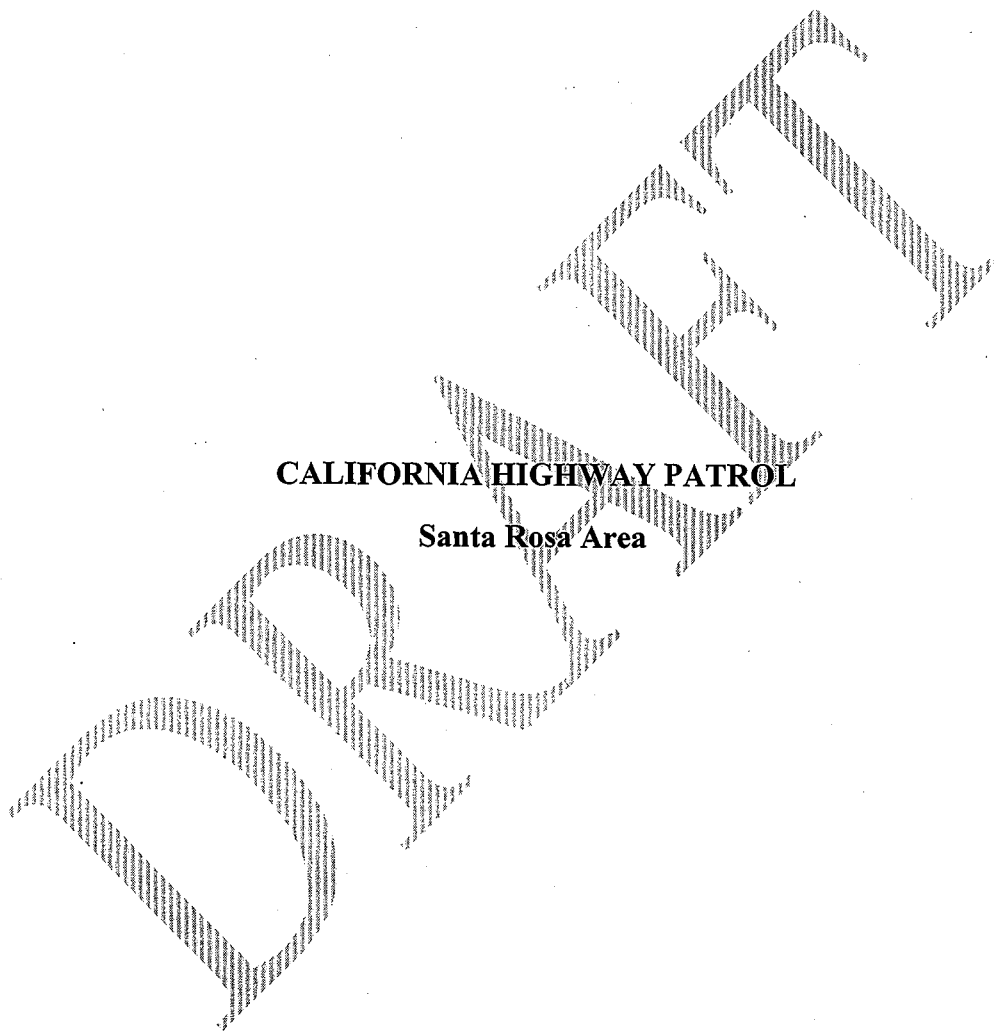


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ANNEXES

- A Schedule of Events
- B Personnel Matrix
- C CHP Employee Schedule

OPERATIONAL PLAN
U. S. NAVAL STAFF COLLEGE VISIT
FEBRUARY 6, 2013

1. SITUATION

The U.S. Naval Staff College, New Port, Rhode Island, conducts regular field trips for the predominantly international military staff officer students during the one-year program of instruction. One of the field trips is to San Francisco in order to expose officer students to the variety of businesses, industries, and government operations conducted in the greater Bay Area. The next Bay Area visit is scheduled to begin on February 6, 2014. This class is comprised of 23 officer students who will be accompanied by 4 College faculty members.

2. MISSION

The California Highway Patrol, Santa Rosa Area, in conjunction with the Sonoma County Sheriff's Office, Rohnert Park DPS, Central Fire District, and U.S. Coast Guard will host the College and provide a robust and dynamic presentation of city, county, state, and federal law enforcement and civil emergency management agencies.

3. EXECUTION

The event will be conducted at the Santa Rosa Veterans' Building, 1318 Maple Avenue, Santa Rosa, California from 1300 hours to 1500 hours. Dynamic demonstrations and static displays will be established outside in the west parking lot. Lunch will be served inside the building.

- a) **Initial Presentation**: CHP will provide an initial overview emergency services focusing on our jurisdictions and cooperative relationships. The initial presentation will not last longer than 10 minutes.
- b) **Demonstrations**: Participating agencies are encouraged to provide dynamic presentations demonstrating some of their various tactics, techniques, procedures, and equipment. Naval Staff College student participation should be considered whenever safe and practical. See Annex A for schedule of demonstrations.
- c) **Static Display**: Each agency will be responsible for setting up and manning static displays of their equipment/vehicles. Those manning displays should be prepared to answer questions associated with their equipment, agency, and their roles and responsibilities.

- d) **Cross Talk:** Exposure to, and experiences with, Americans is an integral part of the mission of the Naval Staff College International Student program. Therefore, all presenters are encouraged to engage the students and faculty of the College and share their knowledge and experiences. This audience is highly educated and represents a wide variety of worldly experiences. Be prepared to field intelligent questions.
- e) **Safety:** As always, safety is paramount. All presenters shall exercise sound professional judgment in developing and implementing demonstrations. Some audience members may be unfamiliar with equipment that is common to others. However, the audience is professional military officers and they bring with them varying degrees of experience with sophisticated weapons, tactical vehicles, boats, military ships, and military aircraft. Standard safety precautions apply, but students should be encouraged to examine tools and equipment when it is safe for them to do so.

All weapon and vehicle displays shall be manned by at least one person from the owning agency.

4. **ADMINISTRATION AND LOGISTICS**

- a) **Medical:** In the event of a medical emergency on site, AMR ambulance personnel shall assume patient care and coordinate transportation to a medical facility if necessary. The senior representative for that person's agency shall be responsible for administrative coordination.
- b) **Meals:** Lunch will be catered for College students and may be provided to presenters.
- c) **Uniform:** The uniform of the day will be assigned by the appropriate level of supervision for each agency; however, in all cases agencies should make every effort to ensure their personnel are appropriately attired and represent their agency and profession in the best possible light.
- d) **Liability:** Each agency assumes full liability for its personnel and their actions.
- e) **Flexibility:** All personnel should be prepared to perform any task reasonably associated with their agencies' responsibilities or their profession in order to minimize risk and maximize the effectiveness of other presenters. All personnel should be prepared to fulfill their normal role in demonstrations of operations or crisis management situations in which they would normally be involved in real world scenarios.

5. **COMMAND AND COMMUNICATIONS**

The Master of Ceremonies will be CHP Lieutenant Jeff Rhea. He can be reached at: (707) 588-1400 or jrhea@chp.ca.gov After hours he can be reached through the CHP Golden Gate Communications Center at: (707) 551 - 4100.

Each agency will be responsible for all communications necessary for the movement of that agency's resources, e.g. helicopters and motor vehicles.

6. COORDINATING INSTRUCTIONS

- a) Staging will begin at 1200 hours. Students will arrive at approximately 1300 hours and move immediately to lunch inside the veterans' building. Presenters may be invited to join the students for lunch (budget pending). However, weapons and other small display items shall be secured in a vehicle or retained on the presenter during this time. CHP explorers will be posted in to parking lot for security purposes.
- b) Upon completion of lunch, the group will be moved into the parking lot. Immediately, a slow speed pursuit with the deployment of a spike strip, high risk traffic stop, and Tasing of a suspect demonstration shall be conduct by CHP personnel.
- c) Crème's towing has donated two wrecked vehicles for a traffic collision demonstration. The vehicles have been processed for crushing and they do not contain any fluids or batteries. Crème's will place the vehicles to create the staged collision and then remove them when the event is over.

In order to maximize this unique training opportunity, two separate training events will occur with these vehicles.

An unrelated CHP investigator training class will utilize the staged collision for a collision scene evidence collection practical exercise from 1215 to 1400 hours. These CHP investigator students are not part of the College event and they will not remain on site for the presentations put on for the College. This group only represents a value added training opportunity.

Immediately following the pursuit demonstration, a traffic collision demonstration will be conducted. The sound of a collision shall be broadcast by loud speakers and the students will walk to the area of the staged collision. Simultaneously, role players will begin acting out a two vehicle traffic collision. One role player will remain in one of the vehicles. CHP, AMR, and Central Fire will all respond code 3 from staged locations to the collision scene and begin collision scene management. CHP will arrest one driver for DUI. As a second value added training opportunity, Central firefighters will extricate the other driver from the vehicle utilizing the Jaws of Life and hydraulic rams. Once removed, this role player will be removed by AMR paramedics to the ambulance.

- d) Following the two demonstrations above, College students and faculty will be released to visit the static displays presented by each agency.

The CHP motorcycle officer will conduct a low speed riding demonstration and allow students the opportunity to have their photograph taken on the motorcycle.

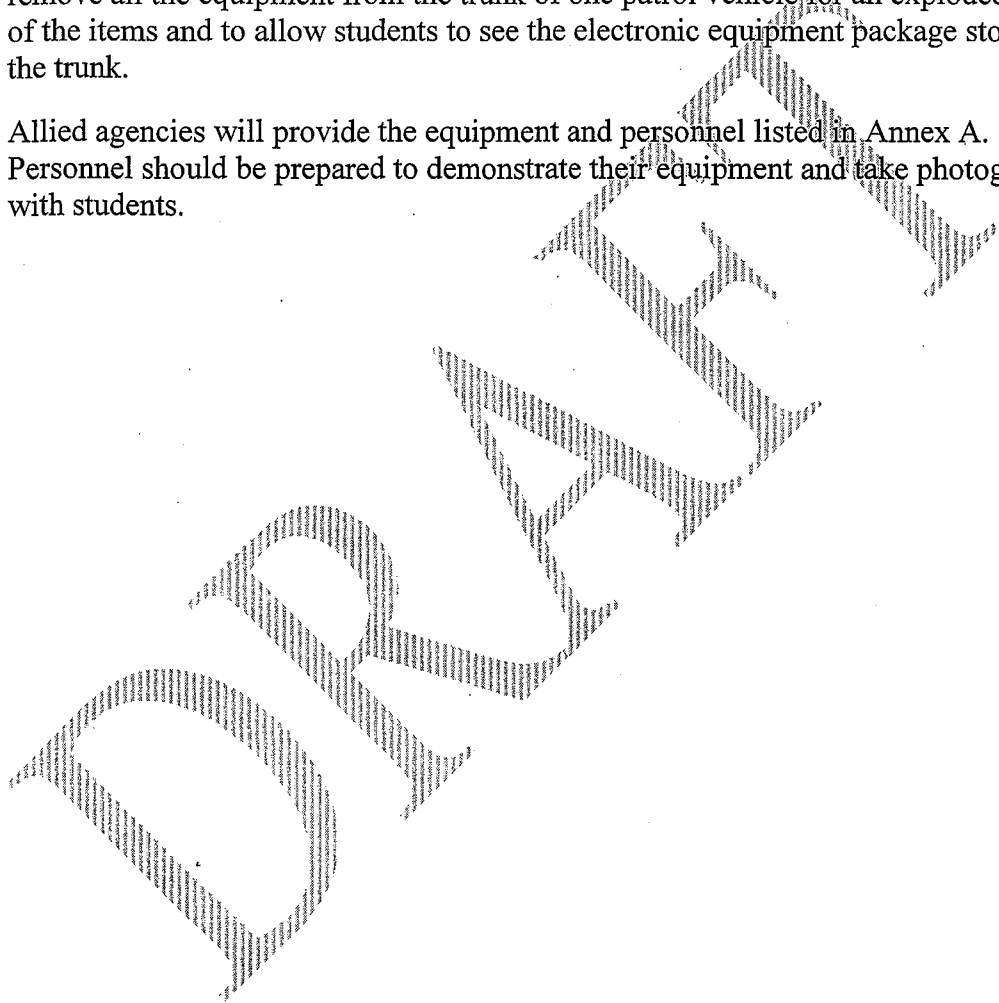
The CHP officer demonstrating the CHP vehicles will allow students the opportunity to sit in the vehicles, examine the equipment, and take photographs. At least three marked vehicles will be present – Crown Victoria, Expedition, and Explorer.

The CHP officer demonstrating the small arms and less lethal shotgun (bean bags) will establish a solid backdrop and safety zone and he will fire bean bags into a dummy for demonstration purposes. Officer students may keep the bean bags if they wish.

The pursuit role player who will be Tased will be available to discuss the effects of the Taser.

The CHP automotive technician will replace the flattened tires on the pursuit vehicle and remain available to discuss the equipment contained in patrol vehicles. He will remove all the equipment from the trunk of one patrol vehicle for an exploded view of the items and to allow students to see the electronic equipment package stored in the trunk.

Allied agencies will provide the equipment and personnel listed in Annex A. Personnel should be prepared to demonstrate their equipment and take photographs with students.



Annex A

Schedule of Events

Time	Event	Presenter
1130	Begin setting up static displays and preparing for dynamic displays as necessary	All
1300	Staff College arrives by bus	NSC Action Officer
1300 – 1345	Lunch	Johnny Garlic's
1345 – 1350	Welcome Aboard	Captain Tracey, CHP
1350 – 1355	Emergency Services Overview	Lieutenant Rhea, CHP
1355 – 1405	Spike Strip Deployment and CEW Demonstration	Officer Phennicie and Officer Spencer, CHP
1405 – 1420	Traffic Collision Victim Extrication (jaws of life)	Central Fire and CHP explorer
1420 – 1500	Free Time	NSC
	Demos and Displays	
	Small Arms Display and Less Lethal Shotgun Demo	Officer Spencer/ Explorers, CHP
	K-9 Demonstration	SCSO
	Motorcycle Demonstration	CHP
	Helicopter Display	SCSO
	SWAT Display	SCSO
	Bomb Squad Display	SCSO
	Small Boat Display	USCG
	Command Post Vehicle	RPDPS
	Fire Engine	Central Fire
	Patrol Vehicle Display	CHP
	Ambulance Display	AMR

Annex B

Personnel Matrix

Agency	No. Personnel
CHP	10
SCSO	10
USCG	2
RPDPS	2
Central Fire	5
AMR	2
Total	31

Annex C

CHP Employee Schedule

Name	Event
Captain Tracey	Welcome Aboard
Lieutenant Rhea	MC, Overview
Officer Spencer	Pursuit/spike strip/ CEW/ Weapons Display
Officer Phennicie	Pursuit/spike strip/ CEW/ TC IC, Patrol Car Display
ATII Nagra	Pursuit/spike strip/ Patrol Vehicle Display
Officer Powers	TC IO/ Motorcycle Display
CHP Explorers (2)	Pursuit/ CEW/ TC demo (victims)
Senior Volunteer Pinsky	AirO



County of Sonoma Fee Waiver Policy

Authority: Board of Supervisors
Approval Date: June 2, 2009
Effective Date: July 1, 2009

1. Purpose

The purpose of this policy is to establish guidelines to be used to evaluate requests for fee waivers and to implement a structure and process through which consistent information for fee waiver requests will be collected and evaluated.

2. Background

Sonoma County is facing unprecedented fiscal challenges. As a result of the economic downturn, job and income losses, declining home values, and reduced consumption, the County's major sources of revenue property tax and sales tax have declined substantially. The situation is exacerbated by an increase in demand for county services. In light of this new fiscal reality, the county is reviewing all resource allocation decisions. Fee waivers, are an expense to the County General Fund. Fees are established to pay for the cost of a service provided by a county department. When a fee waiver is granted, the County General Fund pays the department in an amount equal to the fee waived.

3. Policy

The Board of Supervisors may, at their sole discretion, approve or disapprove fee waiver requests. Effective July 1, 2009, the following general guidelines will be used to assist in the determination of whether a requested fee waiver is eligible or ineligible.

Eligible for fee waivers	Ineligible for fee waivers
Community based organizations (CBO) or non-profits providing a direct service that is similar to or complimentary to a key county policy goal or direct service that the county is typically responsible for providing; e.g. emergency or economic assistance or basic sustenance needs (emergency food, shelter, etc.)	Flood elevation program fees
	Other county department fees
	Other governmental agencies – unless they can demonstrate an inability to pay the county fee
Governmental agencies that do not receive tax funding and can demonstrate an inability to pay the county fee	Fund raising events - where attendees pay a fee for admission to the event or in the case of festivals where vendors pay to participate in the event

4. Phased in Reduction for CBOs and Non-Profits

CBOs and non-profits that have received a fee waiver in the 12 months prior to the effective date of this policy, for an activity/event that may no longer be eligible under this policy, will be considered for a phased reduction in fees as follows:

- Year 1 – Up to two-thirds of the fee amount previously waived, may be waived
- Year 2 – Up to one-third of the fee amount previously waived, may be waived
- Year 3 – Fee waiver ineligible

The phased-in reduction does not apply to CBOs and non-profits who received fee waivers for a fund raising activity/event, where the CBO or non-profit has the ability to set entry or participation fees at a level necessary to cover costs, including the cost of any associated fees.

5. Fee Waiver Request Form

Fee waiver requests submitted on or after June 2, 2009, must be accompanied by a Fee Waiver Request Form (Attachment A). Copies of this form may be obtained from the County of Sonoma, Clerk of the Board of Supervisors, located at 575 Administration Drive, Room 100A, Santa Rosa, CA, 95403, or at the following website: <http://www.sonoma-county.org/board/index.htm>.

Fee Waiver Request Forms must be complete, signed, and accompanied by supporting documentation to demonstrate eligibility for the requested fee waiver. Demonstrated eligibility does not assure approval of a fee waiver request.

Completed Fee Waiver Request Forms shall be submitted to the Clerk of the Board of Supervisors at the address above. The Clerk will forward requests to the Board Member specified by the applicant.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 28
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Permit and Resource Management Department

Staff Name and Phone Number:

Denise Peter 565-7385

Supervisorial District(s):

All

Title: Scenic Resource Program Implementation

Recommended Actions:

The proposed project is to implement the General Plan Programs for protection of Scenic Resources and simplify zoning regulations related to Scenic Resources by eliminating a redundant overlay zone and clarifying where Local Area Development Guidelines apply. Recommended actions include:

- 1) Conduct a Public Hearing on the proposed changes including a General Plan Amendment to the Open Space Maps to add approximately 1,650 properties to the Scenic Landscape Unit and correct mapping errors; and, zoning text changes to revise the Local Area Development Guidelines article, adding a new Local Guidelines Combining Zone, and rescinding the Scenic Design Combining Zone. Zoning map changes include adding approximately 11,300 parcels to the Local Guidelines Combining Zone and approximately 1,650 properties to the Scenic Resource Combining Zone, and correcting zoning map errors.
- 2) Adopt a Resolution (Attachment A) amending the General Plan Open Space Map to correct mapping and General Plan/Zoning inconsistencies, designate approximately 1,650 properties within a Scenic Landscape Unit to implement the Scenic Highway 116 Guidelines and for the replacement of Scenic Design Combining Zone;
- 3) Adopt Ordinances in both the Interior (Attachment B) and Coastal Zone (Attachment C) making changes to the Zoning Code text and Official Zoning Database to correct mapping errors, General Plan/Zoning Inconsistencies, establish the Local Guidelines (LG) Combining Zone, rescind the Scenic Design (SD) Combining Zone in its entirety, and replace certain parcels with SD zoning with the Scenic Resource (SR) Combining Zone.

Executive Summary:

This action requests the Board to conduct a public hearing, find the project within the scope of the General Plan 2020 EIR, and approve a resolution and ordinances amending the General Plan Open Space Figures OSRC-5a to 5i, and adopting changes to the Zoning Code to correct mapping and General Plan/Zoning inconsistencies, streamline place-based development guidelines by adding the new LG (Local Guidelines) Combining Zone to provide better public awareness and deleting the obsolete and redundant SD (Scenic Design) Combining Zone, and implementing General Plan Program OSRC 8 (Scenic Highway 116 Program).

Background/Issue. The County has two primary types of development guidelines that apply only to specific areas: Area Plans and Local Area Development Guidelines. There are currently 17 Board-adopted Area Plans which are separately bound documents with lengthy background sections prepared in the 1970's and 1980's to establish new zoning and allowed uses for those areas. During the 1970's and 1980's there were approximately 30 Area Plans prepared, many of which have been repealed. In addition to the 17 remaining Area Plans, there are also 8 Local Area Development Guidelines which are more concise, current, and contain only development guidelines and standards. Local Area Development Guidelines are referenced in the County's Zoning Code under Article 90 (Local Area Development Guidelines) with a map of the development boundaries.

The 1989 General Plan called for the repeal of 10 of the 17 Area Plans after the standards have been incorporated into zoning. The current General Plan (GP2020) continues to call for the repeal of these 10 Area Plans and it is anticipated that this will be brought to the Board for consideration in the next few years or sooner as the Board may direct with the annual Comprehensive Planning Work Program.

Area Plans are implemented in two ways: 1) with Scenic Design (SD) zoning which requires a design review permit, and 2) by applying any applicable Area Plan policies when a discretionary planning permit (i.e. Use Permit, Minor Subdivision, Design Review) is submitted. In practice, Area Plans are not used to review ministerial projects (i.e. building permits, grading permits, zoning permits, etc.) unless it is associated with the SD Combining Zone.

Permit applicants are not always aware of the applicability of development policies and standards in the Area Plans and Local Area Development Guidelines because they are not included with the property's site-specific zoning. This can cause costly project re-designs after permit application submittal. There is a need to simplify and streamline the implementation of these types of development regulations.

The number of place-based development guidelines (25 total still in effect) is excessive given the current near build-out condition of some of these areas and the low rate of development. In the last decade, there has been an average of ~250 net residential units per year and ~250 non-residential discretionary planning permits/year. (Note that the last decade included both the construction boom of the mid-2000's and the steep decline in building permit activity following the recession.) The Association of Bay Area Governments projects an average of 180 residential units/year through the Year 2040. In the next decade ABAG has allocated a residential growth rate of ~120 residential units/year for unincorporated Sonoma County for the next Housing Element Update. Note that residential building permit sign-offs comprise very little of the planning division's workload, as most are quick over the counter approvals to verify height and building setbacks.

Recommended Action. This project will help to streamline and simplify place-based development guidelines by repealing the Scenic Design (SD) Combining Zone which is redundant with the Scenic Resources (SR) Combining Zone. SD zoning will also be removed where it is associated with an Area Plan that was repealed in 1989 with the General Plan update or before 1989. Secondly, the project will provide for better awareness of Local Area Development Guidelines by making zoning changes that result in any applicable Local Area Development Guideline appearing with a property's site-specific Zoning (including the existing Scenic Highway 116 Guidelines adopted in 1988). Lastly, as a part of the research for this project, Open Space mapping errors and General Plan/Zoning inconsistencies were discovered and this project includes these needed corrections.

If these changes are not made, permit processing will take longer, more project revisions after submittal may be necessary creating added permit costs, and the development review process will be more subject to interpretation therefore creating a more uncertain review process for applicants.

Implications for Development Permit Applicants. The project will not change any allowed land uses or development intensities. With regard to properties in the Scenic Highway 116 Guidelines area, approximately 450 properties would have a new Design Review permit requirement if the proposed new development could be seen from Highway 116. Currently, Design Review Permit fees for staff level Design Review for residential structures in the Scenic Resource (SR) Combining Zone are:

\$~650 fixed if under 1,000 square feet (4 hours review time average)

\$~1,500 fixed if between 1,000 and 4000 square feet (10 hours review time average)

\$ "At cost" with a deposit of ~\$1,800 if over 4,000 sq. ft. (billed for actual time at \$140/hour)

Agricultural structures and uses within Agricultural, Resources and Rural Development, and Agriculture and Residential zoning districts that do not require a Use Permit are exempt from Design Review by the General Plan. It is staff's practice to waive the Design Review requirement if the applicant provides documentation that the proposed development could not be seen from a public road. Review and filing of documentation to support the waiver of Design Review is accomplished with a \$143 Zoning Permit.

The project would affect the following numbers of properties with regard to whether or not a design review permit would be required:

~4,700 properties would have an SD (Scenic Design) Combining Zone removed thereby eliminating a potential Design Review Permit that is no longer appropriate or consistent with the General Plan.

~1,200 properties (of the 4,700 SD zoned properties) would have the SD Combining Zone replaced with the more current SR Combining Zone, providing more clear and concise SR standards in the Zoning Code.

~450 properties in the Scenic Highway 116 Guidelines boundary would be added to the Scenic Resource (SR) Combining zone creating a new Design Review Permit requirement, but design review permits would only be required if the new development could be seen from public roads.

With regard to the LG (Local Guidelines) portion of the project, no new Design Review requirements would apply. The existing Zoning Text of Article 90 (Local Area Development Guidelines) would be revised for clarity and the existing small and difficult to read maps in Article 90 would be removed. Instead the properties that were on the small maps embedded in the zoning text, would be shown on the online zoning map (referred to as the "Zoning Database") as being in the LG (Local Guidelines) Combining Zone. Approximately 11,300 properties that are currently subject to Local Area Development Guidelines (including the Scenic Hwy 116 Guidelines) would be rezoned to add the LG Combining Zone.

Planning Commission Action. The Planning Commission considered the project on September 5 and October 3, 2013 and recommended 5-0 and 4-0 approval of the project with changes (see Attachments D – F).

At the September 5 meeting, no written comments were received in response to the published newspaper notice and one person appeared to comment that the Franz Valley Area Plan should not be repealed.

The Planning Commission focused their discussion on the visibility of parcels that were proposed for Scenic Design (SD) Combining Zone removal without Scenic Resource (SR) Combining Zone replacement, particularly in the Sonoma Valley.

The Planning Commission made recommendations for approval for:

1. General Plan Open Space Map/Scenic Resource Combining Zone mapping corrections
2. General Plan Open Space Map/Scenic Resource Combining Zone Inconsistencies, with the following modifications:
 - a. No Community Separator areas were reduced, even if the Community Separator area only existed on a very small portion of a property;
 - b. Where Scenic Landscape Units (SLU) were proposed for expansion to be consistent with the Scenic Resource (SR) Combining Zone, the expansion should only be to the extent of the SR Combining Zone and not expanded to the entire property;
3. Zoning Text Changes revising Article 90 (Local Area Development Guidelines) and adding the LG (Local Guidelines) Combining Zone;
4. Rezoning properties to the LG Combining Zone;
5. Removing the SD zone for properties with the following conditions:
 - a. Where the LG zone was recommended;
 - b. Where an Area Plan was repealed;
 - c. In developed areas except for the Sonoma Valley;
 - d. On government land exempt from zoning;
 - e. On park land;
 - f. Where a Use Permit was required or commercial zoning already required design review;
 - g. Where already in a Community Separator or Scenic Landscape Unit; and
 - h. Other SD removal categories not in the Sonoma Valley.

On September 5, the Planning Commission continued consideration and public hearing of the remainder of the project to October 3 with the request for additional visual assessment of the Sonoma Valley. The Commission also requested that staff directly mail the public notice to all properties with a proposed Scenic Landscape Unit designation/Scenic Resource Combining Zone as this potentially could result in a new Design Review Permit requirement. Approximately 1,600 notices were mailed.

At the October 3 Planning Commission meeting, the Commission heard public comment from 8 individuals, mostly with regard to the Scenic Highway 116 Guidelines program. No written comments were received in advance of the meeting. Two comment letters were received at the meeting (see Attachment G). Public comments received at the meeting included the following:

1. Support better implementation of Highway 116 Guidelines. Why has it taken so long?
2. Minimize redwood tree removal in the Scenic Hwy 116 corridor both by private development and Cal-trans.
3. Tree cutters remove a lot of trees and are often not aware of Scenic Hwy 116 Guidelines.
4. Will tree retention discourage construction of a safe bike path along Hwy 116?
5. Increased design review requirements will result in a “taking” of property rights.
6. Increased permit costs will be a burden, especially for lower income residents.
7. There are conflicts between conditions of approval for Canyon Rock Quarry and expanding the existing Scenic Resources Combining Zone on the quarry properties.

The following points were discussed at the Planning Commission in response to the issues raised above:

Highway 116 Guidelines Implementation. The 1988 Scenic Highway 116 Guidelines called for rezoning all of the properties within the mapped corridor to the SD (Scenic Design) Combining Zone. This work item was never added to the Comprehensive Planning Work Program due to other priorities. During the General Plan Update process (1999 to 2008), public outreach was conducted to help frame the scope of work for the General Plan update, and one of the issues brought forward by the community was the lack of implementation of the Highway 116 Guidelines. In 2008, the updated General Plan was adopted, including a new General Plan program to better implement the Scenic Highway 116 Program. This project will rezone all the properties within the Scenic Highway 116 mapped corridor to the LG (Local Guidelines) Combining Zone, an equivalent action to the previously called for rezoning the SD (Scenic Design) Zone. It will also expand the SR Combining Zone to afford protection in the most visible and scenic areas for both ministerial and discretionary permits (except for ag structures not requiring a use permit) on ~450 properties.

Minimizing tree removal in the Highway 116 Scenic Corridor. The Scenic Highway 116 Guidelines apply only to discretionary private development such as commercial design review, use permits and minor subdivisions – therefore tree protection can be used as a criterion for approval with discretionary permits in the Highway 116 corridor.

However, the removal of an individual tree which is not associated with a “development project” requires no permit; therefore the Highway 116 Scenic Resource Design Guidelines do not apply in this circumstance. Tree cutting businesses that remove individual trees at a property owner’s request and that are not associated with any other development project would still be permitted

to do so without any tree removal permit or without violating any County rules. The County-wide Tree Ordinance (Sonoma County Code section 26-88-010(m) does not require “tree permits” and provides no protection for trees that are not a part of a “development project” which is defined in the Zoning Code as:

“ . . . a discretionary permit or approval including, but not limited to; subdivisions, use permits, precise development plans, lot line adjustments, variances, design review and zoning permits. Ministerial building permits not accompanied by any other type of discretionary review or approval are exempt from this definition.”

For all properties within the Scenic Resources (SR) Combining Zone, tree protection can be used as a criterion for approval for both building permits and discretionary planning permits because the SR zoning requires a Design Review permit with the building permit (except for agricultural structures that do not require a Use Permit in Agricultural, Resources and Rural Development and Agriculture and Residential Zoning Districts). Because this project includes expanding the Scenic Resource Combining Zone on 450 additional properties, tree protection will be increased on these properties because a Design Review permit would be required with building permits.

The Highway 116 Scenic Guidelines also apply to public projects in the public right of way, including public utility companies, Cal-trans and the County Transportation and Public Works Department. Any public projects to establish a bike lane along Highway 116 would have to consider both safety and tree retention and look at design alternatives to achieve those goals. State law has been established which requires Cal-trans to consider the Scenic Highway 116 Guidelines in all highway projects to preserve the scenic quality of this State-designated scenic highway. However, as some residents have pointed out, the Cal-trans process often results in more tree removals than the community would have desired. At the Board’s direction, staff can contact Cal-trans with a request to be sent all Cal-trans environmental review documents within the Scenic Hwy 116 corridor for comment on conformance with the Scenic Hwy 116 Guidelines document.

Does Design Review result in a taking? Design Review would not generally result in a regulatory taking unless it resulted in no economic use of the property. Design Review does not affect the allowed land use or intensity of use allowed. Rather it seeks to ensure that the placement and massing of structures, building colors and materials, and vegetation removal and landscaping all comply with design goals and policies adopted to promote the well-being and economic vitality of the community.

Design Review Permit Fees. Design Review Permit fees for residential structures were discussed above, and it is anticipated that most of the new Design Review Permits associated with this project would be for residential projects because agriculture is exempt and the lands being added to the SR zone are not commercial or industrial lands.

Design review permit fees for residential structures are typically a very minor percentage of the total project cost. The following is a hypothetical example of costs for a residential addition project of ~1,200 square feet in Monte Rio in 2013, assuming the project was in the SR zone and could be seen from public roads:

1. \$100,000 construction cost valuation;
2. \$4,000 building permit review fees; and
3. \$1,500 design review permit fees.

As the above example shows, the Design Review Permit fees would be approximately 1.5% of the construction cost (valuation).

If a residential project less than 4,000 square feet in size is appealed and requires a public meeting before the Design Review Committee, an "At Cost" appeal fee of \$1,079 is required to be paid by the appellant, and any staff time that exceeded the appeal fee would be billed to the applicant at \$140 per planner hour. Appeals on these types of projects are rare and typically would be a result of an applicant appealing a staff condition or denial to the Design Review Committee. As discussed previously, all residential projects over 4,000 square feet that require a Design Review Permit are charged "At Cost" for the entire project at a billing rate of \$140/hour. Even though residential design review projects are not publicly noticed, if a neighbor becomes aware of the pending application (perhaps by seeing "story poles" or survey flagging on the site), they could appeal within 10 days of staff approval to the Design Review Committee, then Planning Commission, and ultimately to the Board.

In summary, residential additions of less than 4,000 square feet that are subject to Design Review and are not appealed, appear to have design review permit fees that are a very minor percentage of the construction cost, perhaps in the range of 1 to 3% of the construction cost.

Canyon Rock Quarry. The Canyon Rock Quarry owner was concerned that expanding the Scenic Resource Combining Zone on the site would be in conflict with the recent approval of the Use Permit to mine the site. He noted that the project included an EIR that evaluated visual impacts and the requirements of the Aggregate Resources Management Plan. Staff had originally recommended applying the Scenic Resource Combining Zone to the entire property if the property were partially within the Scenic Highway 116 boundary. The Planning Commission recommended that the Scenic Resources Combining Zone should only be extended to those portions of the quarry site that were within the Highway 116 guidelines boundary. This approach results in only a minor expansion of the Scenic Resources Combining Zone for the quarry, because most of the site which is visible from Highway 116 was already in the SR Combining Zone.

At the conclusion of the October 3 Planning Commission meeting, the Commission approved the following staff recommendation, with the modification to the Canyon Rock Quarry site as discussed above:

1. Expand the Scenic Landscape Unit on approximately 450 properties within the Scenic Highway 116 Guidelines boundary and rezone to the Scenic Resource (SR) Combining Zone, with the exception that on the Canyon Rock Quarry site, such expansions shall extend beyond the Scenic Highway 116 Guidelines boundary;
2. Expand the Scenic Landscape Unit on approximately 1,200 properties (mostly in the Sonoma

Valley) and rezone to the Scenic Resource (SR) Combining Zone as a replacement for removal of the SD Zone;

3. Remove the Scenic Design (SD) Combining Zone on the last remaining 1,300 properties that have it; and
4. Rescind the Scenic Design (SD) Combining Zone in its entirety from the text of the Zoning Code.

Prior Board Actions:

1960's: Scenic Design (SD) Zone established in County Code
 1970's to 1980's: Area Plans adopted
 1980's to 2010: Local Area Guidelines adopted
 1988: Scenic Highway 116 Guidelines adopted
 1993: Scenic Resource (SR) zone established in County Code
 September 2008: General Plan 2020 update adopted and EIR certified, including program calling for implementation of the Scenic Highway 116 Guidelines

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

This project clarifies, streamlines and implements General Plan Open Space policies and Zoning regulations to protect the visual quality of designated open space resources and the character of rural communities. In so doing, the scenic beauty of the County will continue to attract visitors which contribute to the local economy, and the unique character of rural communities will be preserved or enhanced thereby protecting the well-being and quality of life of residents.

Fiscal Summary - FY 13-14

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

None.

Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None.			
Attachments:			
Att A: Draft Board of Supervisors Resolution for Amendment of Open Space Map with Exhibits A-T Att B: Draft Ordinance for Interior Zone with Exhibits A-D Att C: Draft Ordinance for Coastal Zone with Exhibits A-D Att D: Planning Resolutions No. 13-011 and 13-014 Att E: Planning Commission Staff Reports dated 9/5/2013 and 10/3/2013 Att F: Planning Commission Minutes dated 9/5/2013 and 10/3/2013 Att G: Comments received since September 2013			
Related Items “On File” with the Clerk of the Board:			
Original Planning Commission Staff Report “Binder” dated September 5, 2013			



County of Sonoma
State of California

Date: February 4, 2014

Item Number: _____

Resolution Number: _____

ZCE13-0003

Denise Peter

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Approving General Plan 2020 (GP2020) Open Space Map Amendments To Correct Mapping And General Plan Inconsistencies, To Implement GP2020 Implementation Program 8 (Scenic Highway 116 Guidelines), And To Expand Scenic Landscape Units To Better Protect Scenic Resources As A Replacement For Existing Scenic Design (SD) Zoning; And Finding These Amendments Within The Scope Of The GP2020 EIR And Consistent With GP2020.

Whereas, on September 23, 2008, the Board of Supervisors adopted the Sonoma County General Plan Update 2020 (General Plan) including the Open Space and Resource Conservation Element containing goals, objectives, and policies related to the protection of scenic resources, and areas designated as Scenic Landscape Units, which are required to be zoned Scenic Resource Combining District consistent with Policy OSRC-1e, 2c and 3a; and

Whereas, the Permit and Resource Management Department has identified mapping discrepancies and inconsistencies between zoning and General Plan land use designation on certain parcels, and corrections to the General Plan Open Space and Resource Conservation maps are necessary to technically correct omissions and errors related to Community Separators, Scenic Landscape Units, and Scenic Corridors; and

Whereas, General Plan policy OSRC-3i and program OSRC 8 call for adding designating additional land within the boundaries of the 1988 Scenic Highway 116 Guidelines to the General Plan Open Space Map Scenic Landscape Unit designation, and the Permit and Resource Management Department determined that in consideration of all of the policies of the General Plan that approximately 450 parcels within the Scenic Highway 116 Guidelines boundaries should be added to adjacent Scenic Landscape Units to implement General Plan Open Space Program 8; and

Whereas, the SD (Scenic Design) combining zone was used to implement Area Plan Open Space Maps prepared in the 1970's and 1980's through zoning, and the 1989 General Plan's Scenic Landscape Units were based upon the Area Plan Open Space Maps, and in 1993 the SR (Scenic Resource) combining zone was established to implement General Plan Open Space Maps through zoning and serving a similar purpose as the SD (Scenic Design) combining

zone, and the Permit and Resource Management Department has identified scenic resources on specific properties now zoned SD that would be better protected in accordance with General Plan policy by adding such lands to the nearest General Plan Open Space Map Scenic Landscape Unit designation; and

Whereas, it was determined that the project is within the scope of the Environmental Impact Report for the General Plan (General Plan EIR); and

Whereas, at their regularly scheduled meetings on September 5 and October 3, 2013, the Planning Commission held duly noticed public hearings at which time all interested persons were given an opportunity to be heard, and with a 5 to 5 and 4 to 0 vote recommended that the Board of Supervisors find the project within the scope of the General Plan EIR and recommended approval; and

Whereas, in accordance with the provisions of law, the Board held a public hearing on February 4, 2014, at which time all interested persons were given an opportunity to be heard on the Proposed Project; and

Whereas, the Board has considered all materials, file information, the environmental determination, comments, staff reports, and the Planning Commission's recommendation on the project; and

Whereas, the Board concurs with PRMD's determination and the Planning Commission's recommendation that the project is within the scope of the General Plan 2020 EIR. The facts and conditions that support this finding are as follow:

1. The General Plan EIR, certified by the Board of Supervisors in 2008, disclosed, evaluated and mitigated potential environmental impacts of General Plan policies including Policy OSRC-3i and Open Space Program 8 (Scenic Highway 116 Program).
2. The General Plan EIR found that continued implementation of General Plan policies requiring rezoning to the SR zone in Community Separators, Scenic Landscape Units and Scenic Corridors was necessary to mitigate cumulatively significant visual impacts to less than significant levels (OSRC-1e, 2c and 3a).
3. The proposed General Plan Amendments and concurrent Scenic Resource (SR) rezoning would implement General Plan policies OSRC-1e, 2c and 3a. Scenic view protection would be achieved through application of the zoning database and planning process.
4. The proposed General Plan and concurrent Zoning amendments are consistent with and implement the General Plan and would not relax any existing standards or policies in the General Plan.

5. The proposed code amendments would not result in any new significant impacts, or a substantial increase in the severity of any previously-identified impacts, due to substantial changes in the project or its circumstances, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan EIR in 2008.
6. The proposed Project is within the scope of the General Plan EIR, and would not have effects that were not examined in the General Plan EIR. As a result, pursuant to CEQA Guidelines Section 15168 (c) (2), no new environmental document is required.
7. The General Plan EIR is available for review at the PRMD office and online at <http://www.sonoma-county.org/prmd/divpages/compplandiv.htm>; and

Whereas, the Board makes the following findings concerning the Proposed Project:

1. The project is consistent with the General Plan Open Space Element in that it implements Policies OSRC-1e, 2c, 3a and 3i, and furthers the General Plan goals, objectives, policies and programs and such General Plan amendments are internally consistent with other elements of the General Plan. The particular circumstances in this case are that the proposed General Plan Amendments and Rezonings are being undertaken to protect the scenic resources of the County consistent with the General Plan Open Space Element.
2. The electronically mapped General Plan Open Space Map contain known mapping errors and discrepancies. This project will correct those errors and restore the subject parcels to the correct General Plan Open Space designation for the reasons specified in the staff report.
3. The project is consistent and/or will ensure consistency with the General Plan by ensuring that parcels within a Community Separator, Scenic Landscape Unit or Scenic Corridor are zoned SR (Scenic Resources) and/or have the correct and intended General Plan Open Space designation for the reasons indicated in the staff report.
4. The project implements General Plan Policy OSRC-3i and program OSRC 8 by designating certain properties subject to the 1988 Scenic Highway 116 Guidelines boundary to the nearest General Plan Open Space map Scenic Landscape Unit designation.
5. The Scenic Design (SD) combining zone is obsolete, redundant with the Scenic Resource (SR) combining zone and shall be rescinded for the reasons specified in the staff report, and where indicated shall be replaced with the designation of Scenic Landscape Unit and the SR (Scenic Resource) zone.

Now Therefore Be It Resolved that, based on the foregoing findings and determinations and the record of these proceedings, the Board declares and orders as follows:

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.
2. The Proposed Project is within the scope of the General Plan EIR and no further environmental review is necessary.
3. The Proposed Project is approved as follows:
 - a. General Plan Open Space designations are amended to correct mapping errors and reconcile inconsistencies between the General Plan Open Space Map designations of Community Separator, Scenic Landscape Unit, Scenic Corridor and the Scenic Resource (SR) Combining Zone on certain properties, as discussed in the staff report, and as identified in the attached amended General Plan Open Space Figures OSRC-5a through OSRC-5i attached herein and referenced as Exhibits A through I, and the attached table of Assessor Parcel Numbers and maps attached herein and referenced as Exhibits J through Q, ; and
 - b. General Plan Open Space designations are amended to show the Scenic Landscape Unit designation on approximately 450 properties subject to the 1988 Scenic Highway 116 Guidelines, as discussed in the staff report, and as identified in the attached amended General Plan Open Space Figures OSRC-5a through OSRC-5i attached herein and referenced as Exhibits A through I, and the attached table of Assessor Parcel Numbers and maps attached herein and referenced as Exhibits J, R and S; and
 - c. General Plan Open Space designations are amended to show the Scenic Landscape Unit designation on approximately 1,300 properties as a replacement for the removal of the Scenic Design (SD) Combining Zone, as discussed in the staff report, and as identified in the attached amended General Plan Open Space Figures OSRC-5a through OSRC-5i attached herein and referenced as Exhibits A through I, and the attached table of Assessor Parcel Numbers and map attached herein and referenced as Exhibit J and T.

Be It Further Resolved that the Board of Supervisors designates the Clerk

Resolution #
Date: February 4, 2014
Page 5

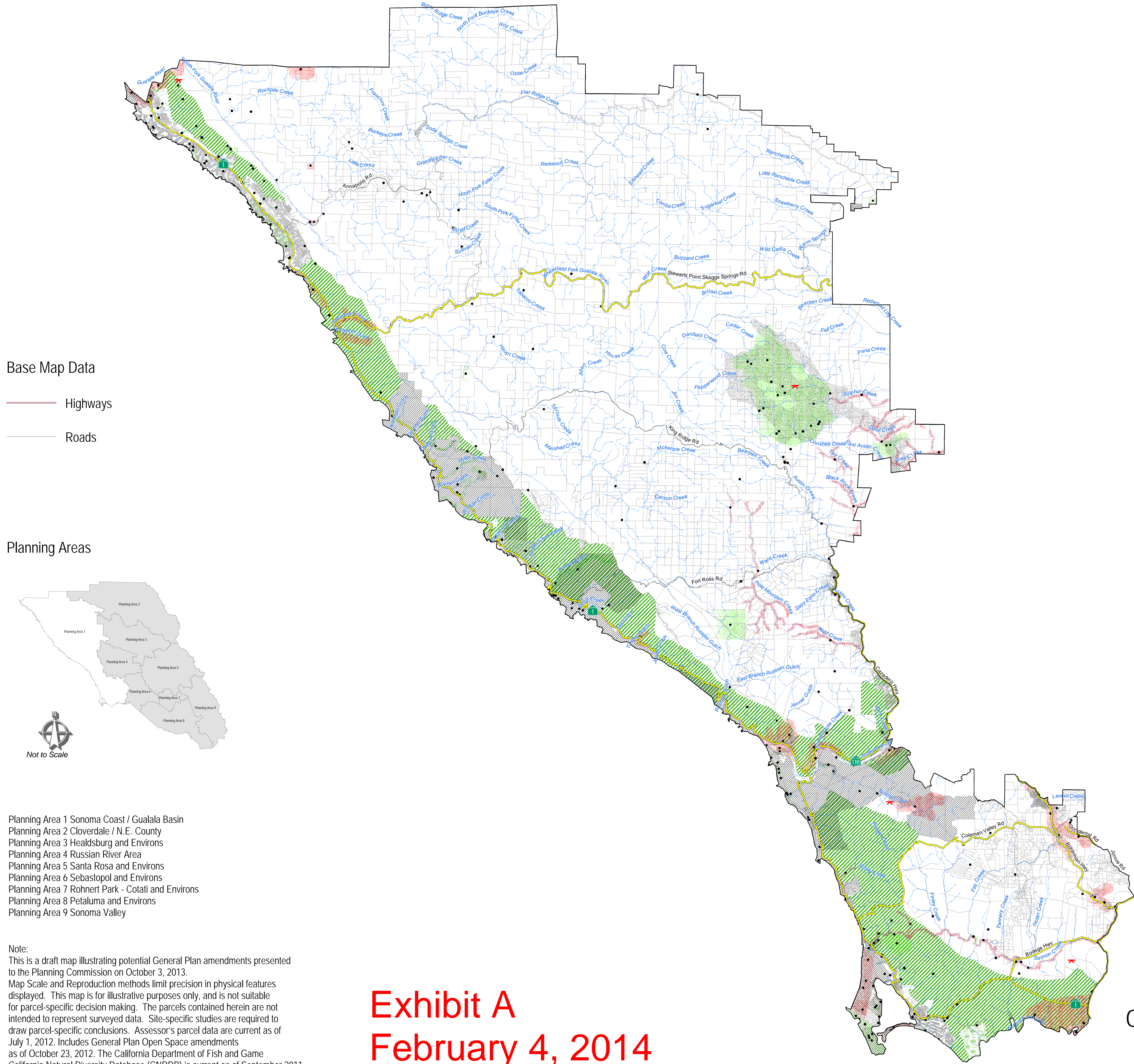
of the Board as the Custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. The documents may be found at the office of the Clerk of the Board, 5757 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin:	Zane:	McGuire:	Carrillo:	Rabbitt:
Ayes:	Noes:	Absent:	Abstain:	

So Ordered.

Figure OSRC-5a
Open Space Map
 Sonoma Coast / Gualala Basin



Outdoor Recreation Areas

- Planned Parks
- Existing Parks

Scenic Resources

- Scenic Landscape Units
- Scenic Corridors

Biotic Resources

- Riparian Corridors
- Designated Streams
- Biotic Habitat Areas
- Marshes and Wetlands
- Sensitive Natural Communities
- Special Status Species Habitat Occurrences
- Plant
- Animal

Base Map Data

- Highways
- Roads

Planning Areas



Not to Scale

- Planning Area 1 Sonoma Coast / Gualala Basin
- Planning Area 2 Cloverdale / N.E. County
- Planning Area 3 Healdsburg and Environs
- Planning Area 4 Russian River Area
- Planning Area 5 Santa Rosa and Environs
- Planning Area 6 Sebastopol and Environs
- Planning Area 7 Rohnert Park - Cotati and Environs
- Planning Area 8 Petaluma and Environs
- Planning Area 9 Sonoma Valley

Note:
 This is a draft map illustrating potential General Plan amendments presented to the Planning Commission on October 3, 2013.
 Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of July 1, 2012. Includes General Plan Open Space amendments as of October 23, 2012. The California Department of Fish and Game California Natural Diversity Database (CNDDDB) is current as of September 2011.

Exhibit A
February 4, 2014
DRAFT



0 1.25 2.5 Miles

1 inch equals 1.25 miles

Sonoma County General Plan 2020
Open Space & Resource Conservation Element

Permit and Resource Management Department
 2550 Ventura Avenue, Santa Rosa, California 95403
 707-565-1900 FAX 707-565-1103



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Exhibit J

Table of Assessor Parcel Numbers Amending the General Plan Open Space Map

To Correct Technical Mapping Errors and General Plan/Zoning Inconsistencies, Expand Scenic Landscape Units, Implement the Scenic Highway 116 Program, and to Add the Scenic Landscape Unit and Scenic Resource (SR) Combining Zone as a Replacement for Scenic Design (SD) Combining Zone

On June 12, 2007 the Board of Supervisors adopted digital zoning information known as the Official Zoning Database (OZD). The OZD superseded paper maps previously used for zoning for parcels in the unincorporated area of the county. During the transition from paper maps to digital data, a number of unintended changes in zoning and or/General Plan Open Space maps occurred. The conversion to digital maps was necessary to modernize and integrate the paper based mapped zoning information into the County's Geographic Information System (GIS) and allow broader and quicker access for the public and all users of zoning and General Plan information. A GIS system compiles various layers of mapping information into a single electronic map. As zoning information was digitized, there were some discrepancies found among the mapped layers. As a result of this conversion and ongoing efforts to improve the accuracy of the electronic map, there is a need to continue to identify and correct mapping discrepancies between the various map layers. This project will include correcting mapping discrepancies where the Community Separator, Scenic Landscape Unit, Scenic Corridors and Scenic Resource zone are slightly misaligned.

The California Government Code (§ 65860) requires that Zoning be consistent with the General Plan. When an inconsistency exists, the Government Code requires that the Zoning be amended within a reasonable time so that it is consistent with the General Plan. General Plan Policies OSRC-1e, 2c and 3a require that all lands within designated Community Separators, Scenic Landscape Units, and Scenic Corridors be included in the Scenic Resource (SR) Combining Zone established for the protection of scenic resources. Staff has identified parcels that do not have the required General Plan/Zoning consistency. Amendments to the Zoning Database and the General Plan Open Space map are required to bring Zoning into consistency with the General Plan with regard to scenic resources.

The project also involves the implementation of General Plan Open Space and Resource Conservation Element Program 8, which calls for expanding Scenic Landscape Units and rezoning properties to the Scenic Resource (SR) Combining Zone within the existing Board adopted Scenic Highway 116 Guidelines mapped corridor.

Lastly, removal of the Scenic Design combining zone is proposed in the first phase of a multi-phase work plan to update and simplify regulations associated with place based regulations. The SD combining zone has been used primarily as a tool for implementing Area Plans. The SD



combining zone is proposed for removal because it is associated with repealed Area Plans, Area Plans called for repealing in the General Plan, or the need for replacement of SD with the more clear and effective Scenic Resource (SR) combining zone. Replacement of SD with SR would also require a concurrent General Plan Open Space Map Amendment to add certain properties to the Scenic Landscape Unit. The SD combining zone was established in the 1960's and is not only obsolete, but redundant with the SR combining zone established in 1993.

The Sonoma County Permit and Resource Management Department (PRMD) is proposing to change the zoning and in some cases the General Plan Open Space designations of specific parcels to for the reasons and purposes above (**PRMD File No. ZCE13-0003**). The subject parcels are located throughout the unincorporated area of the county. Contact Denise Peter at 707-565-7385, or Denise.Peter@sonoma-county.org for comments or questions.

The following is a list and brief description of the categories of the proposed technical corrections:

- | | |
|-----------------|---|
| Category 1a | Remove General Plan Open Space Community Separator: Mapping correction - edge of property in CS (8 parcels) |
| Category 1a, 4b | Remove General Plan Open Space Community Separator: Mapping correction - edge of property in CS. Add to General Plan Open Space SLU (1 parcel) |
| Category 1b | Remove General Plan Open Space Scenic Corridor, not in SC (183 parcels) |
| Category 1b, 4b | Remove General Plan Open Space Scenic Corridor, not in SC. Add to General Plan Open Space SLU (2 parcels) |
| Category 1b, 4j | Remove General Plan Open Space Scenic Corridor, not in SC. Developed area: Rural residential 1 to 3 acres (1 parcel) |
| Category 1b, 4l | Remove General Plan Open Space Scenic Corridor, not in SC. Developed area: Urban residential (11 parcels) |
| Category 1c | Remove General Plan Open Space Scenic Landscape Unit: Mapping correction - edge of property (52 parcels) |
| Category 1c, 4j | General Plan Open Space Scenic Landscape Unit: Mapping correction - edge of property. Developed area: Rural residential 1 to 3 acres (1 parcel) |
| Category 1d | Remove General Plan Open Space Scenic Landscape Unit: Mapping correction - partially in SLU (3 parcels) |
| Category 2a | Add Scenic Corridor for consistency with SR (138 parcels) |
| Category 2c | Add Scenic Landscape Unit for consistency with SR (53 parcels) |



Category 2c, 4y	Scenic Landscape Unit for consistency with SR. Add to SLU, SD zoning removed in error (2 parcels)
Category 2f, 2n	Add SR for consistency with Scenic Landscape Unit on entire or portion of parcel (3 parcels)
Category 2k	Remove SR: Property not in SC, CS or SLU (8 parcels)
Category 2l	Remove Scenic Landscape Unit: Mapping correction - edge of property. Remove SR for consistency with Santa Rosa General Plan Farmers Lane Extension alignment (1 parcel)
Category 2n	Add SLU for consistency with SR on portion of parcel (14 parcels)
Category 2n, 4y	Add SLU for consistency with SR on portion of parcel. Add to SLU, SD zoning removed in error (23 parcels)
Category 3a	Scenic Highway 116 Scenic Guidelines SLU/SR additions (390 parcels)
Category 3a portion	Scenic Highway 116 Scenic Guidelines SLU/SR additions on portion of parcel (7 parcels)
Category 3g1	Russian River Corridor & Scenic Highway 116 Guidelines SLU/SR additions (54 parcels)
Category 4b	Add to General Plan Open Space SLU (1130 parcels)
Category 4l	Developed area: Urban residential, remove SLU (1 parcels)
Category 4x	Add portion not in General Plan Open Space CS to SLU (3 parcels)
Category 4y	Add to SLU, SD zoning removed in error (25 parcels)



The definition of each Zoning District in the attached table can be found here: <http://www.sonoma-county.org/prmd/docs/zoning/index.htm>.

The definition of each General Plan Open Space Designation in the attached table can be found here: <http://www.sonoma-county.org/prmd/gp2020/osrce.pdf>.

Supervisorial Districts:

1: District 1, Susan Gorin

2: District 2, David Rabbitt

3: District 3, Shirlee Zane

4: District 4, Mike McGuire

5: District 5, Efren Carrillo

On February 4, 2014, the Sonoma County Board of Supervisors will conduct a public hearing to consider an action in the Hearing Room at 575 Administration Drive, Room 102A, Santa Rosa 95403.

Contact Denise Peter, 707-565-7385, or Denise.Peter@sonoma-county.org for comments or questions.



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
017-130-002	2	SC	SLU SC	2c
017-130-004	2	SC	SLU SC	2c
017-150-014	2	SLU	None	1c
019-320-005	2	CS SC	SLU CS SC	4x
019-320-006	2	None	SLU	4b
019-320-007	2	None	SLU	4b
019-320-020	2	None	SLU	4b
019-320-022	2	SC	SLU SC	4b
019-320-024	2	None	SLU	4b
019-330-007	2	CS SC	SLU CS SC	4x
019-330-008	2	None	SLU	4b
019-330-010	2	None	SLU	4b
019-330-022	2	None	SLU	4b
019-330-023	2	None	SLU	4b
019-330-026	2	None	SLU	4b
019-350-001	2	None	SLU	4b
019-350-004	2	None	SLU	4b
019-350-005	2	None	SLU	4b
019-350-006	2	None	SLU	4b
019-350-009	2	None	SLU	4b
019-350-010	2	None	SLU	4b
019-350-011	2	None	SLU	4b
019-360-002	2	None	SLU	4b
019-360-003	2	None	SLU	4b
019-370-001	2	None	SLU	4b
019-370-002	2	None	SLU	4b
019-370-003	2	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
019-370-004	2	None	SLU	4b
024-060-001	2	None	SLU	4b
024-060-002	2	None	SLU	4b
024-060-018	2	None	SLU	4b
024-060-019	2	None	SLU	4b
024-060-024	2	None	SLU	4b
024-060-025	2	None	SLU	4b
024-060-028	2	None	SLU	4b
024-060-029	2	None	SLU	4b
024-070-001	2	None	SLU	4b
024-070-007	2	None	SLU	4b
024-070-010	2	None	SLU	4b
024-070-011	2	None	SLU	4b
024-070-012	2	None	SLU	4b
024-070-014	2	None	SLU	4b
024-070-015	2	None	SLU	4b
024-070-016	2	None	SLU	4b
024-070-017	2	None	SLU	4b
024-070-020	2	None	SLU	4b
024-070-021	2	None	SLU	4b
024-070-022	2	None	SLU	4b
024-070-024	2	None	SLU	4b
024-070-025	2	None	SLU	4b
024-070-027	2	None	SLU	4b
025-030-019	2	SC	None	1b
025-030-043	2	SC	None	1b
025-030-045	2	SC	None	1b
025-100-007	2	SC	None	1b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
028-080-018	1	SC	None	1b
028-080-022	1	SC	None	1b
028-110-003	1	SC	None	1b
028-160-044	1	None	SLU	4b
028-160-078	1	None	SLU	4b
028-160-079	1	None	SLU	4b
028-160-080	1	None	SLU	4b
028-201-067	1	SC	None	1b
028-201-068	1	SC	None	1b
028-380-005	1	None	SLU	4b
028-380-008	1	CS SLU SC	CS SLU SC	4x
028-380-009	1	None	SLU	4b
028-390-028	1	SC	SLU SC	4b
029-040-007	1	CS	None	1a
029-040-008	1	CS	None	1a
029-050-031	1	SC	None	1b
029-080-030	1	CS	None	1a
029-100-010	1	None	SC	2a
029-100-015	1	CS	None	1a
029-110-012	1	None	SC	2a
029-110-031	1	None	SC	2a
029-110-036	1	None	SC	2a
029-110-037	1	None	SC	2a
029-110-040	1	None	SC	2a
029-110-048	1	None	SC	2a
029-120-023	1	None	SC	2a
030-010-013	1	None	SLU	4b
030-010-014	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
030-010-015	1	None	SLU	4b
030-030-004	1	None	SLU	4b
030-030-006	1	None	SLU	4b
030-030-009	1	None	SLU	4b
030-030-010	1	None	SLU	4b
030-030-012	1	None	SLU	4b
030-030-014	1	None	SLU	4b
030-030-016	1	None	SLU	4b
030-030-017	1	None	SLU	4b
030-030-018	1	None	SLU	4b
030-060-011	1	None	SLU	4b
030-060-015	1	None	SLU	4b
030-060-019	1	None	SLU	4b
030-060-020	1	None	SLU	4b
030-070-003	1	None	SLU	4b
030-070-019	1	None	SLU	4b
030-070-024	1	None	SLU	4b
030-070-032	1	None	SLU	4b
030-070-033	1	None	SLU	4b
030-070-034	1	None	SLU	4b
030-070-035	1	None	SLU	4b
030-070-036	1	None	SLU	4b
030-070-037	1	None	SLU	4b
030-100-047	1	None	SLU	4b
030-100-048	1	None	SLU	4b
030-100-051	1	None	SLU	4b
030-100-052	1	None	SLU	4b
030-110-008	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
030-110-009	1	None	SLU	4b
030-110-015	1	None	SLU	4b
030-110-016	1	None	SLU	4b
030-120-003	1	CS	SLU CS	4b
030-120-007	1	None	SLU	4b
030-120-020	1	None	SLU	4y
030-120-023	1	None	SLU	4y
030-120-028	1	None	SLU	4y
030-120-029	1	None	SLU	4y
030-120-030	1	None	SLU	4y
030-130-008	1	CS	SLU CS	4b
030-130-018	1	None	SLU	4b
030-130-026	1	CS	SLU CS	4b
030-130-039	1	None	SLU	4b
030-130-040	1	None	SLU	4b
030-130-047	1	None	SLU	4b
030-130-053	1	None	SLU	4b
030-130-054	1	None	SLU	4b
030-130-057	1	None	SLU	4b
030-130-058	1	CS	SLU CS	4b
030-130-059	1	CS	SLU CS	4b
030-130-060	1	None	SLU	4b
030-130-061	1	None	SLU	4b
030-420-002	1	None	SLU	4b
030-420-010	1	None	SLU	4b
030-420-015	1	None	SLU	4b
030-420-019	1	None	SLU	4b
030-420-020	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
030-430-001	1	None	SLU	4b
030-430-002	1	None	SLU	4b
030-430-003	1	None	SLU	4b
030-430-004	1	None	SLU	4b
030-430-007	1	None	SLU	4b
030-460-005	1	None	SLU	4b
030-460-006	1	None	SLU	4b
030-460-007	1	None	SLU	4b
030-460-010	1	None	SLU	4b
030-460-011	1	None	SLU	4b
030-460-012	1	None	SLU	4b
030-460-013	1	None	SLU	4b
030-670-004	1	None	SLU	4y
030-670-005	1	None	SLU	4y
030-670-006	1	None	SLU	4y
030-670-007	1	None	SLU	4y
034-110-075	4	None	SC	2a
034-110-076	4	None	SC	2a
034-163-003	4	None	SC	2a
034-163-007	4	None	SC	2a
035-052-008	5	SC	None	1b
035-072-002	5	SC	None	1b
035-072-058	5	SC	None	1b
039-034-046	4	SC	None	1b
039-340-001	4	SC	None	1b
039-340-002	4	SC	None	1b
039-340-003	4	SC	None	1b
039-340-057	4	SC	None	1b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
039-340-058	4	SC	None	1b
039-340-059	4	SC	None	1b
039-351-048	4	SC	None	1b
039-351-049	4	SC	None	1b
039-351-050	4	SC	None	1b
043-062-013	3	None	SC	2a
043-064-001	5	None	SC	2a
043-064-004	5	None	SC	2a
043-064-006	5	None	SC	2a
043-064-007	5	None	SC	2a
043-064-008	5	None	SC	2a
043-064-009	5	None	SC	2a
043-064-010	5	None	SC	2a
043-064-011	5	None	SC	2a
043-064-013	5	None	SC	2a
043-210-001	5	None	SC	2a
043-210-002	5	None	SC	2a
043-210-003	5	None	SC	2a
043-210-004	5	None	SC	2a
043-210-005	5	None	SC	2a
043-210-006	5	None	SC	2a
043-210-007	5	None	SC	2a
043-210-018	5	None	SC	2a
043-210-019	5	None	SC	2a
043-230-011	5	None	SC	2a
043-230-012	5	None	SC	2a
044-200-037	3	SLU	None	2l
046-062-041	2	SC	SLU SC	4b



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
046-062-042	2	SC	SLU SC	4b
046-062-043	2	None	SLU	4b
046-062-046	2	SC	SLU SC	4b
046-062-058	2	SC	SLU SC	4b
046-062-061	2	SC	SLU SC	4b
046-062-066	2	SC	SLU SC	4b
046-062-067	2	None	SLU	4b
046-064-004	2	SC	SLU SC	4b
046-072-025	2	CS	None	1a
046-076-003	2	SC	SLU SC	4b
046-091-008	2	None	SLU	4b
046-091-015	2	None	SLU	4b
046-091-019	2	SC	SLU SC	4b
047-152-018	2	SC	None	1b
047-214-019	2	SC	None	1b
047-251-002	1	SC	SLU SC	2c
047-251-003	1	None	SLU	2c
047-660-009	2	SC	None	1b
048-033-012	2	None	SC	2a
048-033-013	2	None	SC	2a
048-033-019	2	None	SC	2a
048-033-020	2	None	SC	2a
048-033-040	2	None	SC	2a
048-061-006	2	None	SC	2a
048-061-007	2	None	SC	2a
048-061-009	2	None	SC	2a
048-061-010	2	None	SC	2a
048-061-025	2	None	SC	2a



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
048-061-033	2	None	SC	2a
048-061-043	2	None	SC	2a
048-061-046	2	None	SC	2a
048-061-048	2	None	SC	2a
048-061-057	2	None	SC	2a
048-061-072	2	None	SC	2a
048-061-084	2	None	SC	2a
048-061-085	2	None	SC	2a
048-061-093	2	None	SC	2a
048-061-094	2	None	SC	2a
048-062-003	2	None	SC	2a
048-062-004	2	None	SC	2a
048-062-005	2	None	SC	2a
048-071-001	2	None	SC	2a
048-071-003	2	None	SC	2a
048-071-004	2	None	SC	2a
048-071-005	2	None	SC	2a
048-071-006	2	None	SC	2a
048-071-007	2	None	SC	2a
048-072-001	2	None	SC	2a
048-072-002	2	None	SC	2a
048-072-004	2	None	SC	2a
048-072-011	2	None	SC	2a
048-072-012	2	None	SC	2a
048-072-013	2	None	SC	2a
048-072-014	2	None	SC	2a
048-072-015	2	None	SC	2a
048-074-001	2	None	SC	2a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
048-074-003	2	None	SC	2a
048-074-034	2	None	SC	2a
048-074-035	2	None	SC	2a
048-074-036	2	None	SC	2a
048-075-002	2	None	SC	2a
048-075-022	2	None	SC	2a
048-080-011	2	None	SC	2a
048-080-012	2	None	SC	2a
048-105-011	2	None	SC	2a
048-105-012	2	None	SC	2a
048-105-013	2	None	SC	2a
048-105-014	2	None	SC	2a
048-105-015	2	None	SC	2a
048-105-038	2	None	SC	2a
048-141-032	2	None	SC	2a
048-141-040	2	None	SC	2a
048-150-005	2	None	SC	2a
048-150-006	2	None	SC	2a
048-160-004	2	None	SC	2a
048-160-006	2	None	SC	2a
048-160-007	2	None	SC	2a
048-160-010	2	None	SC	2a
048-180-001	2	None	SC	2a
048-180-002	2	None	SC	2a
048-180-003	2	None	SC	2a
048-180-004	2	None	SC	2a
048-180-005	2	None	SC	2a
048-180-006	2	None	SC	2a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
048-180-007	2	None	SC	2a
048-180-008	2	None	SC	2a
048-180-009	2	None	SC	2a
048-180-017	2	None	SC	2a
048-190-002	2	None	SC	2a
048-190-004	2	None	SC	2a
048-190-005	2	None	SC	2a
048-190-006	2	None	SC	2a
048-190-010	2	None	SC	2a
048-190-011	2	None	SC	2a
048-200-001	2	None	SC	2a
048-200-002	2	None	SC	2a
048-200-004	2	None	SC	2a
048-200-005	2	None	SC	2a
048-200-006	2	None	SC	2a
048-200-007	2	None	SC	2a
048-210-007	2	None	SC	2a
048-210-009	2	None	SC	2a
049-101-017	1	None	SLU	2c
049-101-018	1	None	SLU	2c
049-101-019	1	SC	SLU SC	2c
049-101-020	1	SC	SLU SC	2c
049-101-021	1	None	SLU	2c
049-101-022	1	None	SLU	2c
049-101-023	1	None	SLU	2c
049-101-024	1	None	SLU	2c
049-101-025	1	SC	SLU SC	2c
049-101-026	1	SC	SLU SC	2c



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
049-101-027	1	SC	SLU SC	2c
049-101-028	1	SC	SLU SC	2c
049-101-029	1	SC	SLU SC	2c
049-101-030	1	SC	SLU SC	2c
050-070-001	1	None	SLU	4b
050-070-002	1	None	SLU	4b
050-070-003	1	None	SLU	4b
050-070-004	1	None	SLU	4b
050-070-009	1	None	SLU	4b
050-070-013	1	None	SLU	4b
050-070-015	1	None	SLU	4b
050-070-016	1	None	SLU	4b
050-070-017	1	None	SLU	4b
050-070-018	1	None	SLU	4b
050-070-019	1	None	SLU	4b
050-070-020	1	None	SLU	4b
050-070-021	1	None	SLU	4b
050-070-022	1	None	SLU	4b
050-070-023	1	None	SLU	4b
050-070-024	1	None	SLU	4b
050-070-025	1	None	SLU	4b
050-080-003	1	None	SLU	4b
050-080-011	1	None	SLU	4b
050-080-012	1	None	SLU	4b
050-080-018	1	None	SLU	4b
050-080-020	1	None	SLU	4b
050-080-021	1	None	SLU	4b
050-080-022	1	None	SLU	4b



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
050-080-023	1	None	SLU	4b
050-080-024	1	None	SLU	4b
050-080-025	1	None	SLU	4b
050-080-026	1	None	SLU	4b
050-080-029	1	None	SLU	4b
050-091-002	1	None	SLU	4b
050-091-003	1	None	SLU	4b
050-091-008	1	None	SLU	4b
050-091-009	1	None	SLU	4b
050-091-010	1	None	SLU	4b
050-091-011	1	None	SLU	4b
050-091-012	1	None	SLU	4b
050-100-003	1	None	SLU	4b
050-100-005	1	None	SLU	4b
050-100-007	1	None	SLU	4b
050-100-011	1	None	SLU	4b
050-100-014	1	None	SLU	4b
050-100-015	1	None	SLU	4b
050-100-017	1	None	SLU	4b
050-100-019	1	None	SLU	4b
050-100-023	1	None	SLU	4b
050-100-024	1	None	SLU	4b
050-100-026	1	None	SLU	4b
050-100-027	1	None	SLU	4b
050-100-028	1	None	SLU	4b
050-100-029	1	None	SLU	4b
050-110-005	1	None	SLU	4b
050-110-007	1	None	SLU	4b



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
050-110-009	1	None	SLU	4b
050-110-010	1	None	SLU	4b
050-110-011	1	None	SLU	4b
050-110-012	1	None	SLU	4b
050-110-014	1	None	SLU	4b
050-110-016	1	None	SLU	4b
050-110-024	1	None	SLU	4b
050-110-026	1	None	SLU	4b
050-110-028	1	None	SLU	4b
050-110-029	1	None	SLU	4b
050-110-030	1	None	SLU	4b
050-110-031	1	None	SLU	4b
050-110-035	1	None	SLU	4b
050-110-036	1	None	SLU	4b
050-110-038	1	None	SLU	4b
050-110-039	1	None	SLU	4b
050-110-040	1	None	SLU	4b
050-110-041	1	None	SLU	4b
050-110-044	1	None	SLU	4b
050-110-045	1	None	SLU	4b
050-110-047	1	None	SLU	4b
050-110-048	1	None	SLU	4b
050-110-050	1	None	SLU	4b
050-110-051	1	None	SLU	4b
050-110-052	1	None	SLU	4b
050-120-003	1	None	SLU	4b
050-120-006	1	None	SLU	4b
050-120-011	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
050-120-012	1	None	SLU	4b
050-120-013	1	None	SLU	4b
050-120-014	1	None	SLU	4b
050-120-017	1	None	SLU	4b
050-120-021	1	None	SLU	4b
050-120-022	1	None	SLU	4b
050-120-024	1	None	SLU	4b
050-120-028	1	None	SLU	4b
050-120-032	1	None	SLU	4b
050-120-033	1	None	SLU	4b
050-120-035	1	None	SLU	4b
050-120-036	1	None	SLU	4b
050-120-037	1	None	SLU	4b
050-120-038	1	None	SLU	4b
050-120-039	1	None	SLU	4b
050-120-040	1	None	SLU	4b
050-120-042	1	None	SLU	4b
050-120-043	1	None	SLU	4b
050-120-044	1	None	SLU	4b
050-120-045	1	None	SLU	4b
050-120-047	1	None	SLU	4b
050-120-048	1	None	SLU	4b
050-120-049	1	None	SLU	4b
050-120-052	1	None	SLU	4b
050-120-053	1	None	SLU	4b
050-120-054	1	None	SLU	4b
050-120-055	1	None	SLU	4b
050-120-056	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
050-120-058	1	None	SLU	4b
050-120-061	1	None	SLU	4b
050-120-062	1	None	SLU	4b
050-120-063	1	None	SLU	4b
050-120-064	1	None	SLU	4b
050-130-011	1	None	SLU	4b
050-130-012	1	None	SLU	4b
050-130-014	1	None	SLU	4b
050-130-017	1	None	SLU	4b
050-130-018	1	None	SLU	4b
050-130-021	1	None	SLU	4b
050-130-022	1	None	SLU	4b
050-130-023	1	None	SLU	4b
050-130-024	1	None	SLU	4b
050-130-026	1	None	SLU	4b
050-130-027	1	None	SLU	4b
050-130-028	1	None	SLU	4b
050-130-031	1	None	SLU	4b
050-130-032	1	None	SLU	4b
050-130-033	1	None	SLU	4b
050-130-034	1	None	SLU	4b
050-130-035	1	None	SLU	4b
050-140-004	1	None	SLU	4b
050-140-005	1	None	SLU	4b
050-140-006	1	None	SLU	4b
050-140-022	1	None	SLU	4b
050-140-027	1	None	SLU	4b
050-140-028	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
050-140-033	1	None	SLU	4b
050-140-036	1	None	SLU	4b
050-140-038	1	None	SLU	4b
050-140-039	1	None	SLU	4b
050-140-040	1	None	SLU	4b
050-140-041	1	None	SLU	4b
050-140-042	1	None	SLU	4b
050-140-043	1	None	SLU	4b
050-140-044	1	None	SLU	4b
050-140-045	1	None	SLU	4b
050-140-046	1	None	SLU	4b
050-140-048	1	None	SLU	4b
050-140-049	1	None	SLU	4b
050-140-050	1	None	SLU	4b
050-140-058	1	None	SLU	4b
050-140-059	1	None	SLU	4b
050-140-064	1	None	SLU	4b
050-140-065	1	None	SLU	4b
050-140-066	1	None	SLU	4b
050-140-067	1	None	SLU	4b
050-140-068	1	None	SLU	4b
050-140-069	1	None	SLU	4b
050-140-070	1	None	SLU	4b
050-140-071	1	None	SLU	4b
050-140-072	1	None	SLU	4b
050-140-073	1	None	SLU	4b
050-140-074	1	None	SLU	4b
050-140-075	1	None	SLU	4b



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
050-150-006	1	SC	SLU SC	4b
050-150-036	1	SC	SLU SC	4b
050-150-039	1	SC	SLU SC	4b
050-161-002	1	None	SLU	4b
050-161-003	1	SC	SLU SC	4b
050-161-004	1	None	SLU	4b
050-161-005	1	None	SLU	4b
050-161-006	1	None	SLU	4b
050-161-007	1	None	SLU	4b
050-161-008	1	SC	SLU SC	4b
050-161-009	1	SC	SLU SC	4b
050-161-012	1	None	SLU	4b
050-161-013	1	None	SLU	4b
050-161-014	1	None	SLU	4b
050-161-017	1	SC	SLU SC	4b
050-161-018	1	SC	SLU SC	4b
050-161-019	1	None	SLU	4b
050-161-020	1	SC	SLU SC	4b
050-161-021	1	None	SLU	4b
050-161-022	1	None	SLU	4b
050-161-023	1	None	SLU	4b
050-161-024	1	None	SLU	4b
050-161-025	1	None	SLU	4b
050-161-026	1	None	SLU	4b
050-161-027	1	None	SLU	4b
050-161-028	1	SC	SLU SC	4b
050-161-029	1	SC	SLU SC	4b
050-161-030	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
050-161-032	1	None	SLU	4b
050-161-033	1	SC	SLU SC	4b
050-180-001	1	None	SLU	4b
050-180-004	1	None	SLU	4b
050-180-006	1	SC	SLU SC	4b
050-191-001	1	None	SLU	4b
050-191-002	1	None	SLU	4b
050-191-003	1	None	SLU	4b
050-191-004	1	SC	SLU SC	4b
050-191-005	1	SC	SLU SC	4b
050-191-006	1	None	SLU	4b
050-191-007	1	None	SLU	4b
050-191-008	1	None	SLU	4b
050-191-009	1	None	SLU	4b
050-191-010	1	None	SLU	4b
050-191-011	1	None	SLU	4b
050-191-012	1	None	SLU	4b
050-191-013	1	None	SLU	4b
050-191-014	1	None	SLU	4b
050-191-015	1	None	SLU	4b
050-191-016	1	None	SLU	4b
050-191-017	1	None	SLU	4b
050-191-018	1	None	SLU	4b
050-191-019	1	None	SLU	4b
050-200-001	1	None	SLU	4b
050-200-005	1	None	SLU	4b
050-200-006	1	None	SLU	4b
050-200-007	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
050-200-008	1	None	SLU	4b
050-200-009	1	None	SLU	4b
050-200-010	1	SC	SLU SC	4b
050-210-001	1	SC	SLU SC	4b
050-210-005	1	None	SLU	4b
050-210-011	1	None	SLU	4b
050-210-013	1	None	SLU	4b
050-210-014	1	SC	SLU SC	4b
050-210-016	1	None	SLU	4b
050-210-020	1	None	SLU	4b
050-210-022	1	None	SLU	4b
050-210-023	1	None	SLU	4b
050-210-024	1	None	SLU	4b
050-210-025	1	None	SLU	4b
050-210-027	1	None	SLU	4b
050-210-028	1	None	SLU	4b
050-210-029	1	None	SLU	4b
050-210-030	1	None	SLU	4b
050-210-031	1	None	SLU	4b
050-210-032	1	None	SLU	4b
050-210-036	1	None	SLU	4b
050-210-037	1	None	SLU	4b
050-210-040	1	None	SLU	4b
050-210-042	1	None	SLU	4b
050-210-043	1	SC	SLU SC	4b
050-220-001	1	SC	SLU SC	4b
050-220-003	1	SC	SLU SC	4b
050-220-005	1	SC	SLU SC	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
050-220-032	1	SC	SLU SC	4b
050-220-033	1	SC	SLU SC	4b
050-220-035	1	SC	SLU SC	4b
050-220-037	1	SC	SLU SC	4b
050-220-038	1	SC	SLU SC	4b
050-220-050	1	SC	SLU SC	4b
050-220-051	1	SC	SLU SC	4b
050-220-055	1	SC	SLU SC	4b
050-220-061	1	None	SLU	4b
050-220-062	1	None	SLU	4b
050-220-064	1	SC	SLU SC	4b
050-220-065	1	None	SLU	4b
050-230-003	1	SC	SLU SC	4b
050-230-006	1	SC	SLU SC	4b
050-230-009	1	None	SLU	4b
050-230-010	1	None	SLU	4b
050-230-013	1	SC	SLU SC	4b
050-230-014	1	SC	SLU SC	4b
050-230-015	1	SC	SLU SC	4b
050-240-002	1	None	SLU	4b
050-240-006	1	SC	SLU SC	4b
050-240-011	1	SC	SLU SC	4b
050-240-012	1	SC	SLU SC	4b
050-240-013	1	None	SLU	4b
050-240-021	1	SC	SLU SC	4b
050-240-022	1	None	SLU	4b
050-240-023	1	None	SLU	4b
050-240-024	1	SC	SLU SC	4b



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
050-240-025	1	None	SLU	4b
050-250-002	1	None	SLU	4b
050-250-019	1	SC	SLU SC	4b
050-250-020	1	SC	SLU SC	4b
050-250-028	1	None	SLU	4b
050-250-032	1	None	SLU	4b
050-250-035	1	SC	SLU SC	4b
050-250-036	1	None	SLU	4b
050-250-037	1	SC	SLU SC	4b
050-250-041	1	None	SLU	4b
050-250-043	1	None	SLU	4b
050-250-044	1	None	SLU	4b
050-250-045	1	None	SLU	4b
050-250-046	1	None	SLU	4b
050-250-047	1	None	SLU	4b
050-250-048	1	None	SLU	4b
050-262-003	1	SC	SLU SC	4b
050-262-004	1	SC	SLU SC	4b
050-262-005	1	SC	SLU SC	4b
050-262-037	1	SC	SLU SC	4b
050-262-047	1	SC	SLU SC	4b
050-262-068	1	SC	SLU SC	4b
050-263-012	1	SC	None	1b, 4l
050-263-013	1	SC	None	1b, 4l
050-263-020	1	SC	None	1b, 4l
050-263-021	1	SC	None	1b, 4l
050-263-041	1	SC	None	1b, 4l
050-263-042	1	SC	None	1b, 4l



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
050-280-002	1	SC	SLU SC	4b
050-280-006	1	SC	SLU SC	4b
050-280-007	1	SC	SLU SC	4b
050-280-017	1	SC	SLU SC	4b
050-280-021	1	SC	SLU SC	4b
050-280-022	1	SC	SLU SC	4b
050-280-023	1	SC	SLU SC	4b
050-280-024	1	SC	SLU SC	4b
050-280-025	1	SC	SLU SC	4b
051-010-003	1	None	SLU	4b
051-010-014	1	SLU	None	1c
051-010-039	1	None	SLU	4b
051-010-062	1	None	SLU	4b
051-010-063	1	None	SLU	4b
051-010-067	1	None	SLU	4b
051-010-079	1	None	SLU	4b
051-010-082	1	None	SLU	4b
051-010-083	1	None	SLU	4b
051-010-084	1	None	SLU	4b
051-010-085	1	None	SLU	4b
051-030-001	1	SC	SLU SC	4b
051-030-002	1	SC	SLU SC	4b
051-030-003	1	SC	SLU SC	4b
051-030-004	1	SC	SLU SC	4b
051-030-009	1	SC	SLU SC	4b
051-030-010	1	SC	SLU SC	4b
051-030-011	1	CS SC	SLU SC	1a, 4b
051-030-013	1	SC	SLU SC	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-030-014	1	SC	SLU SC	4b
051-030-017	1	None	SLU	4b
051-030-018	1	None	SLU	4b
051-030-019	1	None	SLU	4b
051-040-004	1	None	SLU	4b
051-040-011	1	None	SLU	4b
051-040-017	1	None	SLU	4b
051-040-018	1	None	SLU	4b
051-040-019	1	None	SLU	4b
051-040-020	1	None	SLU	4b
051-040-030	1	None	SLU	4b
051-040-033	1	None	SLU	4b
051-040-035	1	None	SLU	4b
051-040-036	1	None	SLU	4b
051-040-037	1	None	SLU	4b
051-040-038	1	None	SLU	4b
051-040-043	1	None	SLU	4b
051-040-044	1	None	SLU	4b
051-040-045	1	None	SLU	4b
051-040-046	1	None	SLU	4b
051-040-048	1	None	SLU	4b
051-040-049	1	None	SLU	4b
051-040-050	1	None	SLU	4b
051-040-051	1	None	SLU	4b
051-040-052	1	None	SLU	4b
051-040-053	1	None	SLU	4b
051-040-054	1	None	SLU	4b
051-040-055	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-040-056	1	None	SLU	4b
051-040-057	1	None	SLU	4b
051-040-067	1	None	SLU	4b
051-040-068	1	None	SLU	4b
051-040-071	1	None	SLU	4b
051-040-072	1	None	SLU	4b
051-040-075	1	None	SLU	4b
051-060-003	1	None	SLU	2c
051-060-004	1	None	SLU	2c
051-060-009	1	None	SLU	4b
051-060-012	1	None	SLU	4b
051-060-014	1	None	SLU	4b
051-060-018	1	None	SLU	4b
051-060-019	1	None	SLU	4b
051-060-020	1	None	SLU	4b
051-060-021	1	None	SLU	4b
051-060-022	1	None	SLU	4b
051-060-023	1	None	SLU	4b
051-060-024	1	None	SLU	2c
051-060-025	1	None	SLU	2c
051-060-026	1	None	SLU	2c
051-060-027	1	None	SLU	2c
051-060-029	1	None	SLU	4b
051-070-001	1	SLU	SLU	4b
051-070-002	1	None	SLU	4b
051-070-003	1	None	SLU	4b
051-070-010	1	None	SLU	4b
051-070-013	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-070-014	1	None	SLU	4b
051-070-015	1	None	SLU	4b
051-070-016	1	None	SLU	4b
051-070-017	1	None	SLU	4b
051-070-018	1	None	SLU	4b
051-070-019	1	None	SLU	4b
051-070-020	1	None	SLU	4b
051-070-021	1	None	SLU	4b
051-070-022	1	None	SLU	4b
051-070-026	1	None	SLU	4b
051-070-029	1	None	SLU	4b
051-070-031	1	None	SLU	4b
051-070-044	1	None	SLU	4b
051-070-045	1	None	SLU	4b
051-070-046	1	None	SLU	4b
051-070-047	1	None	SLU	4b
051-070-048	1	None	SLU	4b
051-070-049	1	None	SLU	4b
051-070-051	1	None	SLU	4b
051-070-052	1	None	SLU	4b
051-070-053	1	None	SLU	4b
051-070-055	1	None	SLU	4b
051-070-065	1	None	SLU	4b
051-070-066	1	None	SLU	4b
051-070-067	1	None	SLU	4b
051-070-071	1	None	SLU	4b
051-080-001	1	None	SLU	4b
051-080-002	1	SLU	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-080-003	1	None	SLU	4b
051-080-004	1	None	SLU	4b
051-080-005	1	None	SLU	4b
051-080-006	1	None	SLU	4b
051-080-007	1	None	SLU	4b
051-080-008	1	None	SLU	4b
051-080-009	1	None	SLU	4b
051-080-010	1	None	SLU	4b
051-080-011	1	None	SLU	4b
051-080-012	1	None	SLU	4b
051-080-013	1	None	SLU	4b
051-080-014	1	None	SLU	4b
051-080-016	1	None	SLU	4b
051-080-017	1	None	SLU	4b
051-080-018	1	None	SLU	4b
051-080-020	1	None	SLU	4b
051-080-021	1	None	SLU	4b
051-080-024	1	None	SLU	4b
051-080-025	1	None	SLU	4b
051-080-026	1	None	SLU	4b
051-080-033	1	None	SLU	4b
051-080-050	1	None	SLU	4b
051-080-051	1	None	SLU	4b
051-080-056	1	None	SLU	4b
051-080-057	1	None	SLU	4b
051-080-058	1	None	SLU	4b
051-080-059	1	None	SLU	4b
051-080-065	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-080-068	1	None	SLU	4b
051-080-069	1	None	SLU	4b
051-080-071	1	None	SLU	4b
051-080-074	1	None	SLU	4b
051-080-075	1	None	SLU	4b
051-080-076	1	None	SLU	4b
051-080-077	1	None	SLU	4b
051-080-078	1	None	SLU	4b
051-080-080	1	None	SLU	4b
051-080-081	1	None	SLU	4b
051-080-082	1	None	SLU	4b
051-080-083	1	None	SLU	4b
051-080-084	1	None	SLU	4b
051-080-085	1	None	SLU	4b
051-080-086	1	None	SLU	4b
051-080-087	1	None	SLU	4b
051-080-088	1	None	SLU	4b
051-080-089	1	None	SLU	4b
051-080-090	1	None	SLU	4b
051-080-091	1	None	SLU	4b
051-080-092	1	None	SLU	4b
051-080-097	1	None	SLU	4b
051-080-098	1	None	SLU	4b
051-080-099	1	None	SLU	4b
051-090-001	1	None	SLU	4b
051-090-002	1	None	SLU	4b
051-090-003	1	None	SLU	4b
051-090-004	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-090-005	1	None	SLU	4b
051-090-006	1	None	SLU	4b
051-090-007	1	None	SLU	4b
051-090-008	1	None	SLU	4b
051-090-009	1	None	SLU	4b
051-090-010	1	None	SLU	4b
051-090-011	1	None	SLU	4b
051-090-012	1	None	SLU	4b
051-090-013	1	None	SLU	4b
051-090-014	1	None	SLU	4b
051-090-015	1	None	SLU	4b
051-090-017	1	None	SLU	4b
051-090-018	1	None	SLU	4b
051-090-019	1	None	SLU	4b
051-090-020	1	None	SLU	4b
051-100-001	1	None	SLU	4b
051-100-002	1	None	SLU	4b
051-100-003	1	None	SLU	4b
051-100-004	1	None	SLU	4b
051-100-005	1	None	SLU	4b
051-100-006	1	None	SLU	4b
051-100-007	1	None	SLU	4b
051-100-008	1	None	SLU	4b
051-100-009	1	None	SLU	4b
051-100-010	1	None	SLU	4b
051-100-011	1	None	SLU	4b
051-100-012	1	None	SLU	4b
051-100-013	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-100-014	1	None	SLU	4b
051-100-015	1	None	SLU	4b
051-100-016	1	None	SLU	4b
051-100-017	1	None	SLU	4b
051-100-018	1	None	SLU	4b
051-100-019	1	None	SLU	4b
051-100-021	1	None	SLU	4b
051-100-022	1	None	SLU	4b
051-100-023	1	None	SLU	4b
051-100-024	1	None	SLU	4b
051-100-025	1	None	SLU	4b
051-100-026	1	None	SLU	4b
051-100-027	1	None	SLU	4b
051-100-028	1	None	SLU	4b
051-100-030	1	None	SLU	4b
051-100-031	1	None	SLU	4b
051-100-032	1	None	SLU	4b
051-100-033	1	None	SLU	4b
051-100-034	1	None	SLU	4b
051-110-001	1	None	SLU	4b
051-110-002	1	None	SLU	4b
051-110-003	1	None	SLU	4b
051-110-004	1	None	SLU	4b
051-110-005	1	None	SLU	4b
051-110-007	1	None	SLU	4b
051-110-008	1	None	SLU	4b
051-110-009	1	None	SLU	4b
051-110-010	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-110-011	1	None	SLU	4b
051-110-012	1	None	SLU	4b
051-110-015	1	None	SLU	4b
051-110-018	1	None	SLU	4b
051-110-019	1	None	SLU	4b
051-110-020	1	None	SLU	4b
051-110-021	1	None	SLU	4b
051-110-022	1	None	SLU	4b
051-110-024	1	None	SLU	4b
051-110-026	1	None	SLU	4b
051-110-027	1	None	SLU	4b
051-110-028	1	None	SLU	4b
051-110-029	1	None	SLU	4b
051-110-031	1	None	SLU	4b
051-110-032	1	None	SLU	4b
051-110-033	1	None	SLU	4b
051-110-034	1	None	SLU	4b
051-110-035	1	None	SLU	4b
051-110-036	1	None	SLU	4b
051-110-037	1	None	SLU	4b
051-110-038	1	None	SLU	4b
051-110-039	1	None	SLU	4b
051-110-040	1	None	SLU	4b
051-110-041	1	None	SLU	4b
051-110-042	1	None	SLU	4b
051-110-043	1	None	SLU	4b
051-110-044	1	None	SLU	4b
051-110-045	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-110-046	1	None	SLU	4b
051-110-047	1	None	SLU	4b
051-110-048	1	None	SLU	4b
051-110-049	1	None	SLU	4b
051-110-050	1	None	SLU	4b
051-121-001	1	None	SLU	4b
051-121-002	1	None	SLU	4b
051-121-003	1	None	SLU	4b
051-122-001	1	None	SLU	4b
051-122-002	1	None	SLU	4b
051-122-003	1	None	SLU	4b
051-122-004	1	None	SLU	4b
051-122-005	1	None	SLU	4b
051-122-006	1	None	SLU	4b
051-122-007	1	None	SLU	4b
051-122-008	1	None	SLU	4b
051-122-009	1	None	SLU	4b
051-122-010	1	None	SLU	4b
051-122-011	1	None	SLU	4b
051-122-012	1	None	SLU	4b
051-122-013	1	None	SLU	4b
051-122-014	1	None	SLU	4b
051-122-015	1	None	SLU	4b
051-122-018	1	None	SLU	4b
051-122-019	1	None	SLU	4b
051-122-020	1	None	SLU	4b
051-122-021	1	None	SLU	4b
051-122-025	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-122-026	1	None	SLU	4b
051-122-027	1	None	SLU	4b
051-122-028	1	None	SLU	4b
051-122-029	1	None	SLU	4b
051-122-030	1	None	SLU	4b
051-122-031	1	None	SLU	4b
051-122-032	1	None	SLU	4b
051-122-033	1	None	SLU	4b
051-122-034	1	None	SLU	4b
051-122-035	1	None	SLU	4b
051-130-002	1	None	SLU	4b
051-130-003	1	None	SLU	4b
051-130-006	1	None	SLU	4b
051-130-007	1	None	SLU	4b
051-130-008	1	None	SLU	4b
051-130-009	1	None	SLU	4b
051-130-011	1	None	SLU	4b
051-130-016	1	None	SLU	4b
051-130-017	1	None	SLU	4b
051-130-018	1	None	SLU	4b
051-130-019	1	None	SLU	4b
051-130-020	1	None	SLU	4b
051-140-005	1	None	SLU	4b
051-140-007	1	None	SLU	4b
051-140-008	1	None	SLU	4b
051-140-009	1	None	SLU	4b
051-140-010	1	None	SLU	4b
051-140-011	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-150-006	1	None	SLU	4b
051-150-012	1	None	SLU	4b
051-150-019	1	None	SLU	4b
051-150-021	1	None	SLU	4b
051-150-022	1	None	SLU	4b
051-150-023	1	None	SLU	4b
051-150-025	1	None	SLU	4b
051-150-026	1	None	SLU	4b
051-150-027	1	None	SLU	4b
051-150-028	1	None	SLU	4b
051-150-029	1	None	SLU	4b
051-150-030	1	None	SLU	4b
051-150-031	1	None	SLU	4b
051-150-032	1	None	SLU	4b
051-150-033	1	None	SLU	4b
051-150-034	1	None	SLU	4b
051-160-002	1	SC	SLU SC	4b
051-160-016	1	SC	SLU SC	4b
051-160-017	1	SC	SLU SC	4b
051-160-018	1	SC	SLU SC	4b
051-160-020	1	None	SLU	4b
051-160-021	1	None	SLU	4b
051-160-022	1	SC	SLU SC	4b
051-210-001	1	None	SLU	4b
051-210-003	1	None	SLU	4b
051-210-004	1	None	SLU	4b
051-210-006	1	None	SLU	4b
051-210-007	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-210-008	1	None	SLU	4b
051-210-010	1	None	SLU	4b
051-210-014	1	None	SLU	4b
051-210-015	1	None	SLU	4b
051-220-001	1	None	SLU	4b
051-220-006	1	None	SLU	4b
051-220-007	1	None	SLU	4b
051-220-011	1	None	SLU	4b
051-220-016	1	None	SLU	4b
051-220-017	1	None	SLU	4b
051-220-019	1	None	SLU	4b
051-220-020	1	None	SLU	4b
051-220-024	1	None	SLU	4b
051-220-025	1	None	SLU	4b
051-220-026	1	None	SLU	4b
051-220-029	1	None	SLU	4b
051-220-031	1	None	SLU	4b
051-220-032	1	None	SLU	4b
051-220-033	1	None	SLU	4b
051-220-034	1	None	SLU	4b
051-220-035	1	None	SLU	4b
051-220-036	1	None	SLU	4b
051-220-037	1	None	SLU	4b
051-220-038	1	None	SLU	4b
051-220-039	1	None	SLU	4b
051-220-040	1	None	SLU	4b
051-220-044	1	None	SLU	4b
051-220-045	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
051-220-046	1	None	SLU	4b
051-220-047	1	None	SLU	4b
051-240-003	1	None	SLU	4b
051-240-004	1	None	SLU	4b
051-240-005	1	None	SLU	4b
051-240-006	1	None	SLU	4b
052-291-013	1	SC	None	1b
052-333-014	1	SC	None	1b
052-362-030	1	SC	None	1b
053-090-010	1	SLU	SLU	2c
053-090-017	1	SLU	SLU	2c
053-090-018	1	None	SLU	2c
053-100-010	1	SC	SLU SC	4b
053-100-011	1	SC	SLU SC	4b
053-110-007	1	None	SLU	2c
053-110-022	1	SLU	SLU	4y
053-110-055	1	SC	SLU SC	4b
053-110-057	1	None	SLU	4b
053-110-061	1	SC	SLU SC	2c
053-110-062	1	None	SLU	2c
053-110-063	1	SC	SLU SC	2c
053-110-064	1	SC	SLU SC	2c
053-110-066	1	SLU	SLU	4y
053-110-067	1	SLU	SLU	4y
053-110-073	1	SC	SLU SC	4b
053-110-078	1	None	SLU	4b
053-110-079	1	SC	SLU SC	4b
053-120-002	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
053-120-007	1	None	SLU	4b
053-120-020	1	None	SLU	4b
053-120-023	1	None	SLU	4b
053-120-031	1	None	SLU	4b
053-120-037	1	None	SLU	4b
053-120-042	1	SC	SLU SC	4b
053-120-043	1	None	SLU	4b
053-120-044	1	None	SLU	4b
053-120-045	1	None	SLU	2c
053-120-046	1	None	SLU	2c
053-120-052	1	SC	SLU SC	4b
053-120-053	1	SC	SLU SC	4b
053-120-054	1	SC	SLU SC	4b
053-120-055	1	SC	SLU	1b, 4b
053-120-056	1	SC	SLU SC	4b
053-120-057	1	SC	SLU SC	4b
053-120-062	1	None	SLU	4b
053-120-063	1	SC	SLU SC	4b
053-120-066	1	SC	SLU SC	4b
053-120-067	1	None	SLU	4b
053-120-069	1	SC	SLU SC	4b
053-120-072	1	SC	SLU SC	4b
053-160-016	1	None	SLU	4b
053-160-019	1	None	SLU	4b
053-160-020	1	None	SLU	4b
053-160-021	1	None	SLU	4b
053-160-022	1	None	SLU	4b
053-160-023	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
053-160-024	1	None	SLU	4b
053-160-025	1	None	SLU	4b
053-160-026	1	None	SLU	4b
053-160-029	1	SC	SLU SC	4b
053-160-031	1	None	SLU	4b
053-160-032	1	SC	SLU SC	4b
053-160-035	1	None	SLU	4b
053-160-036	1	None	SLU	4b
053-160-037	1	SLU	SLU	4y
053-160-038	1	SC	SLU SC	4b
053-160-039	1	SC	SLU SC	4b
053-170-001	1	None	SLU	4b
053-170-002	1	SC	SLU SC	4b
053-170-004	1	None	SLU	4b
053-170-005	1	None	SLU	4b
053-170-006	1	SC	SLU SC	4b
053-170-013	1	SC	SLU SC	4b
053-180-006	1	SC	SLU SC	4b
053-180-008	1	SC	SLU SC	4b
053-180-020	1	SC	SLU SC	4b
053-180-021	1	SC	SLU SC	4b
053-180-028	1	SC	SLU SC	4b
053-180-031	1	SC	SLU SC	4b
053-180-032	1	SC	SLU SC	4b
053-180-039	1	None	SLU	4b
053-180-040	1	SC	SLU SC	4b
053-180-041	1	None	SLU	4b
053-180-045	1	SC	SLU SC	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
053-180-046	1	SC	SLU SC	4b
053-180-047	1	SC	SLU SC	4b
053-180-048	1	SC	SLU SC	4b
053-180-049	1	SC	SLU SC	4b
053-180-056	1	None	SLU	4b
053-180-062	1	None	SLU	4b
053-180-063	1	None	SLU	4y
053-180-068	1	SC	SLU SC	4b
053-180-069	1	SC	SLU SC	4b
053-180-070	1	SC	SLU SC	4b
053-180-078	1	SC	SLU SC	4b
053-180-079	1	None	SLU	4b
053-180-082	1	SC	SLU SC	4b
053-180-083	1	SC	SLU SC	4b
053-180-084	1	SC	SLU SC	4b
053-180-087	1	SC	SLU SC	4b
053-180-088	1	SC	SLU SC	4b
053-180-090	1	None	SLU	4b
053-180-093	1	SC	SLU SC	4b
053-180-095	1	SC	SLU SC	4b
053-180-096	1	SC	SLU SC	4b
053-180-097	1	SC	SLU SC	4b
053-180-098	1	None	SLU	4b
053-190-006	1	SC	SLU SC	4b
053-190-007	1	SC	SLU SC	4b
053-190-008	1	SC	SLU SC	4b
053-190-009	1	SC	SLU SC	4b
053-190-010	1	SC	SLU SC	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
053-190-011	1	SC	SLU SC	4b
053-190-012	1	SC	SLU SC	4b
053-190-022	1	SC	SLU SC	4b
053-190-028	1	SC	SLU SC	4b
053-190-030	1	SC	SLU SC	4b
053-190-033	1	SC	SLU SC	4b
053-190-034	1	SC	SLU SC	4b
053-190-035	1	SC	SLU SC	4b
053-190-042	1	None	SLU	4b
053-190-043	1	None	SLU	4b
053-190-044	1	SC	SLU SC	4b
053-190-046	1	SC	SLU SC	4b
053-190-047	1	None	SLU	4b
053-190-048	1	None	SLU	4b
053-190-049	1	SC	SLU SC	4b
053-190-050	1	SC	SLU SC	4b
053-190-052	1	SC	SLU SC	4b
053-190-053	1	None	SLU	4b
053-190-054	1	SC	SLU SC	4b
053-220-048	1	SC	None	1b, 4j
053-280-002	1	SC	SLU SC	4b
053-280-004	1	SLU	SLU	4y
053-280-005	1	SLU	SLU	4y
053-280-009	1	SLU	SLU	4y
053-280-010	1	SC	SLU SC	4b
053-280-014	1	None	SLU	4b
053-280-015	1	SLU	SLU	4y
053-280-016	1	SLU	SLU	4y



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
054-010-028	1	SC	SLU SC	4b
054-040-035	1	None	SLU	4b
054-040-036	1	None	SLU	4b
054-040-039	1	None	SLU	4b
054-040-043	1	None	SLU	4b
054-040-050	1	None	SLU	4b
054-040-051	1	None	SLU	4b
054-040-052	1	None	SLU	4b
054-040-053	1	None	SLU	4b
054-040-054	1	None	SLU	4b
054-040-055	1	None	SLU	4b
054-040-056	1	None	SLU	2c, 4y
054-040-057	1	None	SLU	4b
054-040-077	1	None	SLU	4b
054-040-078	1	None	SLU	4b
054-040-079	1	None	SLU	2n, 4y
054-040-080	1	None	SLU	4b
054-040-084	1	None	SLU	2n, 4y
054-040-085	1	None	SLU	4b
054-050-016	1	None	SLU	2c
054-050-023	1	None	SLU	2c
054-050-033	1	None	SLU	2c
054-050-035	1	None	SLU	2c
054-050-037	1	None	SLU	2c
054-050-038	1	None	SLU	2c
054-050-039	1	None	SLU	2c
054-050-040	1	None	SLU	2c
054-090-001	1	SLU	SLU	2n



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
054-100-003	1	SLU	SLU	2n, 4y
054-100-012	1	SLU	SLU	2n, 4y
054-110-009	1	None	SLU	4b
054-110-011	1	None	SLU	2n, 4y
054-110-016	1	None	SLU	2n, 4y
054-110-021	1	None	SLU	4b
054-110-022	1	None	SLU	4b
054-110-023	1	None	SLU	4b
054-110-025	1	None	SLU	4b
054-110-028	1	None	SLU	4b
054-110-038	1	None	SLU	4b
054-110-039	1	None	SLU	4b
054-110-042	1	SLU	SLU	2n, 4y
054-110-044	1	None	SLU	4b
054-110-045	1	None	SLU	4b
054-110-046	1	None	SLU	4b
054-110-047	1	None	SLU	2n, 4y
054-110-048	1	None	SLU	4b
054-110-049	1	None	SLU	2n, 4y
054-110-050	1	None	SLU	2n, 4y
054-120-016	1	None	SLU	4b
054-120-017	1	None	SLU	4b
054-120-018	1	None	SLU	4b
054-120-025	1	None	SLU	4b
054-120-027	1	None	SLU	4b
054-120-028	1	None	SLU	4b
054-120-029	1	None	SLU	4b
054-120-030	1	None	SLU	4b



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
054-120-035	1	None	SLU	4b
054-120-036	1	None	SLU	4b
054-120-038	1	SC	SC SLU	4b
054-120-039	1	None	SLU	4b
054-120-040	1	None	SLU	4b
054-120-041	1	None	SLU	4b
054-120-042	1	None	SLU	4b
054-120-043	1	None	SLU	4b
054-142-056	1	SC	None	1b, 4l
054-150-006	1	None	SLU	4b
054-200-003	1	SC	SC	2k
054-200-039	1	SC	None	1b
054-210-039	1	SC	None	1b
054-210-043	1	SC	None	1b
054-230-018	1	None	SLU	4b
054-230-037	1	None	SLU	4b
054-230-038	1	None	SLU	4b
054-240-032	1	SC	SLU SC	4b
054-240-033	1	None	SLU	4b
054-240-034	1	None	SLU	4b
054-240-035	1	None	SLU	4b
054-240-038	1	None	SLU	4b
054-240-039	1	None	SLU	4b
054-250-001	1	None	SLU	4b
054-250-002	1	None	SLU	4b
054-250-003	1	None	SLU	4b
054-250-004	1	None	SLU	4b
054-260-034	1	SC	None	1b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
054-270-019	1	SC	SLU SC	4b
054-270-020	1	SC	SLU SC	4b
054-270-021	1	SC	SLU SC	4b
054-270-022	1	SC	SLU	1b, 4b
054-281-001	1	SC	SLU SC	4b
054-282-016	1	SC	None	1b
054-371-032	1	SC	None	1b, 4l
054-371-033	1	SC	None	1b, 4l
054-400-002	1	None	SLU	4b
054-400-007	1	None	SLU	4b
054-400-009	1	SC	SC SLU	4b
054-400-011	1	None	SLU	4b
054-400-016	1	SC	SC SLU	4b
054-400-017	1	None	SLU	4b
054-400-018	1	SC	SC SLU	4b
054-400-019	1	SC	SC SLU	4b
054-400-020	1	None	SLU	4b
054-400-021	1	SC	SC SLU	4b
054-400-022	1	SC	SC SLU	4b
055-040-002	1	None	SLU	4b
055-040-024	1	None	SLU	4b
055-040-025	1	None	SLU	4b
055-040-026	1	None	SLU	4b
055-040-032	1	None	SLU	4b
055-040-040	1	None	SLU	4b
055-040-041	1	None	SLU	4b
055-040-042	1	None	SLU	4b
055-040-055	1	SC	SLU SC	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
055-040-056	1	SC	SLU SC	4b
055-040-066	1	None	SLU	4b
055-040-067	1	None	SLU	4b
055-040-081	1	SC	SLU SC	4b
055-040-082	1	SC	SLU SC	4b
055-040-100	1	None	SLU	4b
055-040-101	1	None	SLU	4b
055-050-001	1	SC	SLU SC	4b
055-060-001	1	None	SLU	4b
055-060-002	1	None	SLU	4b
055-060-004	1	SC	SLU SC	4b
055-060-018	1	SC	SLU SC	4b
055-060-019	1	SC	SLU SC	4b
055-060-020	1	SC	SLU SC	4b
055-060-021	1	SC	SLU SC	4b
055-230-003	1	SC	SLU SC	4b
055-230-005	1	SC	SLU SC	4b
055-230-009	1	None	SLU	4b
055-230-010	1	None	SLU	4b
055-230-011	1	None	SLU	4b
055-230-012	1	None	SLU	4b
055-230-016	1	None	SLU	4y
055-230-019	1	None	SLU	4b
055-230-025	1	None	SLU	4y
055-230-027	1	None	SLU	4y
055-230-028	1	None	SLU	4y
055-230-029	1	None	SLU	4b
055-230-031	1	None	SLU	4b



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
055-230-032	1	None	SLU	4b
055-230-033	1	None	SLU	4b
055-230-034	1	SC	SLU SC	4b
055-230-035	1	SC	SLU SC	4b
055-230-036	1	SC	SLU SC	4b
055-230-037	1	None	SLU	4b
055-230-038	1	None	SLU	4b
055-230-039	1	None	SLU	4b
055-230-040	1	None	SLU	4b
056-021-035	1	SC	SLU SC	4b
056-251-002	1	SC	None	1b
056-303-008	1	SC	None	1b
056-303-009	1	SC	None	1b
056-303-010	1	SC	None	1b
056-303-011	1	SC	None	1b
056-303-012	1	SC	None	1b
056-313-033	1	SC	None	1b
056-333-004	1	SC	None	1b
056-401-021	1	SC	None	1b, 4l
056-464-002	1	SC	None	1b
056-564-023	1	SLU	None	1c, 4j
056-620-026	1	SC	None	1b
056-660-011	1	SC	None	1b, 4l
057-070-025	4	SLU	None	1c
057-130-017	4	SC	None	1b
058-232-004	4	SC	None	1b
058-262-012	4	SC	None	1b
058-290-032	4	SC	None	1b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
059-140-015	4	None	SC	2a
059-140-019	4	None	SC	2a
059-140-020	4	None	SC	2a
059-140-023	4	None	SC	2a
059-140-024	4	None	SC	2a
059-140-025	4	None	SC	2a
059-140-026	4	None	SC	2a
059-140-029	4	None	SC	2a
059-140-033	4	None	SC	2a
059-140-036	4	None	SC	2a
059-140-037	4	None	SC	2a
059-140-039	4	None	SC	2a
059-140-040	4	None	SC	2a
059-150-001	4	None	SC	2a
059-150-002	4	None	SC	2a
059-150-003	4	None	SC	2a
059-150-004	4	None	SC	2a
059-190-021	4	SLU	None	1c
059-190-029	4	SLU	None	1c
059-230-069	4	CS	None	1a
059-240-051	4	SLU	None	1c
059-310-065	4	CS	None	1a
059-310-066	4	CS	None	1a
060-040-035	5	CS	SLU CS	3a
060-400-055	5	SC	None	1b
061-040-070	5	SLU	None	1c
061-050-037	5	SC	SLU SC	3a
061-050-039	5	SC	SLU SC	3a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
061-050-041	5	SC	SLU SC	3a
061-050-059	5	SC	SLU SC	3a
061-050-060	5	SC	SLU SC	3a
061-050-061	5	SC	SLU SC	3a
061-050-062	5	SLU SC	SLU SC	3a
062-032-003	2	SC	None	1b
062-032-010	2	SC	None	1b
062-032-039	2	SC	None	1b
063-040-019	5	SC	None	1b
063-053-002	5	SC	None	1b
063-110-071	5	SC	None	1b
066-220-007	4	SLU	None	1c
066-220-039	4	SLU	None	1c
066-220-040	4	SLU	None	1c
066-300-065	4	SLU	None	1c
067-121-010	4	SC	None	1b
067-160-020	1	SC	None	1b
067-320-015	4	SLU	None	1c
067-320-017	4	SLU	None	1c
067-320-018	4	SLU	None	1c
067-320-019	4	SLU	None	1c
068-010-029	2	SLU	None	1c
068-010-030	2	SLU	None	1c
068-190-022	1	SLU	None	1c
069-210-003	5	SC	SLU SC	3a
069-210-014	5	SC	SLU SC	3a
069-210-017	5	SLU SC	SLU SC	3a
069-210-018	5	SLU SC	SLU SC	3a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
069-250-028	5	SLU	None	1c
070-030-027	5	SC	None	1b
070-040-024	5	SC	None	1b
070-050-015	5	None	SC	2a
070-050-027	5	None	SC	2a
070-060-019	5	SC	None	1b
070-060-045	5	SC	None	1b
070-130-002	5	SC	None	1b
070-150-002	5	SC	None	1b
070-150-030	5	SC	None	1b
070-170-011	5	None	SLU	3a
070-170-025	5	None	SLU	3a
070-180-001	5	None	SLU	3a
070-200-022	5	None	SLU	3a
070-200-042	5	None	SLU	3a
070-210-007	5	None	SLU	3a
070-310-019	5	SC	None	1b
070-320-046	5	SC	None	1b
070-390-004	5	SC	None	1b
071-070-033	5	SLU	None	1c
071-080-052	5	None	SLU	3a
071-080-053	5	None	SLU	3a
071-080-056	5	None	SLU	3a
071-080-057	5	None	SLU	3a
071-080-058	5	None	SLU	3a
071-080-059	5	None	SLU	3a
071-080-068	5	None	SLU	3a
071-090-005	5	None	SLU	3a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
071-100-001	5	None	SLU	3a
071-120-048	5	None	SLU	3a
071-120-049	5	None	SLU	3a
071-120-050	5	None	SLU	3a
071-120-051	5	None	SLU	3a
071-120-052	5	None	SLU	3a
071-120-053	5	None	SLU	3a
071-120-056	5	None	SLU	3a
071-120-057	5	None	SLU	3a
071-120-058	5	None	SLU	3a
071-120-059	5	None	SLU	3a
071-150-002	5	SC	SLU SC	3g1
071-150-003	5	SC	SLU SC	3g1
071-150-004	5	SC	SLU SC	3a
071-150-005	5	SC	SLU SC	3a
071-150-006	5	SC	SLU SC	3a
071-150-007	5	SC	SLU SC	3a
071-150-008	5	SC	SLU SC	3a
071-150-009	5	None	SLU	3a
071-150-010	5	SC	SLU SC	3a
071-150-017	5	SC	SLU SC	3a
071-210-022	5	None	SLU	3a
071-210-023	5	None	SLU	3a
071-220-014	5	SC	None	1b
071-240-076	5	None	SLU	3a
071-250-022	5	None	SLU	3a
071-270-005	5	None	SLU	3a
071-270-006	5	None	SLU	3a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
071-270-020	5	SLU	SLU	3a
071-270-021	5	None	SLU	3a
071-290-017	5	SLU	SLU	3a
071-300-011	5	SLU SC	SLU SC	3a
071-300-017	5	SLU	SLU	3a
071-300-018	5	None	SLU	3a
071-321-001	5	SLU	None	1d
071-321-002	5	SLU	None	1d
071-321-003	5	SLU	None	1d
072-021-015	5	None	SLU	3a
072-021-017	5	None	SLU	3a
072-021-018	5	None	SLU	3a
072-021-024	5	None	SLU	3a
072-021-028	5	SLU	SLU	3a
072-021-036	5	SLU	None	1c
072-021-039	5	SC	SLU SC	3a
072-021-040	5	SLU SC	SLU SC	3a
072-100-004	5	None	SLU	3a
072-100-005	5	None	SLU	3a
072-100-018	5	SC	SLU SC	3g1
072-100-063	5	None	SLU	3a
072-100-064	5	None	SLU	3a
072-100-065	5	None	SLU	3a
072-110-001	5	SC	SLU SC	3g1
072-110-002	5	SC	SLU SC	3g1
072-110-003	5	SC	SLU SC	3g1
072-110-004	5	SC	SLU SC	3g1
072-110-009	5	SC	SLU SC	3g1



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
072-110-011	5	SLU SC	SLU SC	3a
072-110-012	5	SLU SC	SLU SC	3a
072-110-014	5	SC	SLU SC	3g1
072-110-015	5	SC	SLU SC	3g1
072-120-040	5	SC	None	1b
072-120-043	5	SC	SLU SC	3a
072-140-018	5	SC	None	1b
072-140-023	5	SC	None	1b
072-171-003	5	None	SLU	3a
072-171-012	5	None	SLU	3a
072-171-015	5	None	SLU	3a
072-171-016	5	None	SLU	3a
072-171-017	5	None	SLU	3a
072-171-018	5	None	SLU	3a
072-173-001	5	None	SLU	3a
072-173-002	5	None	SLU	3a
072-173-003	5	None	SLU	3a
072-173-020	5	None	SLU	3a
072-173-021	5	None	SLU	3a
072-173-028	5	None	SLU	3a
072-173-029	5	None	SLU	3a
072-173-030	5	None	SLU	3a
072-173-031	5	None	SLU	3a
072-173-035	5	None	SLU	3a
072-173-036	5	None	SLU	3a
072-173-037	5	None	SLU	3a
072-174-001	5	None	SLU	3a
072-174-004	5	None	SLU	3a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
072-174-006	5	None	SLU	3a
072-174-010	5	None	SLU	3a
072-174-014	5	None	SLU	3a
072-174-016	5	None	SLU	3a
072-174-020	5	None	SLU	3a
072-174-026	5	None	SLU	3a
072-174-029	5	None	SLU	3a
072-174-030	5	None	SLU	3a
072-174-033	5	None	SLU	3a
072-174-034	5	None	SLU	3a
072-174-035	5	None	SLU	3a
072-174-042	5	None	SLU	3a
072-174-043	5	None	SLU	3a
072-174-044	5	None	SLU	3a
072-180-009	5	None	SLU	3a
072-180-010	5	None	SLU	3a
072-180-011	5	None	SLU	3a
072-180-012	5	None	SLU	3a
072-180-013	5	None	SLU	3a
072-180-014	5	None	SLU	3a
072-180-016	5	None	SLU	3a
072-180-017	5	None	SLU	3a
072-180-018	5	None	SLU	3a
072-180-020	5	None	SLU	3a
072-180-026	5	None	SLU	3a
072-180-028	5	None	SLU	3a
072-180-029	5	None	SLU	3a
072-180-030	5	None	SLU	3a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
072-180-031	5	None	SLU	3a
072-180-032	5	None	SLU	3a
072-180-033	5	None	SLU	3a
072-180-034	5	None	SLU	3a
072-180-035	5	None	SLU	3a
072-180-036	5	None	SLU	3a
072-180-037	5	None	SLU	3a
072-180-038	5	None	SLU	3a
072-180-039	5	None	SLU	3a
072-180-040	5	None	SLU	3a
072-180-041	5	None	SLU	3a
072-180-042	5	None	SLU	3a
072-200-003	5	SC	SLU SC	3a
072-200-004	5	None	SLU	3a
072-200-005	5	None	SLU	3a
072-200-006	5	SC	None	1b
072-212-001	5	None	SLU	3a
072-212-002	5	None	SLU	3a
072-212-003	5	None	SLU	3a
072-214-012	5	SC	None	1b
072-215-003	5	None	SLU	3a
072-250-014	5	None	SLU	3a
072-290-009	5	SC	SLU SC	3g1
072-290-010	5	SC	SLU SC	3g1
072-290-020	5	SC	SLU SC	3g1
072-300-003	5	SC	SLU SC	3g1
072-370-027	5	SC	None	1b
072-370-047	5	SC	None	1b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
073-061-022	5	SC	None	1b
073-061-071	5	SC	None	1b
073-090-017	5	SC	None	1b
073-190-023	5	SC	None	1b
073-290-048	5	SC	None	1b
074-110-020	5	SC	None	1b
074-150-036	5	SC	None	1b
074-340-012	5	SC	None	1b
074-350-009	5	SC	None	1b
075-090-030	5	SC	None	1b
075-090-085	5	SC	None	1b
075-185-008	5	SC	None	1b
075-185-009	5	SC	None	1b
075-185-011	5	SC	None	1b
075-290-021	5	SC	None	1b
075-290-022	5	SC	None	1b
076-120-026	5	SC	None	1b
076-130-027	5	SC	None	1b
076-230-029	5	SC	None	1b
077-110-046	5	SC	None	1b
078-080-010	5	SLU	None	1c
079-220-018	4	SC	None	1b
080-060-067	5	SC	None	1b
080-070-029	5	SC	None	1b
080-160-035	5	SC	None	1b
080-170-034	5	SC	None	1b
081-042-025	5	SC	None	1b
081-100-027	5	SC	None	1b



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
081-100-039	5	SC	None	1b
081-100-040	5	SC	None	1b
081-100-041	5	SC	None	1b
081-292-038	5	SLU	None	1c
081-292-039	5	SLU	None	1c
081-292-041	5	SLU	None	1c
082-034-007	5	SC	None	1b
082-034-014	5	SC	None	1b
082-051-016	5	SC	None	1b
082-121-057	5	SC	None	1b
082-143-012	5	SC	None	1b
082-143-079	5	SC	None	1b
082-150-006	5	SC	None	1b
082-202-028	5	SC	None	1b
082-210-004	5	SC	None	1b
082-220-009	5	SC	None	1b
082-220-033	5	SC	None	1b
082-220-035	5	SC	None	1b
082-251-028	5	SC	None	1b
083-020-065	5	None	SLU	3a
083-020-091	5	SC	None	1b
083-050-017	5	SLU	SLU	3a
083-130-082	5	SLU SC	SLU SC	3a portion
083-130-083	5	SLU SC	SLU SC	3a portion
083-170-059	5	SLU	None	1c
083-210-006	5	None	SLU	3a portion
083-210-011	5	SLU SC	SLU SC	3a portion
083-210-015	5	None	SLU	3a portion



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
083-210-019	5	SLU SC	SLU SC	3a portion
083-210-020	5	SLU	SLU	3a portion
084-010-004	5	SLU SC	SLU SC	3a
084-020-024	5	SC	SLU SC	3a
084-190-001	5	SLU	None	1c
084-270-002	5	SC	None	1b
084-270-023	5	SC	None	1b
085-060-004	5	None	SLU	3a
085-060-005	5	None	SLU	3a
085-060-013	5	SLU	None	1c
085-070-002	5	SLU SC	SLU SC	3a
085-070-003	5	SLU SC	SLU SC	3a
085-070-025	5	SC	None	1b
085-132-009	5	SC	None	1b
085-140-017	5	None	SLU	3a
086-220-029	4	SLU	None	1c
088-190-007	4	SLU	None	1c
088-230-039	4	SC	None	1b
089-150-011	4	SLU	None	1c
089-160-005	4	SLU	None	1c
089-160-007	4	SLU	None	1c
089-160-024	4	SLU	None	1c
089-170-009	4	SLU	None	1c
089-190-052	4	SLU	None	1c
090-090-013	4	SLU	None	1c
090-090-014	4	SLU	None	1c
090-090-029	4	SLU	None	1c
090-090-044	4	SLU	None	1c



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
090-100-002	4	SLU	None	1c
090-100-018	4	SLU	None	1c
090-100-026	4	SLU	None	1c
091-020-012	4	None	SLU	2n
091-100-013	4	SC	SLU SC	4b
091-100-015	4	SC	SLU SC	4b
091-100-016	4	SC	SLU SC	4b
091-170-007	4	None	SLU	2k
094-010-003	5	SC	SLU SC	3g1
094-010-006	5	SC	SLU SC	3g1
094-010-015	5	SC	SLU SC	3g1
094-010-016	5	SC	SLU SC	3g1
094-010-017	5	SC	SLU SC	3g1
094-010-018	5	SC	SLU SC	3g1
094-010-019	5	SC	SLU SC	3g1
094-010-027	5	SC	SLU SC	3g1
094-010-030	5	SC	SLU SC	3g1
094-010-031	5	SC	SLU SC	3g1
094-010-032	5	SC	SLU SC	3g1
094-010-033	5	SC	SLU SC	3g1
094-010-035	5	SC	SLU SC	3g1
094-021-003	5	None	SLU	3a
094-021-005	5	SC	SLU SC	3g1
094-021-006	5	SC	SLU SC	3g1
094-022-001	5	None	SLU	3a
094-022-002	5	None	SLU	3a
094-022-003	5	None	SLU	3a
094-022-004	5	None	SLU	3a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
094-022-005	5	None	SLU	3a
094-022-006	5	None	SLU	3a
094-022-007	5	None	SLU	3a
094-022-008	5	None	SLU	3a
094-022-009	5	None	SLU	3a
094-022-011	5	None	SLU	3a
094-022-012	5	None	SLU	3a
094-022-013	5	None	SLU	3a
094-022-014	5	None	SLU	3a
094-022-015	5	None	SLU	3a
094-022-017	5	None	SLU	3a
094-022-018	5	None	SLU	3a
094-022-019	5	None	SLU	3a
094-023-001	5	SC	SLU SC	3g1
094-023-002	5	SC	SLU SC	3g1
094-023-003	5	SC	SLU SC	3g1
094-023-004	5	SC	SLU SC	3g1
094-023-005	5	SC	SLU SC	3g1
094-023-006	5	SC	SLU SC	3g1
094-023-007	5	SC	SLU SC	3g1
094-023-008	5	SC	SLU SC	3g1
094-023-009	5	SC	SLU SC	3g1
094-023-010	5	SC	SLU SC	3g1
094-023-011	5	None	SLU	3a
094-023-016	5	None	SLU	3a
094-023-017	5	None	SLU	3a
094-023-019	5	SC	SLU SC	3g1
094-024-001	5	SC	SLU SC	3g1



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
094-024-002	5	SC	SLU SC	3g1
094-024-003	5	SC	SLU SC	3g1
094-024-004	5	SC	SLU SC	3g1
094-024-007	5	SC	SLU SC	3g1
094-024-010	5	SC	SLU SC	3g1
094-024-011	5	SC	SLU SC	3g1
094-024-012	5	SC	SLU SC	3g1
094-024-013	5	SC	SLU SC	3g1
094-024-014	5	SC	SLU SC	3g1
094-025-028	5	SC	SLU SC	3g1
094-031-004	5	None	SLU	3a
094-031-005	5	None	SLU	3a
094-031-006	5	None	SLU	3a
094-031-007	5	None	SLU	3a
094-032-004	5	None	SLU	3a
094-032-005	5	None	SLU	3a
094-032-006	5	None	SLU	3a
094-032-007	5	None	SLU	3a
094-032-008	5	None	SLU	3a
094-032-010	5	None	SLU	3a
094-032-011	5	None	SLU	3a
094-032-012	5	None	SLU	3a
094-032-013	5	None	SLU	3a
094-032-014	5	None	SLU	3a
094-032-015	5	None	SLU	3a
094-032-016	5	None	SLU	3a
094-032-017	5	None	SLU	3a
094-032-018	5	None	SLU	3a



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
094-032-019	5	None	SLU	3a
094-032-020	5	None	SLU	3a
094-032-021	5	None	SLU	3a
094-032-024	5	None	SLU	3a
094-032-025	5	None	SLU	3a
094-032-026	5	None	SLU	3a
094-032-027	5	None	SLU	3a
094-032-028	5	None	SLU	3a
094-032-029	5	None	SLU	3a
094-032-030	5	None	SLU	3a
094-032-031	5	None	SLU	3a
094-032-032	5	None	SLU	3a
094-033-004	5	None	SLU	3a
094-033-005	5	None	SLU	3a
094-033-006	5	None	SLU	3a
094-033-007	5	None	SLU	3a
094-033-008	5	None	SLU	3a
094-034-003	5	None	SLU	3a
094-034-005	5	None	SLU	3a
094-034-007	5	None	SLU	3a
094-034-008	5	None	SLU	3a
094-034-009	5	None	SLU	3a
094-034-010	5	None	SLU	3a
094-034-011	5	None	SLU	3a
094-034-012	5	None	SLU	3a
094-034-014	5	None	SLU	3a
094-034-015	5	None	SLU	3a
094-034-016	5	None	SLU	3a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
094-035-003	5	None	SLU	3a
094-035-004	5	None	SLU	3a
094-035-005	5	None	SLU	3a
094-035-006	5	None	SLU	3a
094-035-007	5	None	SLU	3a
094-051-001	5	None	SLU	3a
094-051-002	5	None	SLU	3a
094-051-004	5	None	SLU	3a
094-051-005	5	None	SLU	3a
094-051-007	5	None	SLU	3a
094-051-008	5	None	SLU	3a
094-051-009	5	None	SLU	3a
094-052-014	5	SC	None	1b
094-052-015	5	SC	None	1b
094-052-016	5	SC	None	1b
094-052-029	5	SC	None	1b
094-053-003	5	None	SLU	3a
094-053-004	5	None	SLU	3a
094-053-005	5	None	SLU	3a
094-053-006	5	None	SLU	3a
094-053-007	5	None	SLU	3a
094-053-008	5	None	SLU	3a
094-070-006	5	SC	SLU SC	3g1
094-090-003	5	SC	None	1b
094-090-015	5	SC	None	1b
094-100-006	5	SC	None	1b
094-100-041	5	SC	None	1b
094-124-007	5	SC	None	1b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
094-130-005	5	SC	SLU SC	3a
094-130-010	5	SC	SLU SC	3g1
094-130-014	5	SC	SLU SC	3a
094-130-015	5	SC	SLU SC	3a
094-130-017	5	SC	SLU SC	3a
094-130-018	5	SC	SLU SC	3a
094-130-019	5	SLU SC	SLU SC	3a
094-160-006	5	SC	None	1b
094-170-002	5	SC	SLU SC	3g1
094-170-052	5	SC	SLU SC	3a
094-190-001	5	None	SLU	3a
094-200-001	5	None	SLU	3a
094-260-037	5	None	SLU	3a
095-111-014	5	None	SLU	3a
095-120-001	5	None	SLU	3a
095-120-003	5	None	SLU	3a
095-120-006	5	None	SLU	3a
095-120-007	5	None	SLU	3a
095-160-005	5	SC	None	1b
095-160-012	5	SC	None	1b
095-170-017	5	SC	None	1b
095-211-005	5	None	SLU	3a
095-231-010	5	SC	None	1b
095-231-014	5	SC	None	1b
095-231-015	5	SC	None	1b
095-231-029	5	SC	None	1b
095-231-030	5	SC	None	1b
096-010-001	5	None	SLU	3a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
096-010-003	5	None	SLU	3a
096-010-008	5	None	SLU	3a
096-010-009	5	None	SLU	3a
096-010-010	5	SC	SC	3a
096-050-001	5	SC	SLU SC	3a
096-050-007	5	SC	SLU SC	3a
096-050-008	5	SC	SLU SC	3a
096-050-009	5	SC	SLU SC	3a
096-080-010	5	SC	None	1b
096-140-001	5	None	SLU	3a
096-140-002	5	None	SLU	3a
096-140-003	5	None	SLU	3a
096-140-004	5	None	SLU	3a
096-140-005	5	None	SLU	3a
096-140-006	5	None	SLU	3a
096-140-007	5	None	SLU	3a
096-140-008	5	None	SLU	3a
096-140-009	5	None	SLU	3a
096-140-021	5	SC	SLU SC	3a
096-140-024	5	None	SLU	3a
096-140-026	5	None	SLU	3a
096-140-027	5	None	SLU	3a
096-140-028	5	None	SLU	3a
096-150-026	5	SC	SLU SC	3a
096-150-027	5	SC	SLU SC	3a
096-160-011	5	SC	SLU SC	3a
096-170-006	5	SC	SLU SC	3a
096-170-007	5	SC	SLU SC	3a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
096-180-033	5	None	SLU	3a
097-010-003	5	None	SLU	3a
097-010-008	5	None	SLU	3a
097-020-003	5	None	SLU	3a
097-020-006	5	SLU SC	SLU SC	3a
097-030-017	5	SC	SLU SC	3a
097-030-018	5	SC	SLU SC	3a
097-030-022	5	SC	SLU SC	3a
097-030-024	5	SC	SLU SC	3a
097-030-027	5	None	SLU	3a
097-030-028	5	None	SLU	3a
097-030-029	5	SC	SLU SC	3a
097-030-030	5	SC	SLU SC	3a
097-030-031	5	None	SLU	3a
097-030-032	5	None	SLU	3a
097-030-033	5	None	SLU	3a
097-030-034	5	None	SLU	3a
097-060-001	5	SC	SLU SC	3a
097-060-022	5	SC	None	1b
097-080-001	5	SC	SLU SC	3a
097-080-003	5	None	SLU	3a
097-080-006	5	SC	SLU SC	3a
097-080-007	5	SC	SLU SC	3a
097-090-023	5	SC	SLU SC	3a
097-090-044	5	SC	SLU SC	3a
097-110-002	5	None	SLU	3a
097-110-003	5	SLU	SLU	3a
097-130-010	5	SLU	SLU	3a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
097-130-021	5	SLU	SLU	3a
097-140-016	5	SLU SC	SLU SC	3a
097-230-036	5	SC	SLU SC	3a
097-230-037	5	SC	SLU SC	3a
097-240-003	5	None	SLU	3a
097-240-004	5	SC	SLU SC	3a
097-240-005	5	None	SLU	3a
097-240-006	5	None	SLU	3a
097-240-007	5	SC	SLU SC	3a
097-240-008	5	None	SLU	3a
097-240-009	5	None	SLU	3a
097-240-011	5	SC	SLU SC	3a
097-240-013	5	SC	SLU SC	3a
097-240-014	5	None	SLU	3a
097-240-015	5	None	SLU	3a
097-240-018	5	None	SLU	3a
097-240-019	5	None	SLU	3a
097-240-022	5	None	SLU	3a
097-240-023	5	None	SLU	3a
097-240-025	5	None	SLU	3a
097-240-026	5	None	SLU	3a
097-240-027	5	None	SLU	3a
097-240-032	5	SC	SLU SC	3a
097-240-036	5	None	SLU	3a
097-240-038	5	SC	SLU SC	3a
097-240-040	5	None	SLU	3a
097-240-042	5	None	SLU	3a
097-240-043	5	None	SLU	3a



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
097-240-051	5	None	SLU	3a
097-240-052	5	None	SLU	3a
097-240-055	5	None	SLU	3a
097-240-056	5	None	SLU	3a
097-240-058	5	None	SLU	3a
097-240-059	5	None	SLU	3a
097-240-061	5	None	SLU	3a
097-240-064	5	None	SLU	3a
097-240-065	5	SC	SLU SC	3a
097-240-068	5	None	SLU	3a
097-240-069	5	None	SLU	3a
097-240-071	5	None	SLU	3a
097-240-072	5	None	SLU	3a
097-240-073	5	None	SLU	3a
097-240-074	5	None	SLU	3a
097-240-075	5	None	SLU	3a
097-240-076	5	None	SLU	3a
097-240-077	5	None	SLU	3a
097-240-078	5	None	SLU	3a
097-240-079	5	None	SLU	3a
097-240-080	5	None	SLU	3a
097-240-082	5	None	SLU	3a
097-240-083	5	SC	SLU SC	3a
097-240-085	5	None	SLU	3a
097-240-087	5	None	SLU	3a
097-240-088	5	None	SLU	3a
097-260-001	5	None	SLU	3a
097-260-002	5	None	SLU	3a



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
097-260-003	5	None	SLU	3a
097-260-004	5	None	SLU	3a
097-260-005	5	None	SLU	3a
097-260-006	5	None	SLU	3a
097-260-007	5	None	SLU	3a
097-260-008	5	None	SLU	3a
097-260-009	5	None	SLU	3a
097-260-010	5	None	SLU	3a
097-260-011	5	None	SLU	3a
097-260-012	5	None	SLU	3a
097-260-013	5	None	SLU	3a
097-260-014	5	None	SLU	3a
097-260-015	5	None	SLU	3a
097-260-016	5	None	SLU	3a
097-260-017	5	None	SLU	3a
097-260-018	5	None	SLU	3a
097-260-019	5	None	SLU	3a
097-260-020	5	None	SLU	3a
097-260-021	5	None	SLU	3a
097-280-002	5	None	SLU	3a
097-280-006	5	None	SLU	3a
097-280-007	5	None	SLU	3a
097-280-008	5	None	SLU	3a
099-111-033	5	SC	None	1b
099-140-069	5	SC	None	1b
100-080-041	5	SC	None	1b
100-120-003	5	SC	None	1b
100-120-020	5	SC	None	1b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
101-020-032	5	SC	None	1b
101-140-040	5	SC	None	1b
101-140-053	5	SC	None	1b
105-070-030	5	SC	None	1b
105-190-010	5	SC	None	1b
106-070-037	5	SC	None	1b
106-070-061	5	SC	None	1b
109-480-024	5	SLU	None	1c
110-130-035	4	SLU	None	1c
117-070-024	4	None	SLU	2k
120-080-008	4	SC	None	1b
122-390-004	5	SC	None	1b
122-390-005	5	SC	None	1b
122-390-012	5	SC	None	1b
122-410-006	5	SC	None	1b
126-011-048	1	SC	None	1b
127-082-029	1	SC	None	1b
127-312-068	1	SLU	None	1c
127-342-082	1	SC	None	4l
127-381-001	1	SLU	None	1c
127-381-002	1	SLU	None	1c
127-381-006	1	SLU	None	1c
128-182-001	1	None	SC	2a
128-262-001	1	None	SC	2a
128-352-027	1	SC	None	1b
130-080-041	5	SC	None	1b
130-080-059	5	None	SLU	3a
130-101-076	5	SC	None	1b



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
130-101-077	5	SC	None	1b
130-190-093	5	None	SLU	3a
130-190-094	5	None	SLU	3a
130-262-031	5	SC	SLU SC	3a
130-262-032	5	SC	SLU SC	3a
130-270-047	5	SLU SC	SLU SC	3a
131-120-017	4	None	SLU	2k
131-120-018	4	None	SLU	2k
133-010-005	1	None	SLU	4b
133-010-007	1	None	SLU	4b
133-010-008	1	None	SLU	4b
133-010-009	1	None	SLU	4b
133-010-010	1	None	SLU	4b
133-010-012	1	None	SLU	4b
133-010-013	1	None	SLU	4b
133-010-014	1	None	SLU	4b
133-010-016	1	None	SLU	4b
133-010-021	1	SLU	SLU	2n, 4y
133-010-022	1	SLU	SLU	2n, 4y
133-010-023	1	None	SLU	4y
133-010-028	1	None	SLU	4b
133-010-033	1	None	SLU	4b
133-010-034	1	None	SLU	4b
133-010-035	1	None	SLU	4b
133-010-039	1	None	SLU	4b
133-010-040	1	SLU	SLU	2n, 4y
133-010-042	1	None	SLU	2n, 4y
133-010-044	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
133-010-045	1	None	SLU	4b
133-010-060	1	None	SLU	4b
133-010-062	1	None	SLU	4b
133-010-063	1	SLU	SLU	2n, 4y
133-010-066	1	None	SLU	2n, 4y
133-010-067	1	None	SLU	4b
133-010-068	1	SLU	SLU	2n, 4y
133-020-003	1	None	SLU	2c
133-020-016	1	None	SLU	2c
133-020-018	1	SLU	SLU	2n
133-020-019	1	None	SLU	2c
133-020-023	1	None	SLU	2n
133-020-026	1	None	SLU	2c
133-020-028	1	SLU	SLU	2n
133-020-037	1	None	SLU	2n
133-020-038	1	None	SLU	2n
133-020-040	1	SLU	SLU	2n
133-020-041	1	None	SLU	2c
133-020-043	1	SLU	SLU	2n
133-020-044	1	None	SLU	2n
133-020-049	1	SLU	SLU	2n
133-020-050	1	None	SLU	2n
133-040-015	1	SLU	SLU	2n
133-050-046	1	SLU	SLU	2n
133-061-001	1	None	SLU	4b
133-061-002	1	SC	SC SLU	4b
133-061-003	1	None	SLU	4b
133-061-005	1	SC	SC SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
133-061-006	1	None	SLU	4b
133-061-007	1	None	SLU	4b
133-061-008	1	None	SLU	4b
133-061-009	1	None	SLU	4b
133-061-010	1	None	SLU	4b
133-061-011	1	None	SLU	4b
133-061-013	1	None	SLU	4b
133-061-014	1	None	SLU	4b
133-061-015	1	None	SLU	4b
133-061-016	1	None	SLU	4b
133-061-017	1	SC	SC SLU	4b
133-061-018	1	SC	SC SLU	4b
133-061-019	1	None	SLU	4b
133-061-022	1	SC	SC SLU	4b
133-061-023	1	SC	SC SLU	4b
133-061-024	1	None	SLU	4b
133-061-025	1	None	SLU	4b
133-061-026	1	None	SLU	4b
133-070-001	1	None	SLU	2n, 4y
133-070-003	1	None	SLU	4b
133-070-006	1	None	SLU	4b
133-070-009	1	None	SLU	4b
133-070-013	1	None	SLU	4b
133-070-014	1	None	SLU	4b
133-070-015	1	None	SLU	4b
133-070-017	1	None	SLU	4b
133-070-024	1	None	SLU	4b
133-070-025	1	None	SLU	2n, 4y



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
133-070-026	1	None	SLU	4b
133-070-027	1	None	SLU	4b
133-070-028	1	None	SLU	4b
133-070-030	1	None	SLU	4b
133-070-031	1	None	SLU	4b
133-070-034	1	None	SLU	4b
133-070-035	1	None	SLU	4b
133-070-036	1	None	SLU	4b
133-070-037	1	SC	SC SLU	4b
133-070-038	1	None	SLU	4b
133-070-039	1	SC	SC SLU	4b
133-070-043	1	None	SLU	4b
133-070-044	1	None	SLU	4b
133-070-047	1	None	SLU	2c, 4y
133-070-050	1	None	SLU	4b
133-070-051	1	None	SLU	2n, 4y
133-070-053	1	SC	SC SLU	4b
133-070-054	1	None	SLU	4b
133-070-057	1	None	SLU	2n, 4y
133-070-058	1	None	SLU	4b
133-070-059	1	None	SLU	4b
133-070-060	1	None	SLU	4b
133-070-061	1	None	SLU	4b
133-070-062	1	None	SLU	4b
133-070-064	1	None	SLU	4b
133-070-065	1	None	SLU	2n, 4y
133-070-066	1	None	SLU	4b
133-070-067	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
133-081-001	1	None	SLU	4b
133-081-002	1	None	SLU	4b
133-081-003	1	None	SLU	4b
133-081-006	1	None	SLU	2n, 4y
133-081-007	1	None	SLU	4b
133-081-008	1	None	SLU	4b
133-081-009	1	None	SLU	4b
133-081-010	1	None	SLU	4b
133-081-011	1	None	SLU	4b
133-082-002	1	None	SLU	4b
133-082-003	1	None	SLU	4b
133-082-004	1	None	SLU	4b
133-082-005	1	None	SLU	4b
133-082-006	1	None	SLU	4b
133-082-007	1	None	SLU	4b
133-082-008	1	None	SLU	4b
133-082-009	1	None	SLU	4b
133-082-011	1	None	SLU	4b
133-082-012	1	None	SLU	4b
133-082-013	1	None	SLU	4b
133-082-014	1	None	SLU	4b
133-082-015	1	None	SLU	4b
133-082-016	1	None	SLU	4b
133-082-017	1	SC	SC SLU	4b
133-082-018	1	None	SLU	4b
133-082-019	1	None	SLU	4b
133-082-020	1	None	SLU	4b
133-082-021	1	None	SLU	4b



APN	Supervisory District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
133-082-022	1	None	SLU	4b
133-082-023	1	None	SLU	4b
133-111-001	1	SC	SC SLU	4b
133-111-002	1	SC	SC SLU	4b
133-111-007	1	SC	SC SLU	4b
133-111-008	1	SC	SC SLU	4b
133-111-009	1	None	SLU	4b
133-111-010	1	SC	SC SLU	4y
133-111-013	1	None	SLU	4b
133-111-014	1	None	SLU	4b
133-111-021	1	SC	SC SLU	4b
133-111-022	1	None	SLU	4b
134-202-021	5	SLU	None	1c
136-060-020	2	SC	None	1b
139-190-022	4	None	SLU	2k
140-100-041	4	SC	None	1b
140-150-017	4	None	SLU	2k
140-180-003	4	None	SLU	2c
140-180-004	4	None	SLU	2c
140-180-027	4	None	SLU	2c
140-180-034	4	None	SLU	2c
140-180-037	4	None	SLU	2c
141-270-004	4	None	SLU	2k
142-024-010	1	SC	None	1b
142-031-037	1	SLU	SLU	2f, 2n
142-031-038	1	None	SLU	2c
142-031-050	1	SLU	SLU	2f, 2n
142-051-029	1	SLU	SLU	2f, 2n



APN	Supervisorial District	Existing General Plan Open Space	Proposed General Plan Open Space	Change Category
142-311-017	1	SC	None	1b
142-312-001	1	SC	None	1b
142-312-002	1	SC	None	1b
142-312-003	1	SC	None	1b
142-312-004	1	SC	None	1b
142-312-005	1	SC	None	1b
142-312-023	1	SC	None	1b
155-070-005	5	SLU	None	1c
155-300-002	5	SC	None	1b
155-340-021	5	SLU	None	1c
156-110-006	5	SC	None	1b
156-110-016	5	SC	None	1b
156-330-028	5	SC	None	1b
156-480-030	5	SC	None	1b
156-490-005	5	SC	None	1b



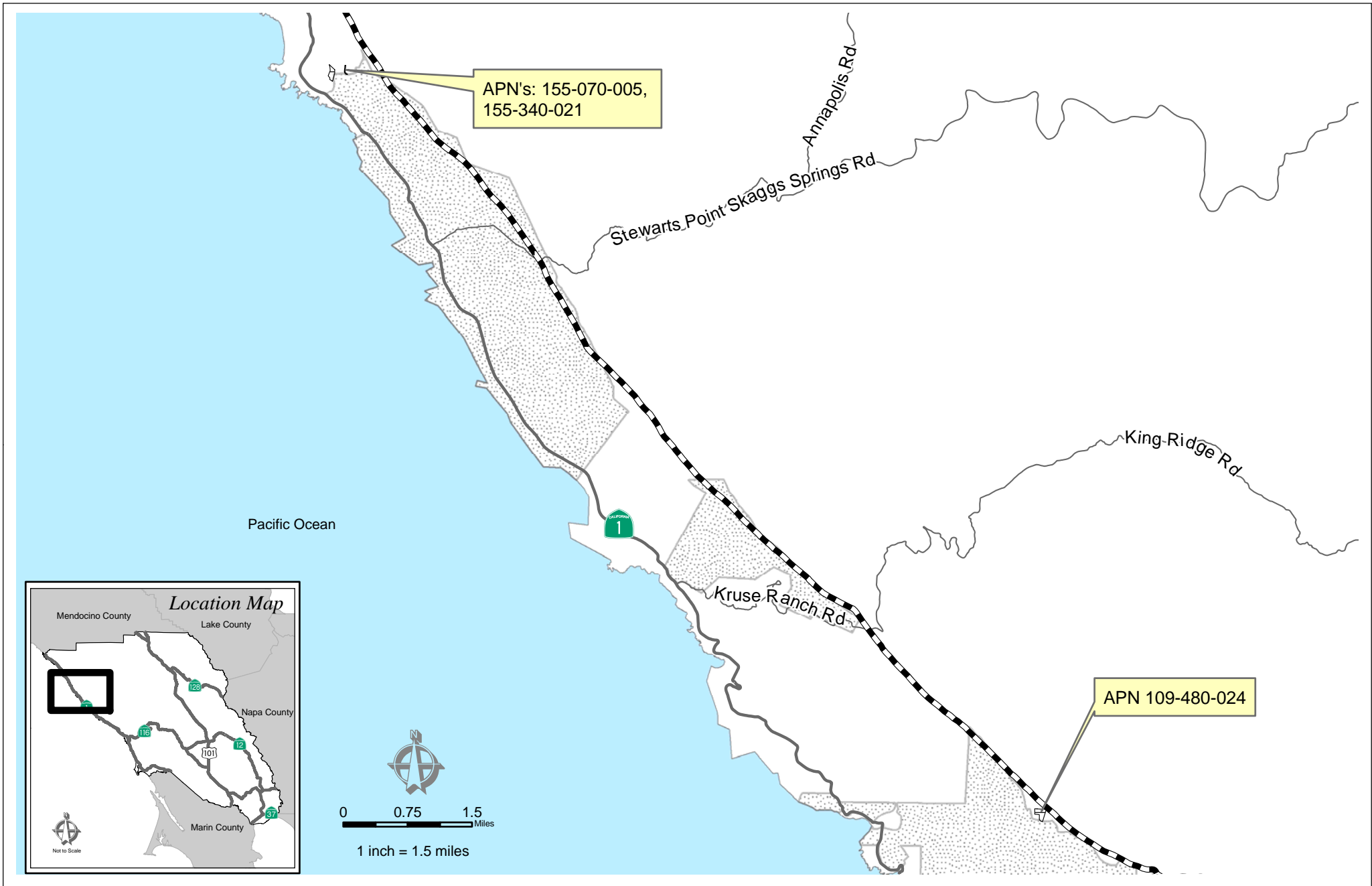


Exhibit K Coastal Zone Proposed Scenic Landscape Unit Removals - Technical Corrections (Mapping & GP Consistency 1c)

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

-  Coastal Zone Boundary
-  Existing Scenic Landscape Units
-  Proposed SLU Removal (Coastal)
-  Existing Community Separators

Note: See Board Resolution Table of properties for parcel-specific data.

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma

Permit and Resource Management Department
 1550 Ventura Avenue, Santa Rosa, California 95403
 707-565-1900 FAX 707-565-1103



Attachment A-94

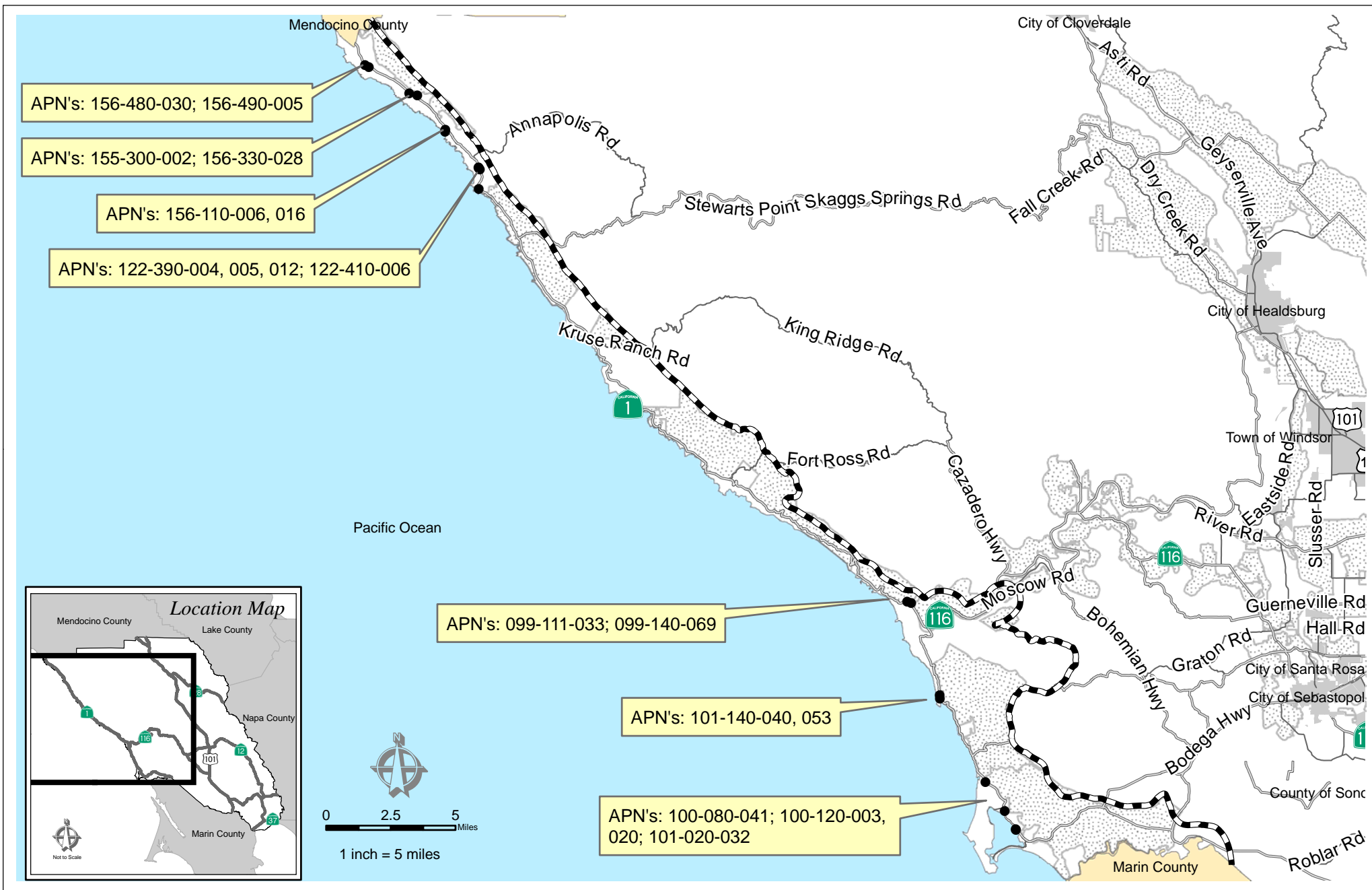


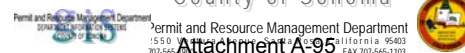
Exhibit L Coastal Zone Proposed Scenic Corridor Removals - Technical Corrections (Mapping 1b)

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

- Proposed Scenic Corridor Removals
- ▨ Existing Community Separators
- ▬ Existing Scenic Corridors
- ▨ Existing Scenic Landscape Units
- ▭ City Boundaries
- ▬ Coastal Zone Boundary

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma



Note: See Board Resolution Table of properties for parcel-specific data.

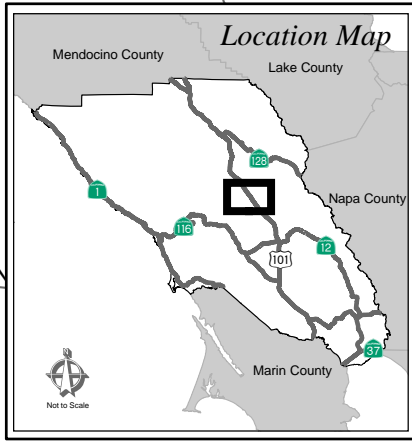
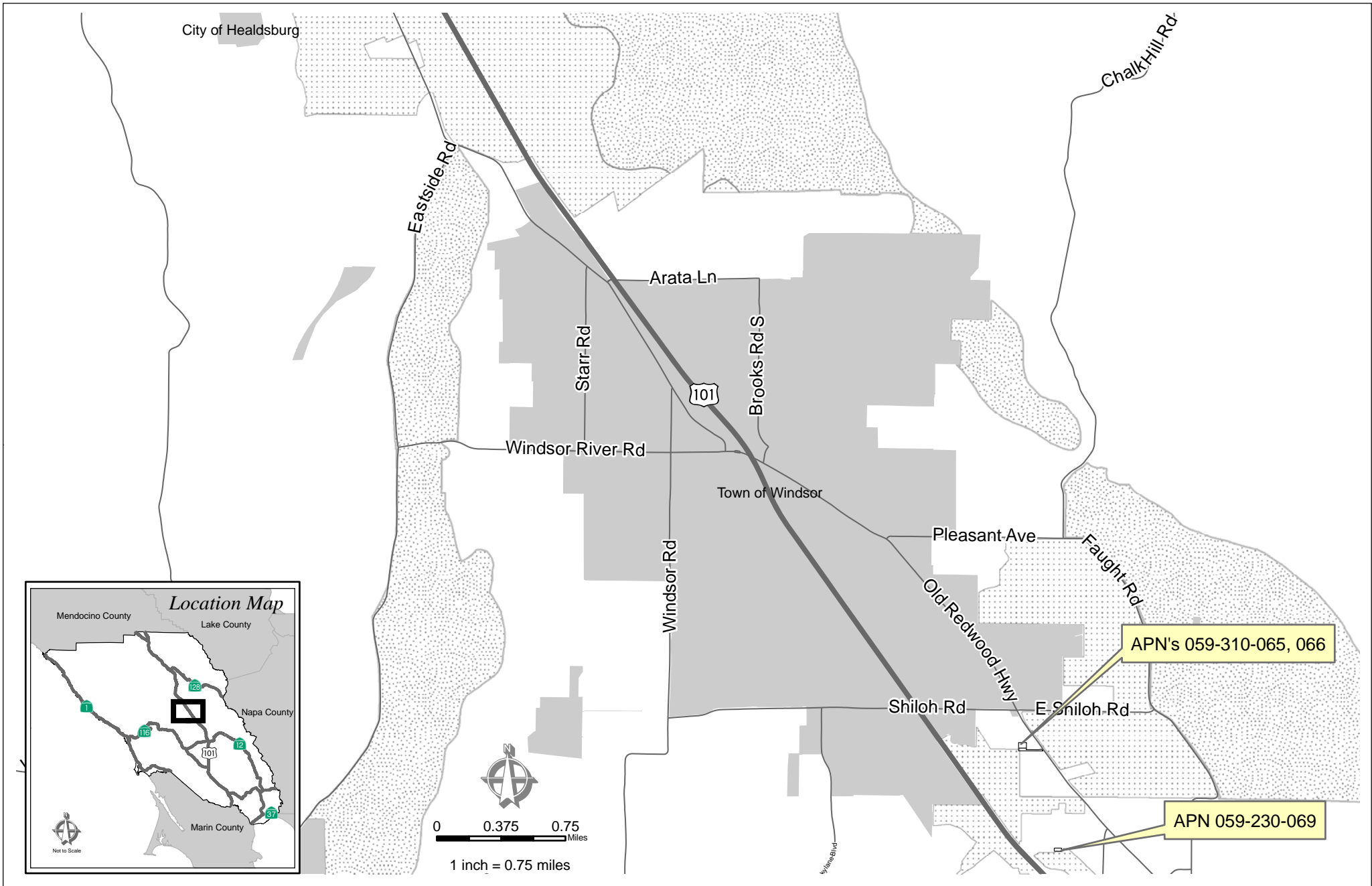


Exhibit M Interior Zone Proposed Community Separator Removals - Technical Corrections Mapping 1a

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

- Proposed Community Separator Removals
- Existing Community Separators
- Existing Scenic Landscape Units
- City Boundaries

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

Note: See Board Resolution Table of properties for parcel-specific data.

Permit and Resource Management Department
 1550 S. Lincoln Avenue, Healdsburg, CA 94933
 707-565-4100

County of Sonoma
 Permit and Resource Management Department
 1550 S. Lincoln Avenue, Healdsburg, CA 94933
 707-565-4100

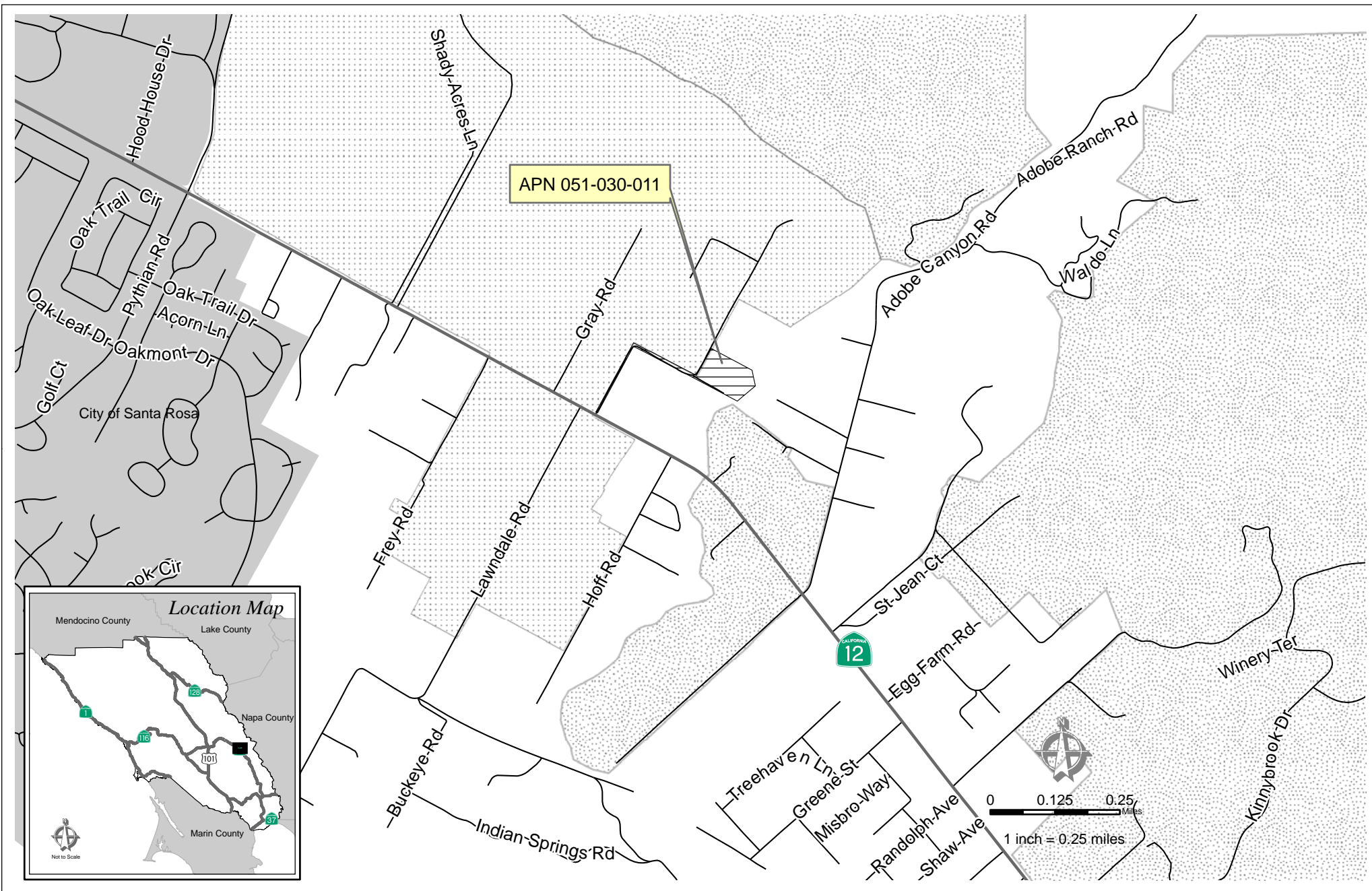






Exhibit M Interior Zone Proposed Community Separator Removals - Technical Corrections Mapping 1a

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

-  Proposed Community Separator Removals
-  Existing Community Separators
-  Existing Scenic Landscape Units
-  City Boundaries

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

Note: See Board Resolution Table of properties for parcel-specific data.

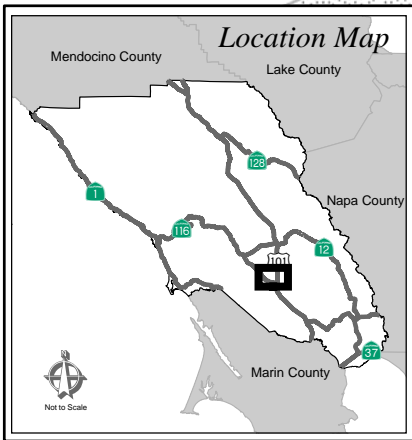
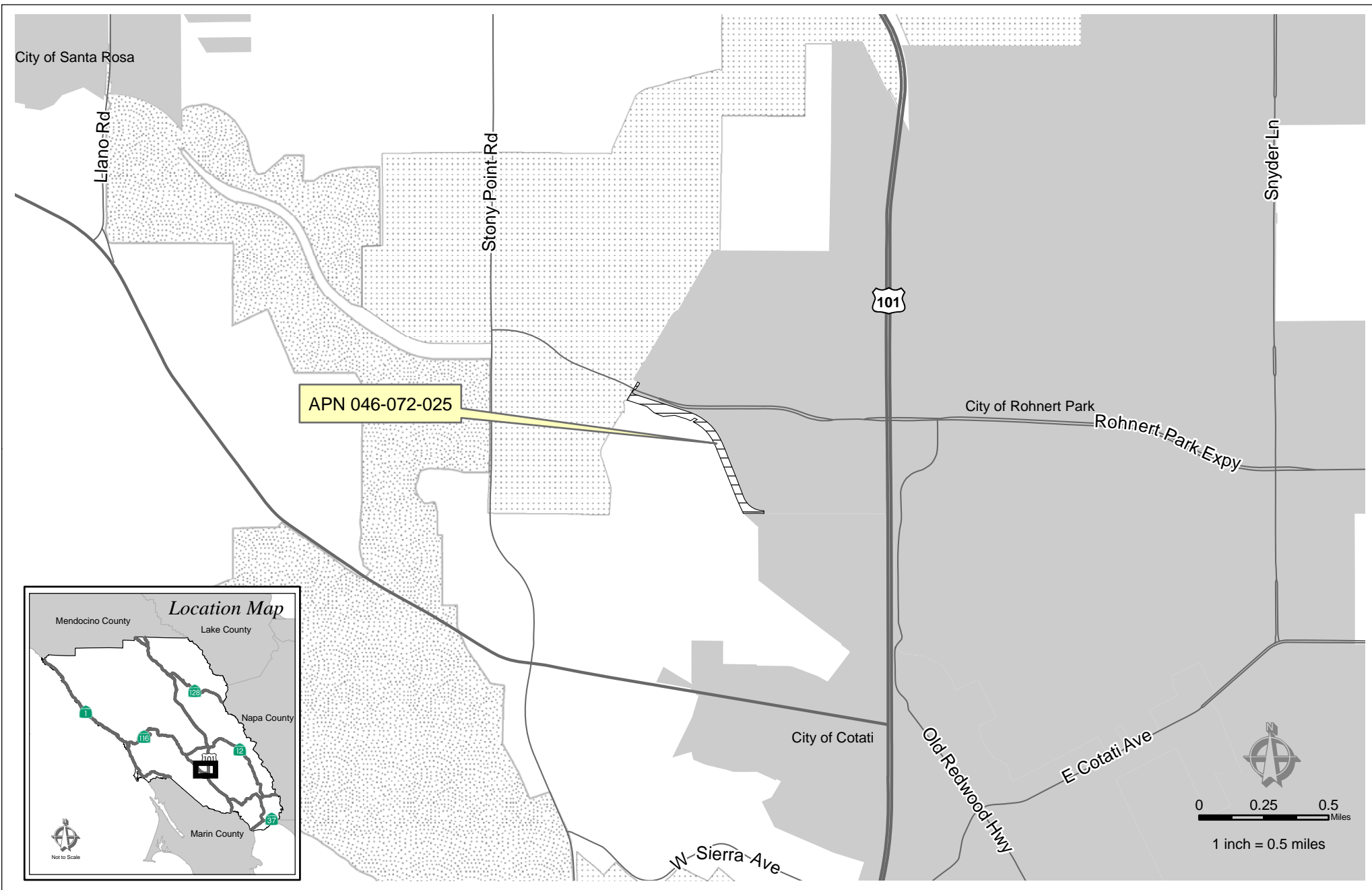






Exhibit M Interior Zone Proposed Community Separator Removals - Technical Corrections Mapping 1a

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-  Proposed Community Separator Removals
-  Existing Community Separators
-  Existing Scenic Landscape Units
-  City Boundaries

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma

Note: See Board Resolution Table of properties for parcel-specific data.

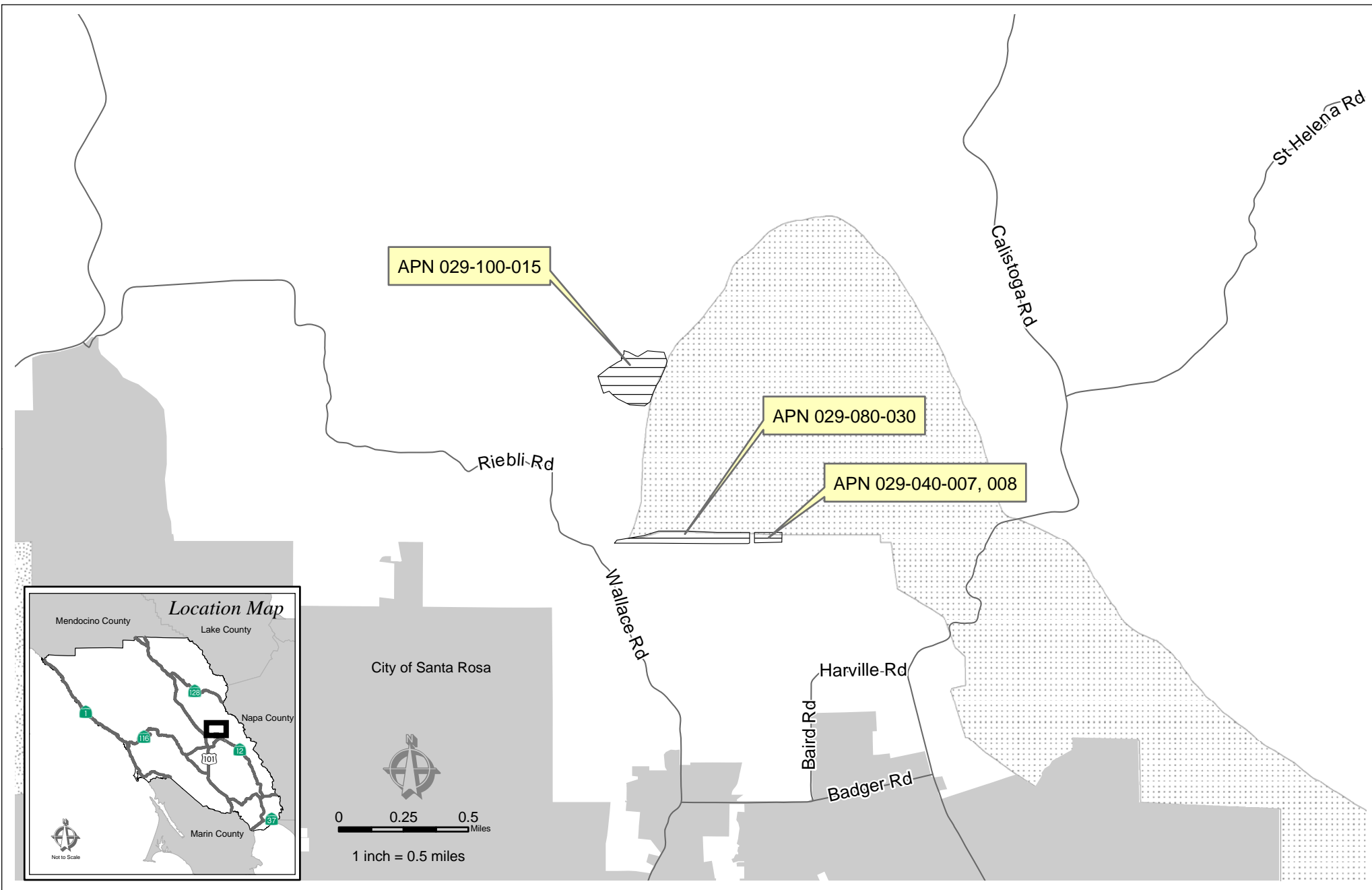


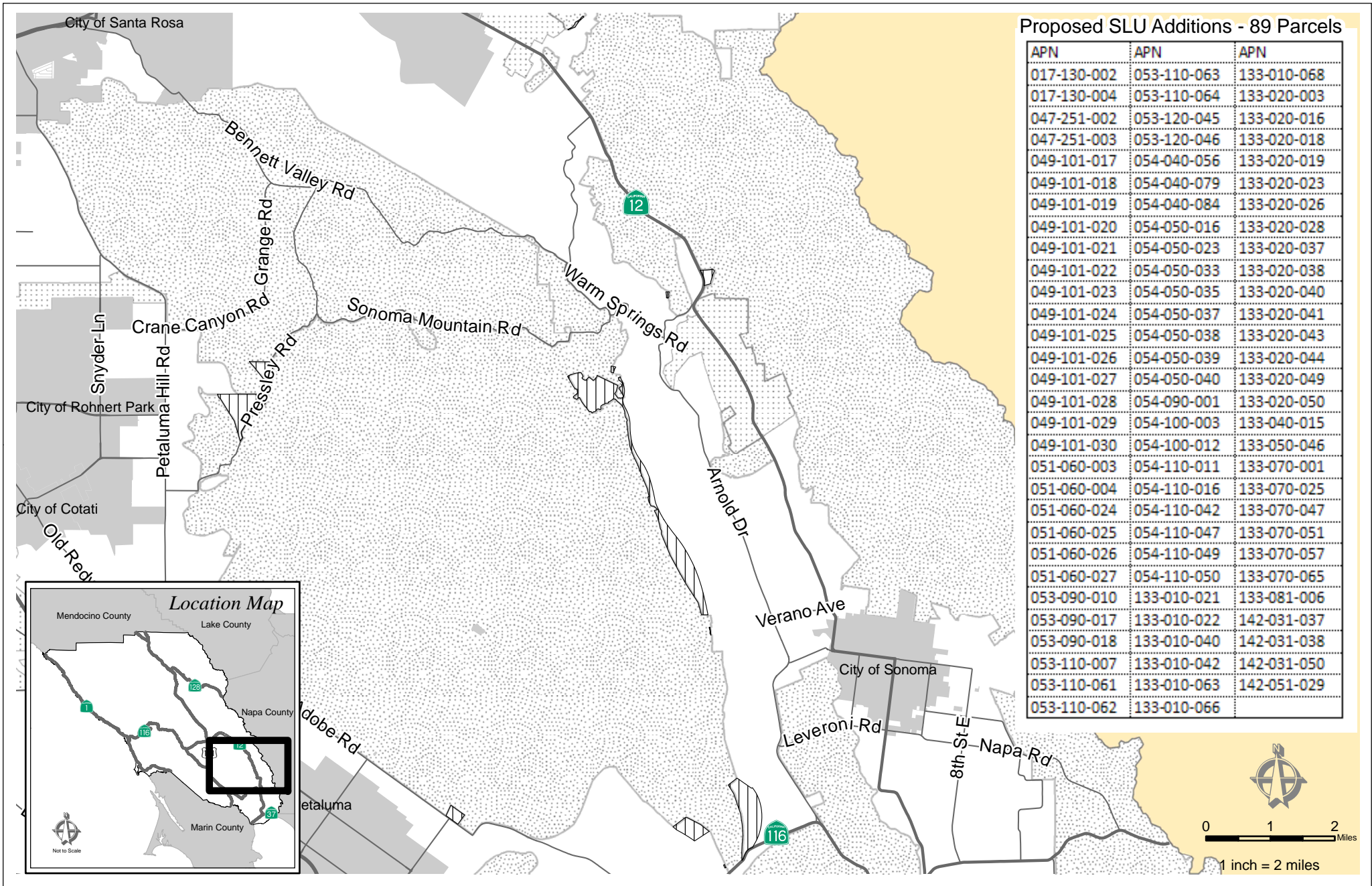
Exhibit M Interior Zone Proposed Community Separator Removals - Technical Corrections Mapping 1a

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- Proposed Community Separator Removals
- Existing Community Separators
- Existing Scenic Landscape Units
- City Boundaries

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

Note: See Board Resolution Table of properties for parcel-specific data.



Proposed SLU Additions - 89 Parcels

APN	APN	APN
017-130-002	053-110-063	133-010-068
017-130-004	053-110-064	133-020-003
047-251-002	053-120-045	133-020-016
047-251-003	053-120-046	133-020-018
049-101-017	054-040-056	133-020-019
049-101-018	054-040-079	133-020-023
049-101-019	054-040-084	133-020-026
049-101-020	054-050-016	133-020-028
049-101-021	054-050-023	133-020-037
049-101-022	054-050-033	133-020-038
049-101-023	054-050-035	133-020-040
049-101-024	054-050-037	133-020-041
049-101-025	054-050-038	133-020-043
049-101-026	054-050-039	133-020-044
049-101-027	054-050-040	133-020-049
049-101-028	054-090-001	133-020-050
049-101-029	054-100-003	133-040-015
049-101-030	054-100-012	133-050-046
051-060-003	054-110-011	133-070-001
051-060-004	054-110-016	133-070-025
051-060-024	054-110-042	133-070-047
051-060-025	054-110-047	133-070-051
051-060-026	054-110-049	133-070-057
051-060-027	054-110-050	133-070-065
053-090-010	133-010-021	133-081-006
053-090-017	133-010-022	142-031-037
053-090-018	133-010-040	142-031-038
053-110-007	133-010-042	142-031-050
053-110-061	133-010-063	142-051-029
053-110-062	133-010-066	

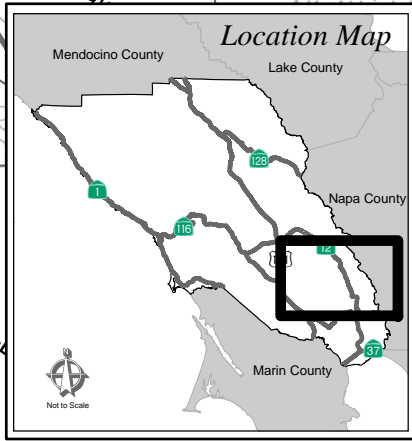


Exhibit N Interior Zone Proposed Scenic Landscape Unit Additions - Technical Corrections GP Consistency, 2c, 2f & 2n, 2n

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

- Proposed Scenic Landscape Unit Additions
- Existing Scenic Landscape Units
- Existing Community Separators
- City Boundaries

Note: See Board Resolution Table of properties for parcel-specific data.

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma

Permit and Resource Management Department
 1550 Ventura Avenue, Santa Rosa, California 95403
 707-566-1900

Attachment A-100

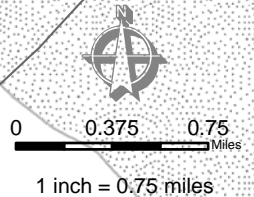
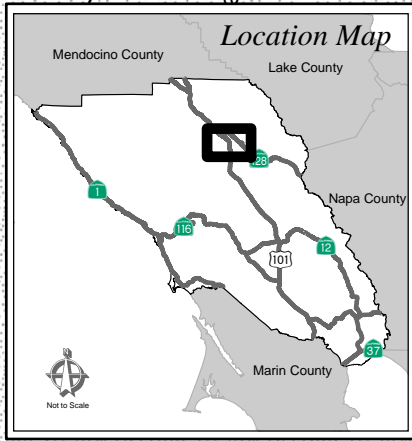
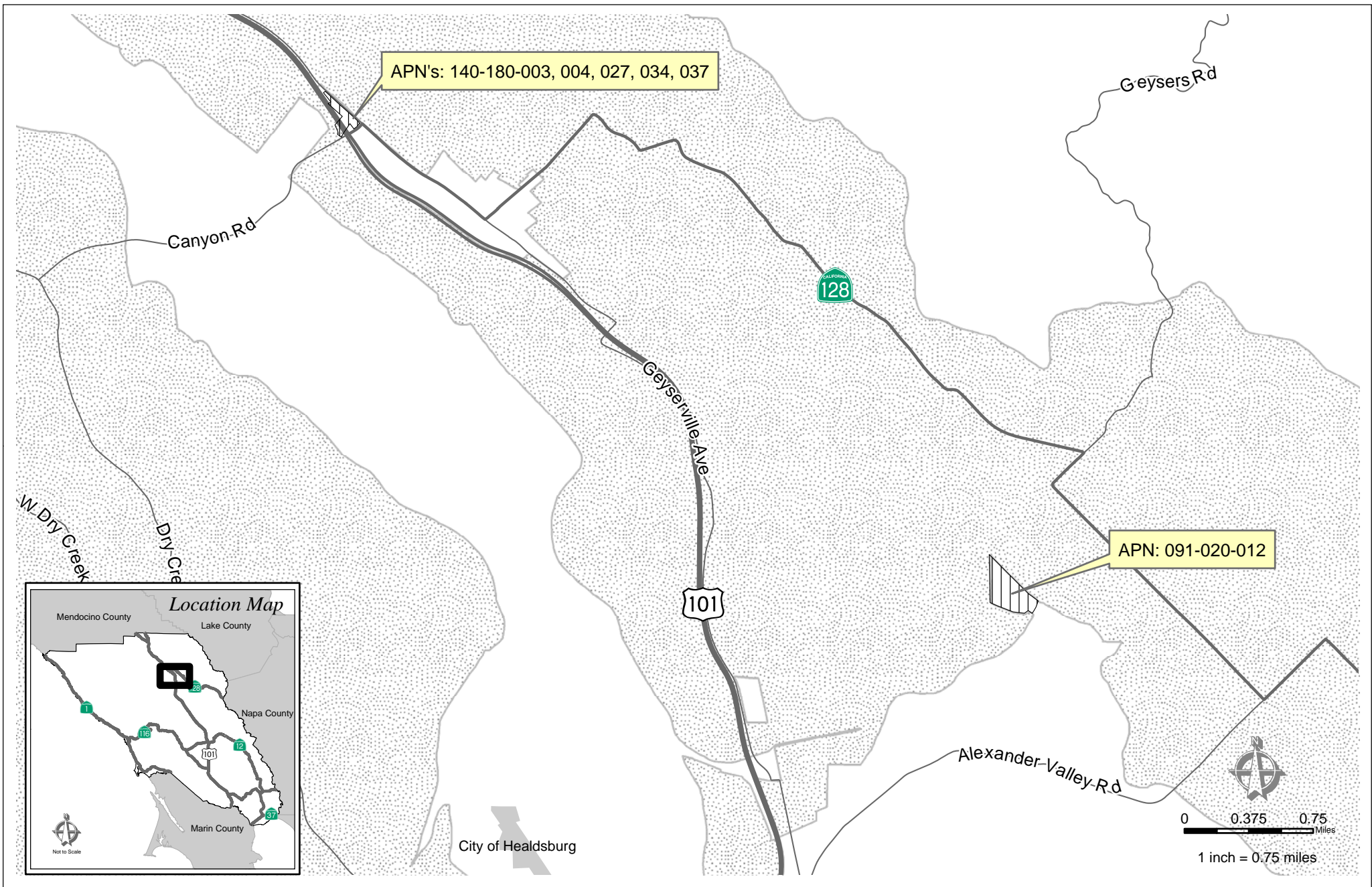






Exhibit N Interior Zone Proposed Scenic Landscape Unit Additions - Technical Corrections GP Consistency, 2c, 2f & 2n, 2n

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-  Proposed Scenic Landscape Unit Addition
-  Existing Scenic Landscape Units
-  Existing Community Separators
-  City Boundaries

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma

Note: See Board Resolution Table of properties for parcel-specific data.



Proposed 116 SLU Removals - 28 Parcels

APN	APN
057-070-025	089-150-011
059-190-021	089-160-005
059-190-029	089-160-007
059-240-051	089-160-024
066-220-007	089-170-009
066-220-039	089-190-052
066-220-040	090-090-013
066-300-065	090-090-014
067-320-015	090-090-029
067-320-017	090-090-044
067-320-018	090-100-002
067-320-019	090-100-018
086-220-029	090-100-026
088-190-007	110-130-035

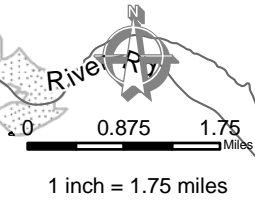
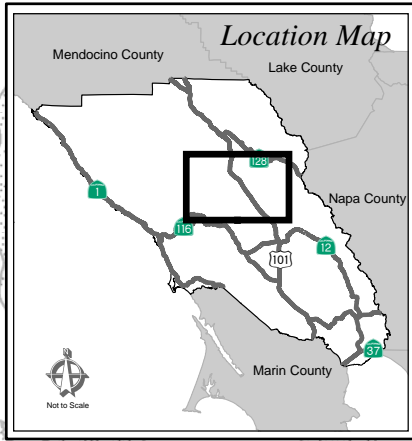
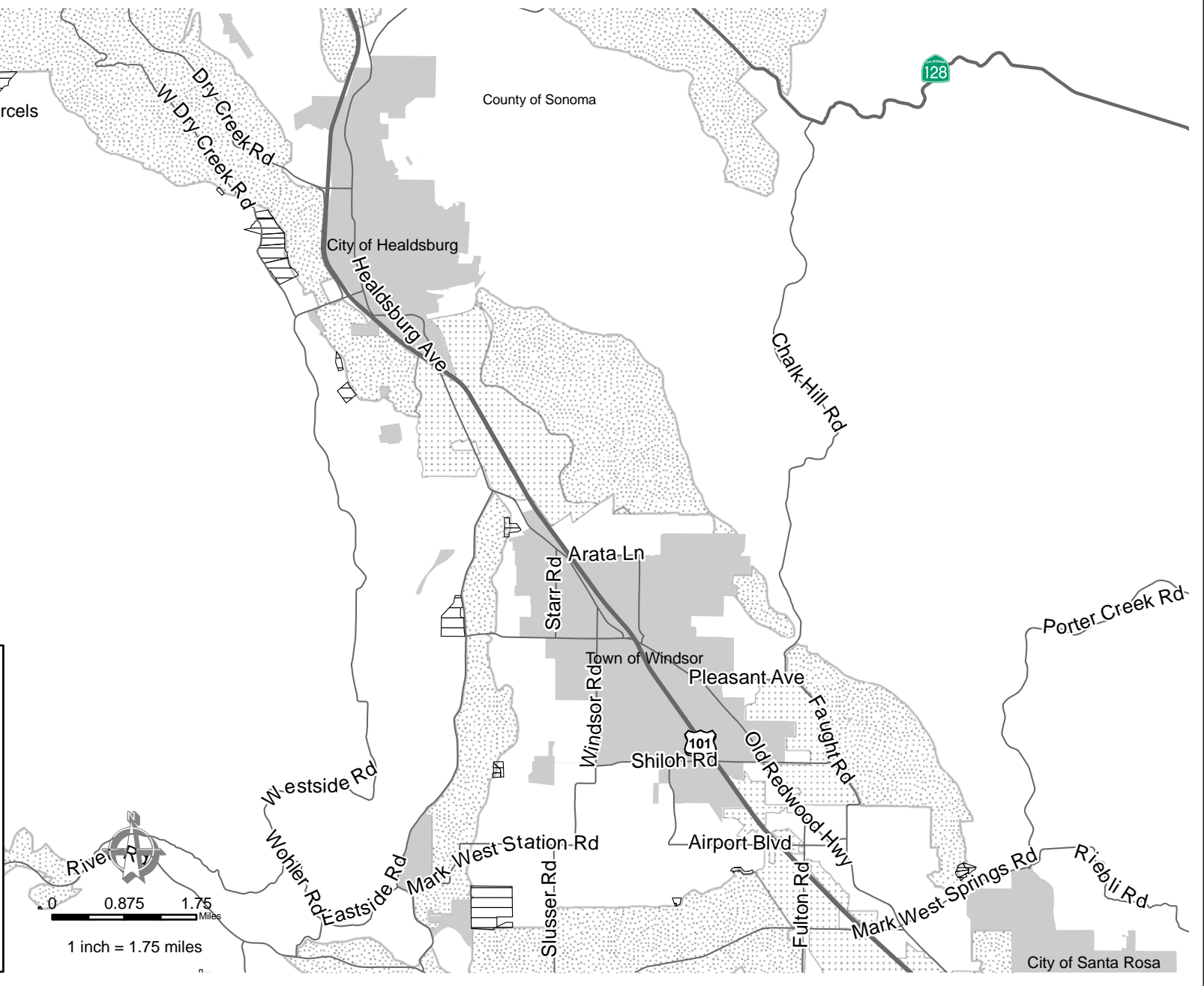


Exhibit O Interior Zone Proposed Scenic Landscape Unit Removals - Technical Corrections (Mapping & GP Consistency 1c, 1d, 2l)

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

- Proposed SLU Removal (Interior Zone)
- Existing Scenic Landscape Units
- Existing Community Separators

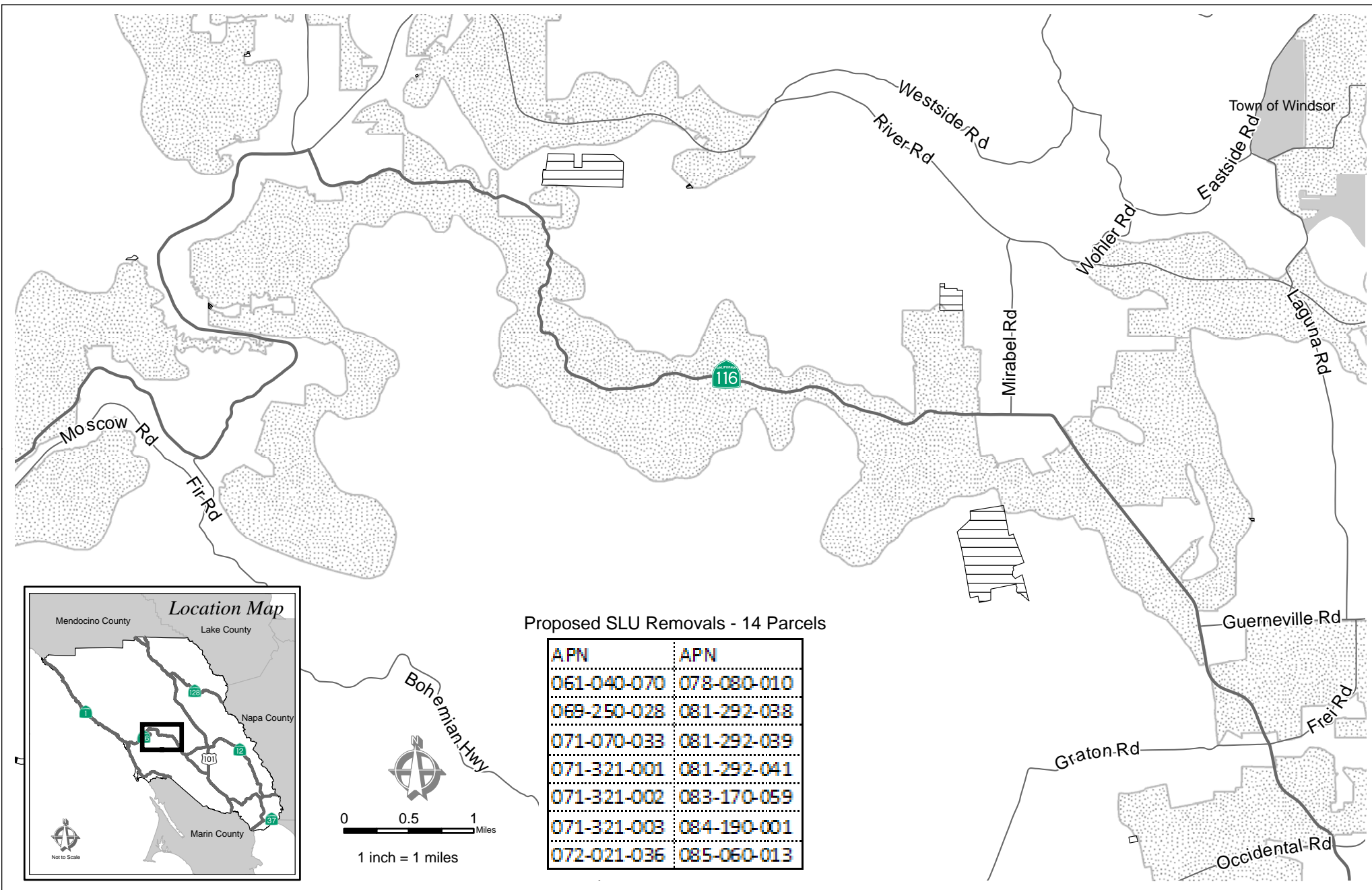
Note: See Board Resolution Table of properties for parcel-specific data.

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma

Permit and Resource Management Department
 1550 Ventura Avenue, Santa Rosa, California 95403
 707-565-1900 FAX 707-565-1103





Proposed SLU Removals - 14 Parcels

APN	APN
061-040-070	078-080-010
069-250-028	081-292-038
071-070-033	081-292-039
071-321-001	081-292-041
071-321-002	083-170-059
071-321-003	084-190-001
072-021-036	085-060-013

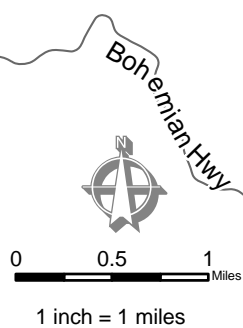
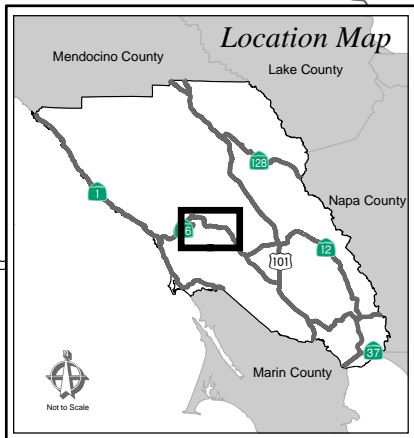


Exhibit O Interior Zone Proposed Scenic Landscape Unit Removals - Technical Corrections (Mapping & GP Consistency 1c, 1d, 2l)

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

- Proposed SLU Removal (Interior Zone)
- Existing Scenic Landscape Units
- Existing Community Separators

Note: See Board Resolution Table of properties for parcel-specific data.

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma

Permit and Resource Management Department
 1550 Ventura Avenue, Santa Rosa, California 95403
 707-565-1900 FAX 707-565-1103



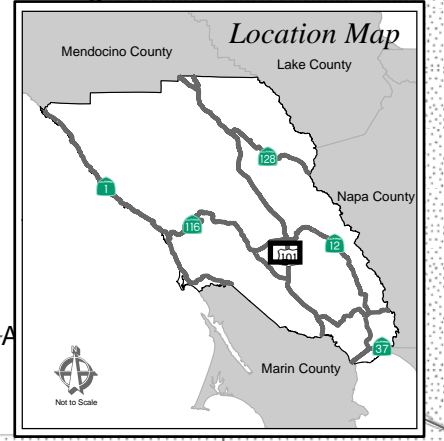
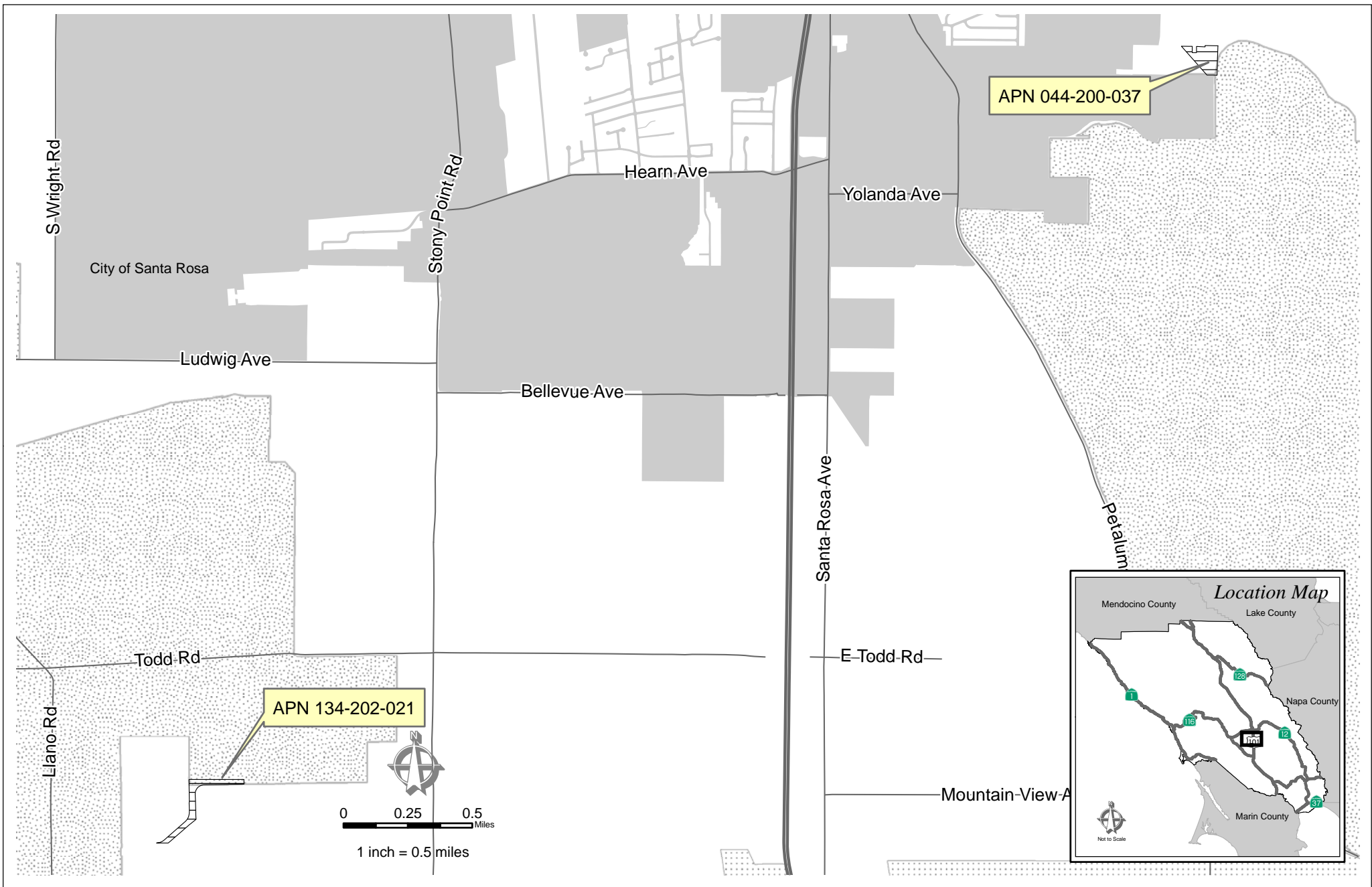


Exhibit O Interior Zone Proposed Scenic Landscape Unit Removals - Technical Corrections (Mapping & GP Consistency 1c, 1d, 2l)

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- Proposed SLU Removal (Interior Zone)
- Existing Scenic Landscape Units
- Existing Community Separators

Note: See Board Resolution Table of properties for parcel-specific data.

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma

Permit and Resource Management Department
 1550 Ventura Avenue, Santa Rosa, California 95403
 707-565-1000 FAX 707-565-1103

Attachment A-104



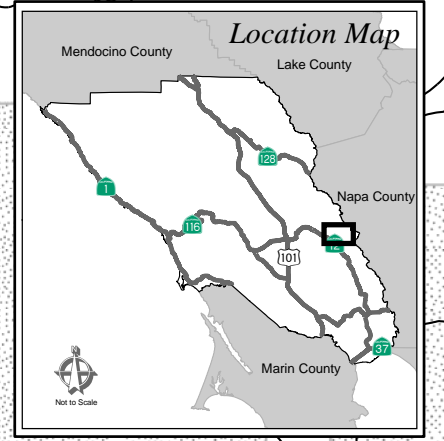
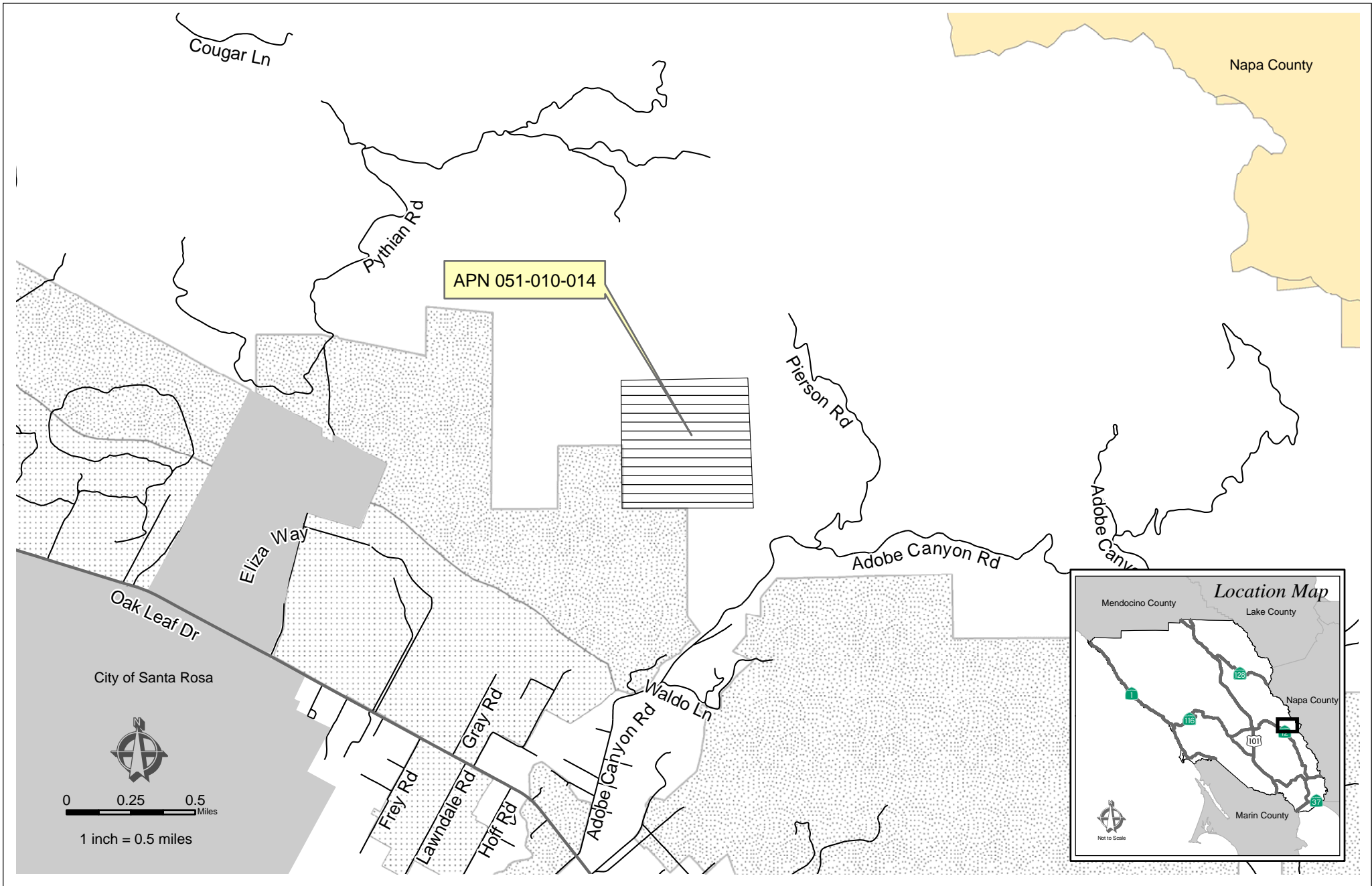





Exhibit O Interior Zone Proposed Scenic Landscape Unit Removals - Technical Corrections (Mapping & GP Consistency 1c, 1d, 2l)

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

-  Proposed SLU Removal (Interior Zone)
-  Existing Scenic Landscape Units
-  Existing Community Separators

Note: See Board Resolution Table of properties for parcel-specific data.

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma

Permit and Resource Management Department
 1550 Ventura Avenue, Santa Rosa, California 95403
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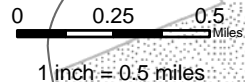
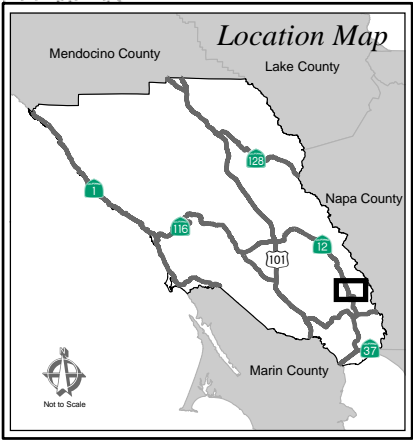
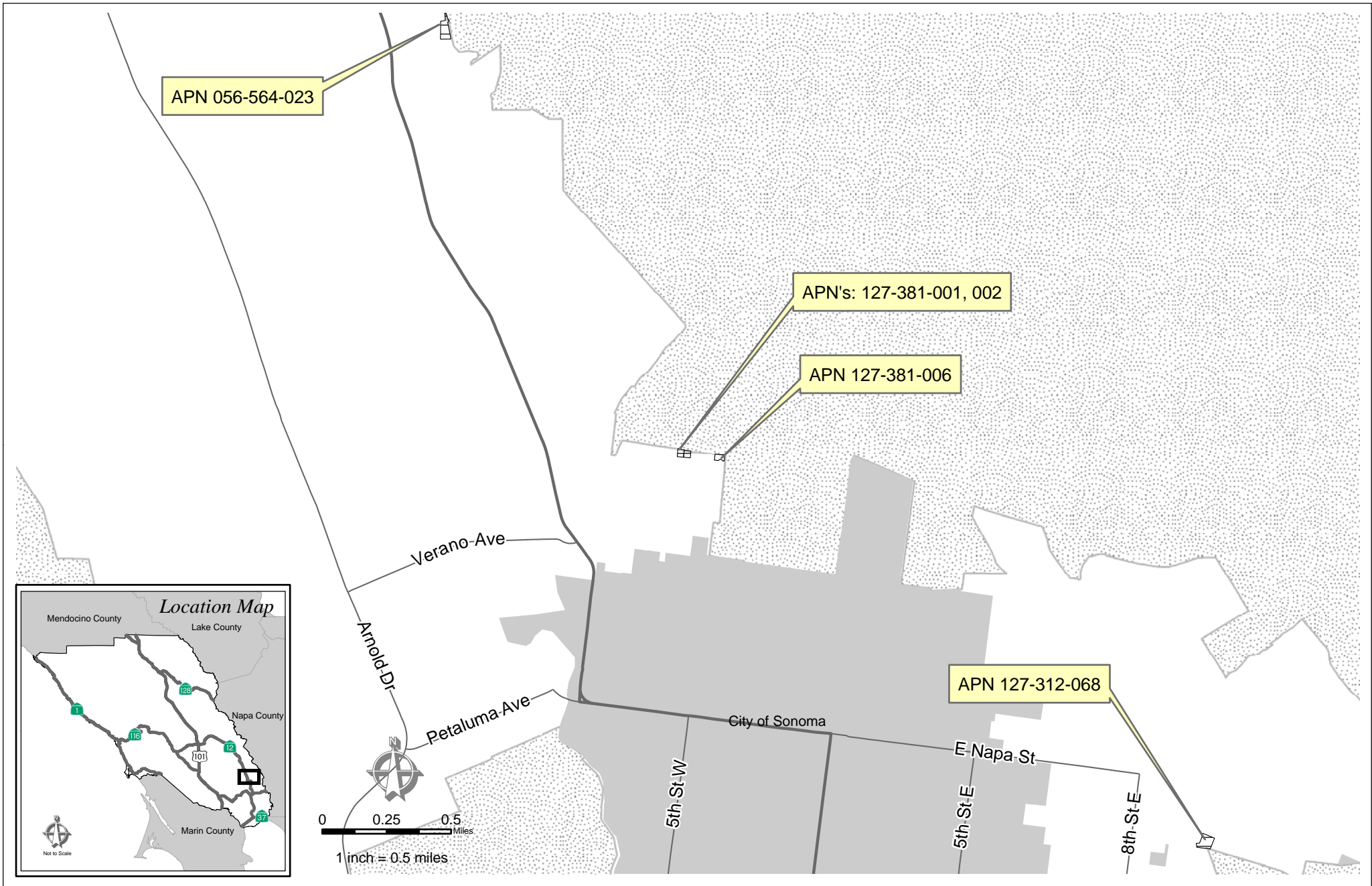


Exhibit O Interior Zone Proposed Scenic Landscape Unit Removals - Technical Corrections (Mapping & GP Consistency 1c, 1d, 2l)

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.



Proposed SLU Removal (Interior Zone)



Existing Scenic Landscape Units



Existing Community Separators

Note: See Board Resolution Table of properties for parcel-specific data.

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma

Permit and Resource Management Department
 1550 Ventura Avenue, Santa Rosa, California 95403
 707-565-1900 FAX 707-565-1103



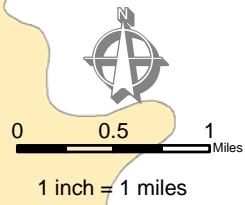
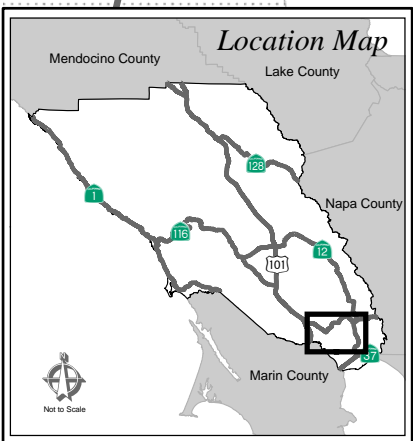
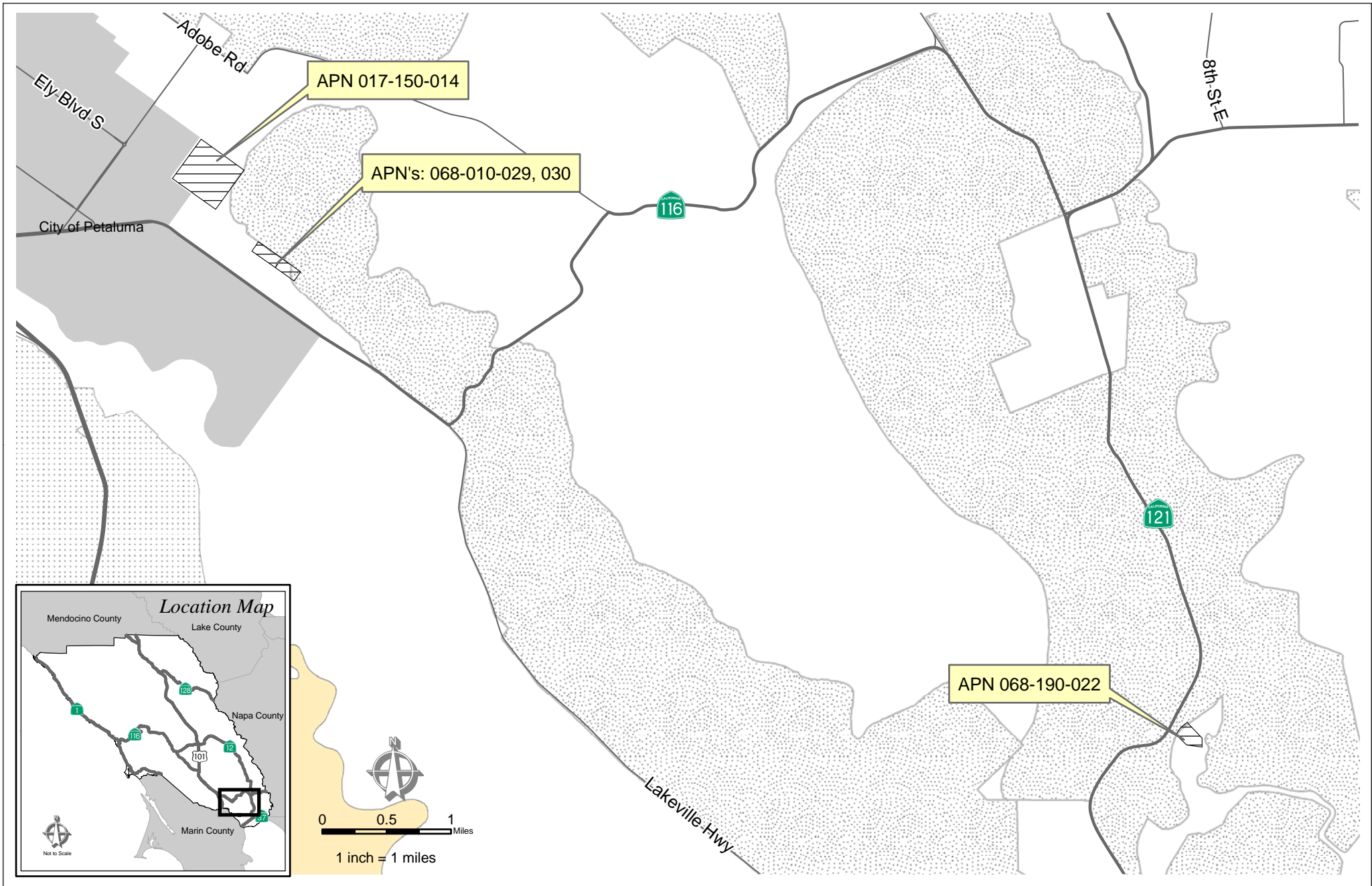


Exhibit O Interior Zone Proposed Scenic Landscape Unit Removals - Technical Corrections (Mapping & GP Consistency 1c, 1d, 2l)

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- Proposed SLU Removal (Interior Zone)
- Existing Scenic Landscape Units
- Existing Community Separators

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

Note: See Board Resolution Table of properties for parcel-specific data.



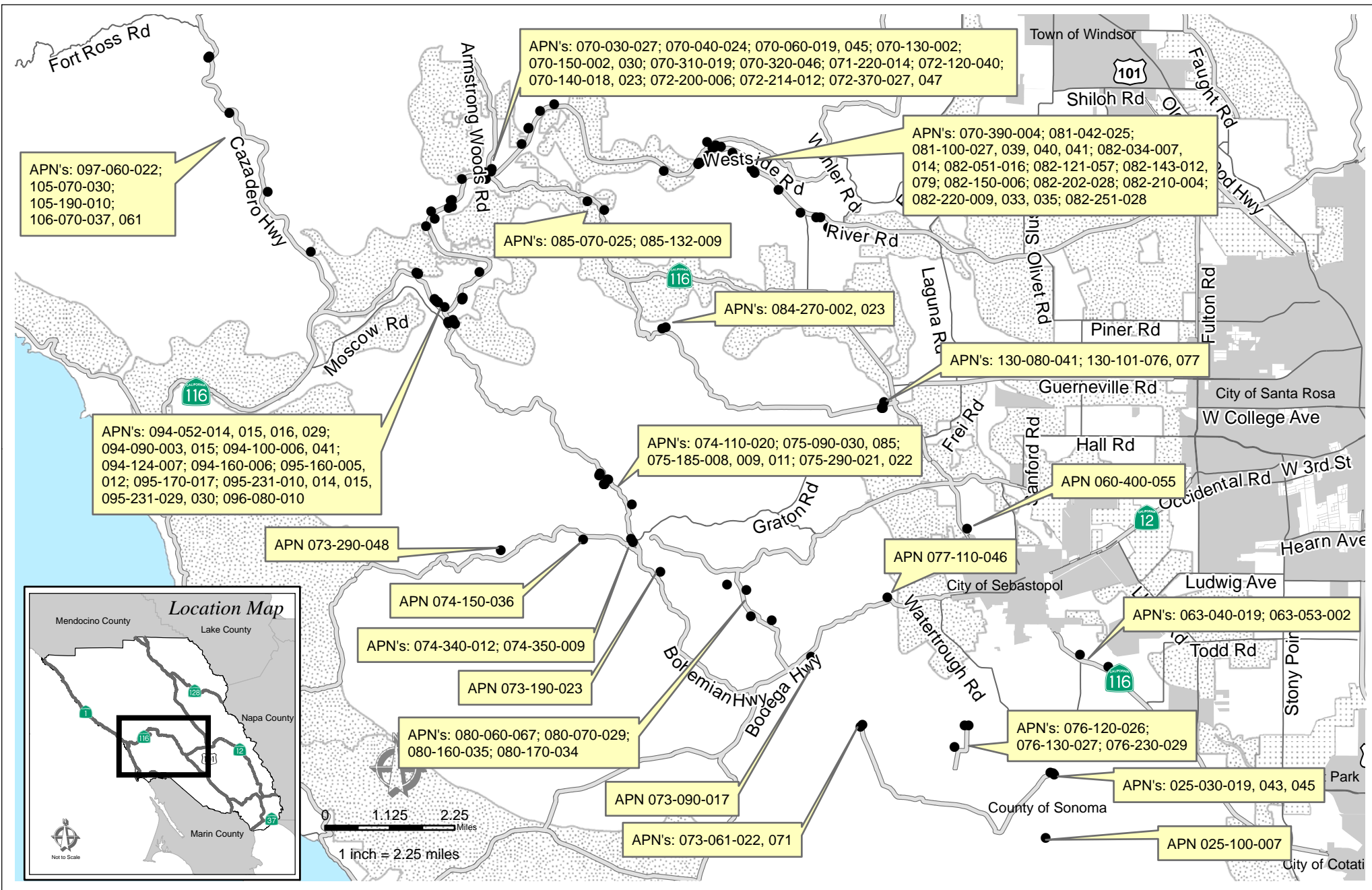


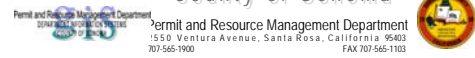
Exhibit Q Interior Zone Proposed Scenic Corridor Removals - Technical Corrections (Mapping 1b)

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

- Proposed Scenic Corridor Removals
- ▨ Existing Community Separators
- ▬ Existing Scenic Corridors
- ▭ City Boundaries
- ▨ Existing Scenic Landscape Units

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma



Note: See Board Resolution Table of properties for parcel-specific data.

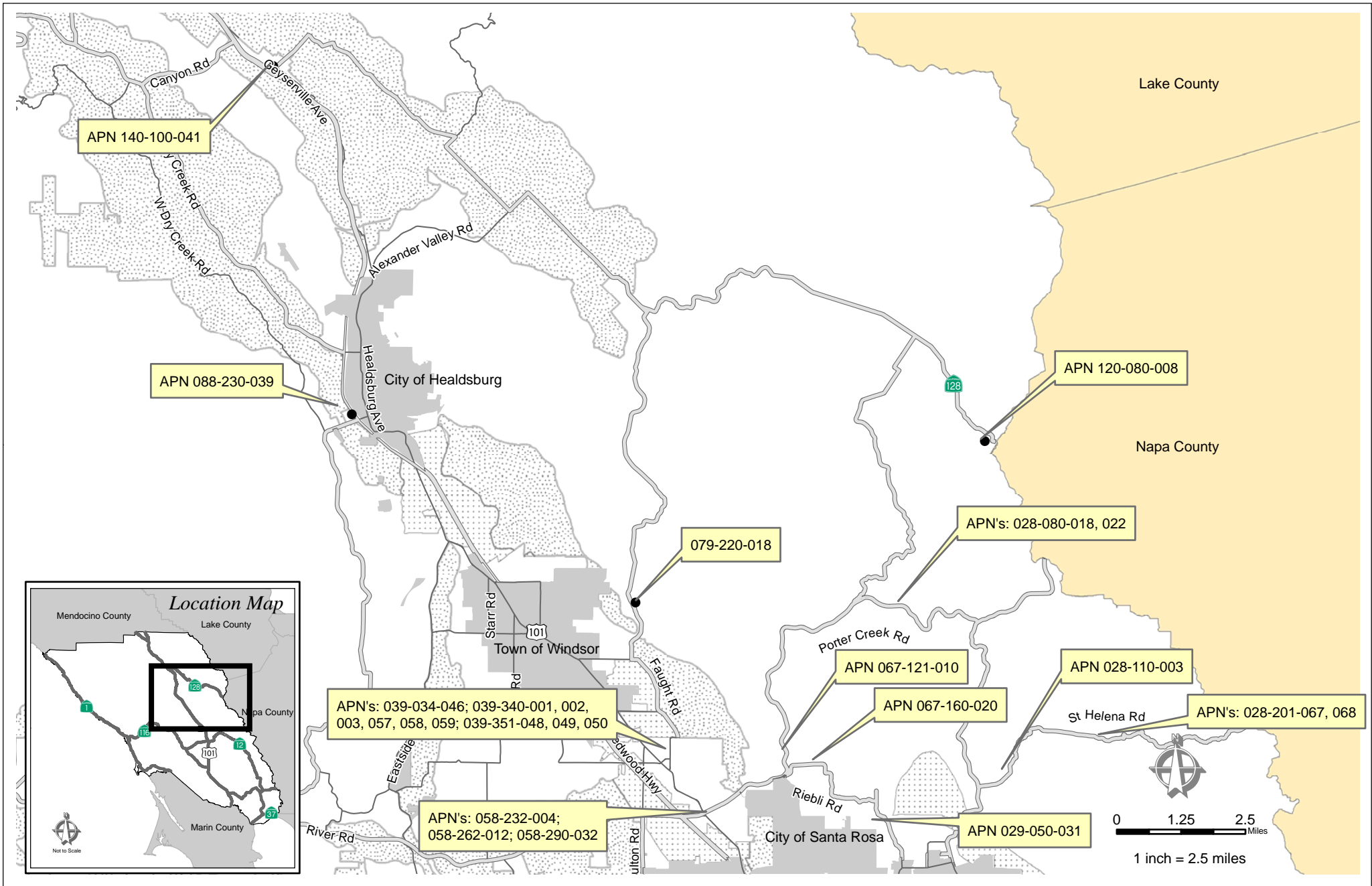


Exhibit Q Interior Zone Proposed Scenic Corridor Removals - Technical Corrections (Mapping 1b)

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

- Proposed Scenic Corridor Removals
- ▨ Existing Community Separators
- ▬ Existing Scenic Corridors
- City Boundaries
- ▨ Existing Scenic Landscape Units

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma



Note: See Board Resolution Table of properties for parcel-specific data.

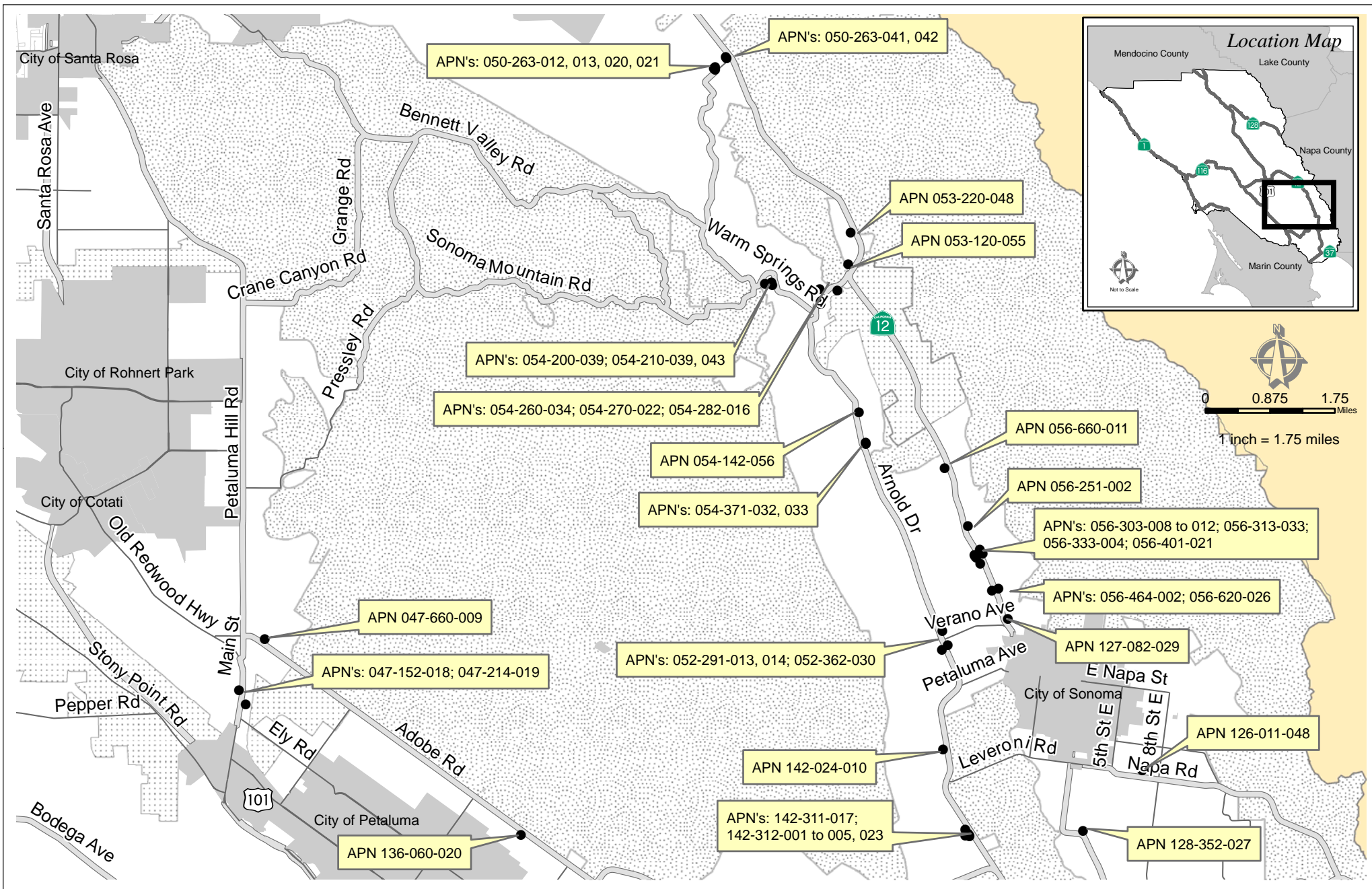


Exhibit Q Interior Zone Proposed Scenic Corridor Removals - Technical Corrections (Mapping 1b)

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

- Proposed Scenic Corridor Removals
- ▨ Existing Community Separators
- ▬ Existing Scenic Corridors
- City Boundaries
- ▨ Existing Scenic Landscape Units

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma



Note: See Board Resolution Table of properties for parcel-specific data.

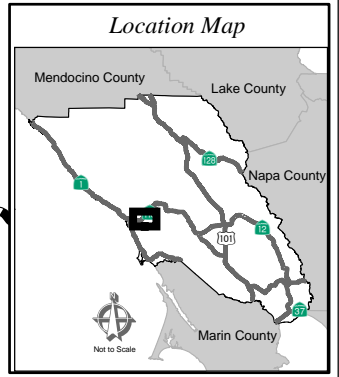
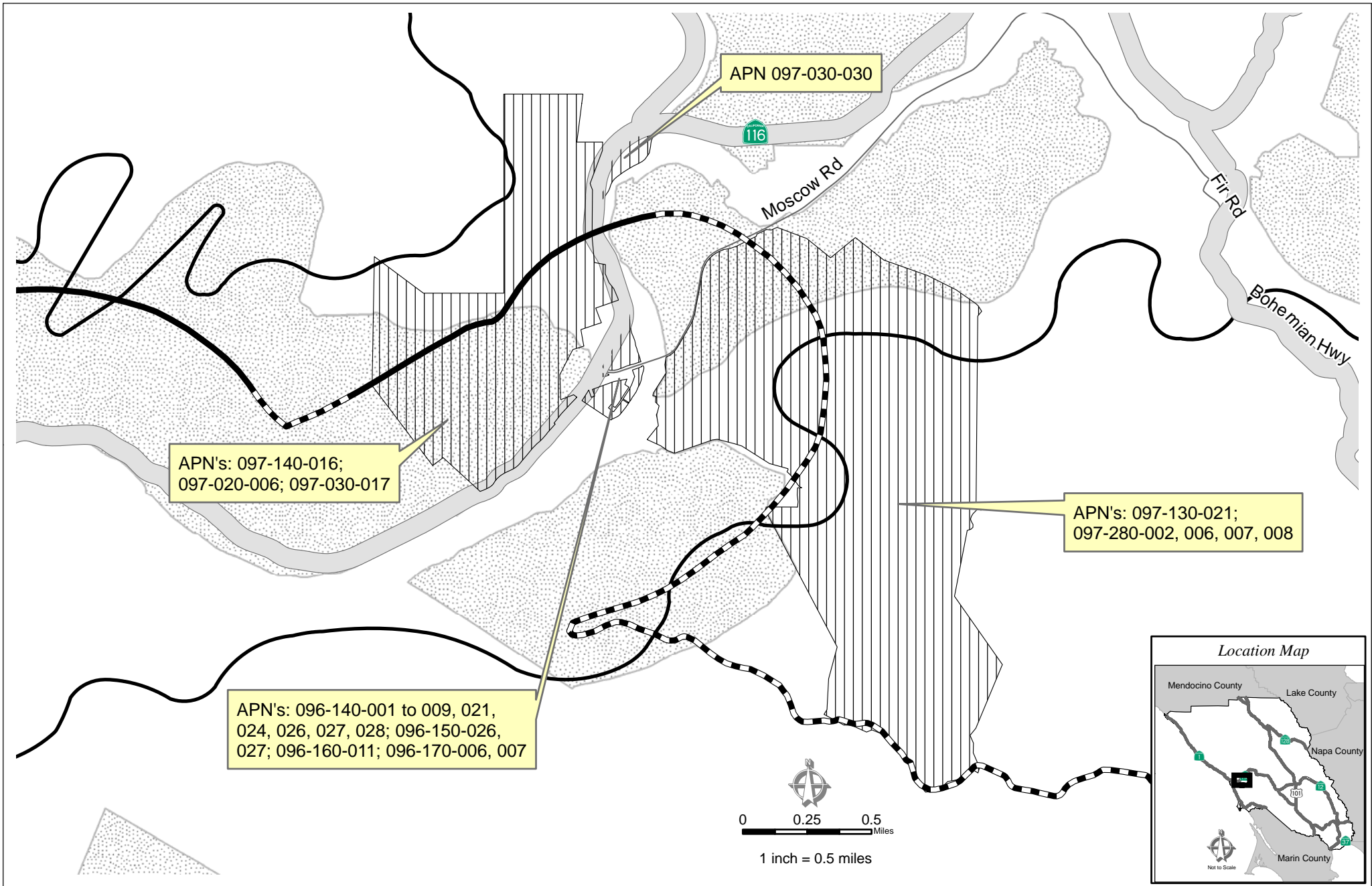


Exhibit R Coastal Zone Proposed Highway 116 Scenic Landscape Unit Additions

- Proposed Hwy 116 Scenic Landscape Unit Additions
- Existing Scenic Landscape Units
- Existing Scenic Corridors
- Existing Community Separators
- Highway 116 Scenic Corridor Guidelines
- Coastal Zone Boundary

Note: See Board Resolution Table of properties for parcel-specific data.

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FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma



Permit and Resource Management Department
 1555 Sonoma Blvd., Sonoma, California 94963
 707.565.1111 FAX 707.565.1103



Proposed Hwy 116 SLU Additions - 107 Parcels

APN	APN	APN	APN
095-111-014	097-080-001	097-240-032	097-240-082
095-120-001	097-080-003	097-240-036	097-240-083
095-120-003	097-080-006	097-240-038	097-240-085
095-120-006	097-080-007	097-240-040	097-240-087
095-120-007	097-090-023	097-240-042	097-240-088
096-010-001	097-090-044	097-240-043	097-260-001
096-010-003	097-130-010	097-240-051	097-260-002
096-010-008	097-230-036	097-240-052	097-260-003
096-010-009	097-230-037	097-240-055	097-260-004
096-050-001	097-240-003	097-240-056	097-260-005
096-050-007	097-240-004	097-240-058	097-260-006
096-050-008	097-240-005	097-240-059	097-260-007
096-050-009	097-240-006	097-240-061	097-260-008
096-180-033	097-240-007	097-240-064	097-260-009
097-010-003	097-240-008	097-240-065	097-260-010
097-010-008	097-240-009	097-240-068	097-260-011
097-020-003	097-240-011	097-240-069	097-260-012
097-030-022	097-240-013	097-240-071	097-260-013
097-030-024	097-240-014	097-240-072	097-260-014
097-030-027	097-240-015	097-240-073	097-260-015
097-030-028	097-240-018	097-240-074	097-260-016
097-030-029	097-240-019	097-240-075	097-260-017
097-030-031	097-240-022	097-240-076	097-260-018
097-030-032	097-240-023	097-240-077	097-260-019
097-030-033	097-240-025	097-240-078	097-260-020
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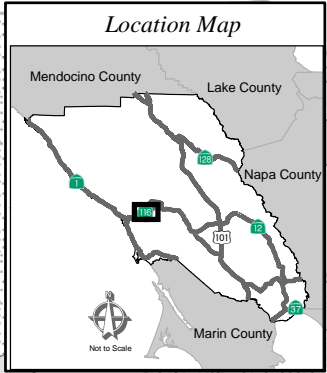
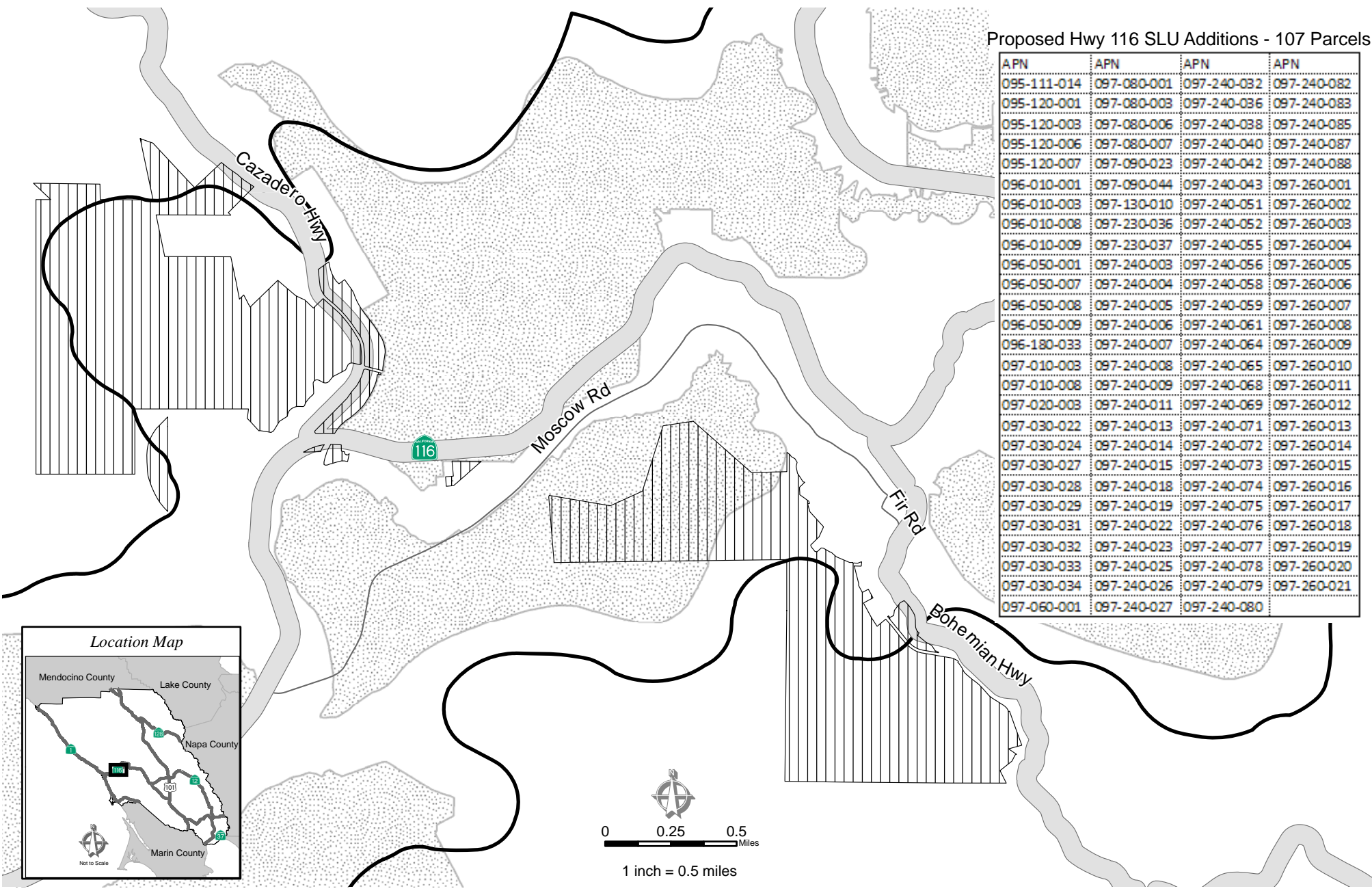


Exhibit S Interior Zone Proposed Highway 116 Scenic Landscape Unit Additions

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of January, 2013. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

- Proposed Highway 116 Scenic Landscape Unit Additions
- Existing Scenic Landscape Units
- Existing Scenic Corridors
- Existing Community Separators
- Highway 116 Scenic Corridor Guidelines

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma



Note: See Board Resolution Table of properties for parcel-specific data.

Proposed Hwy 116 SLU Additions - 290 Parcels

APN	APN	APN	APN	APN
069-210-003	072-100-004	072-180-018	094-02-2-008	094-032-026
069-210-014	072-100-005	072-180-020	094-02-2-009	094-032-027
069-210-017	072-100-018	072-180-026	094-02-2-011	094-032-028
069-210-018	072-100-063	072-180-028	094-02-2-012	094-032-029
070-170-011	072-100-064	072-180-029	094-02-2-013	094-032-030
070-170-023	072-100-065	072-180-030	094-02-2-014	094-032-031
070-180-001	072-110-001	072-180-031	094-02-2-015	094-032-032
070-200-022	072-110-002	072-180-032	094-02-2-017	094-033-004
070-200-041	072-110-003	072-180-033	094-02-2-018	094-033-005
070-210-007	072-110-004	072-180-034	094-02-2-019	094-033-006
071-080-052	072-110-008	072-180-035	094-02-3-001	094-033-007
071-080-053	072-110-011	072-180-036	094-02-3-002	094-033-008
071-080-056	072-110-012	072-180-037	094-02-3-003	094-034-003
071-080-057	072-110-014	072-180-038	094-02-3-004	094-034-005
071-080-058	072-110-015	072-180-039	094-02-3-005	094-034-007
071-080-059	072-120-045	072-180-040	094-02-3-006	094-034-008
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071-080-068	072-171-012	072-180-042	094-02-3-008	094-034-010
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071-120-048	072-171-016	072-200-004	094-02-3-010	094-034-012
071-120-048	072-171-017	072-200-005	094-02-3-011	094-034-014
071-120-050	072-171-018	072-211-001	094-02-3-015	094-034-013
071-120-051	072-173-001	072-211-002	094-02-3-017	094-034-016
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071-120-053	072-173-003	072-211-003	094-02-4-001	094-035-004
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071-150-003	072-173-031	085-060-004	094-02-4-011	094-051-004
071-150-004	072-173-032	085-060-005	094-02-4-012	094-051-005
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071-150-010	072-174-010	094-01-0-015	094-03-1-006	094-053-005
071-210-017	072-174-014	094-01-0-018	094-03-1-007	094-053-006
071-210-022	072-174-015	094-01-0-017	094-03-2-004	094-053-007
071-210-023	072-174-020	094-01-0-018	094-03-2-005	094-053-008
071-240-076	072-174-026	094-01-0-019	094-03-2-006	094-053-009
071-250-022	072-174-029	094-01-0-027	094-03-2-007	094-130-005
071-270-005	072-174-030	094-01-0-030	094-03-2-008	094-130-010
071-270-006	072-174-033	094-01-0-031	094-03-2-009	094-130-011
071-270-020	072-174-034	094-01-0-032	094-03-2-011	094-130-015
071-270-021	072-174-035	094-01-0-033	094-03-2-012	094-130-017
071-290-017	072-174-042	094-01-0-035	094-03-2-013	094-130-018
071-300-011	072-174-043	094-02-1-0-003	094-03-2-014	094-130-019
071-300-017	072-174-044	094-02-1-0-006	094-03-2-015	094-170-002
071-300-018	072-180-008	094-02-1-0-006	094-03-2-016	094-170-052
072-02-1-015	072-180-010	094-02-2-0-001	094-03-2-017	094-200-001
072-02-1-017	072-180-011	094-02-2-0-002	094-03-2-018	094-200-001
072-02-1-018	072-180-012	094-02-2-0-003	094-03-2-019	094-260-037
072-02-1-024	072-180-013	094-02-2-0-004	094-03-2-020	095-010-005
072-02-1-028	072-180-014	094-02-2-0-005	094-03-2-021	096-010-010
072-02-1-036	072-180-016	094-02-2-0-006	094-03-2-024	097-110-002
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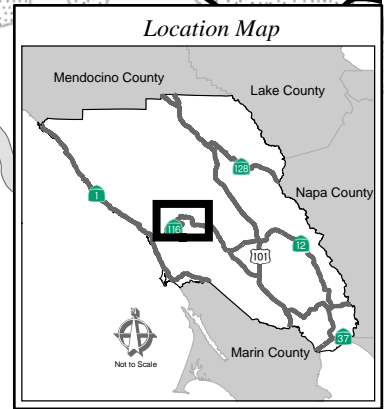
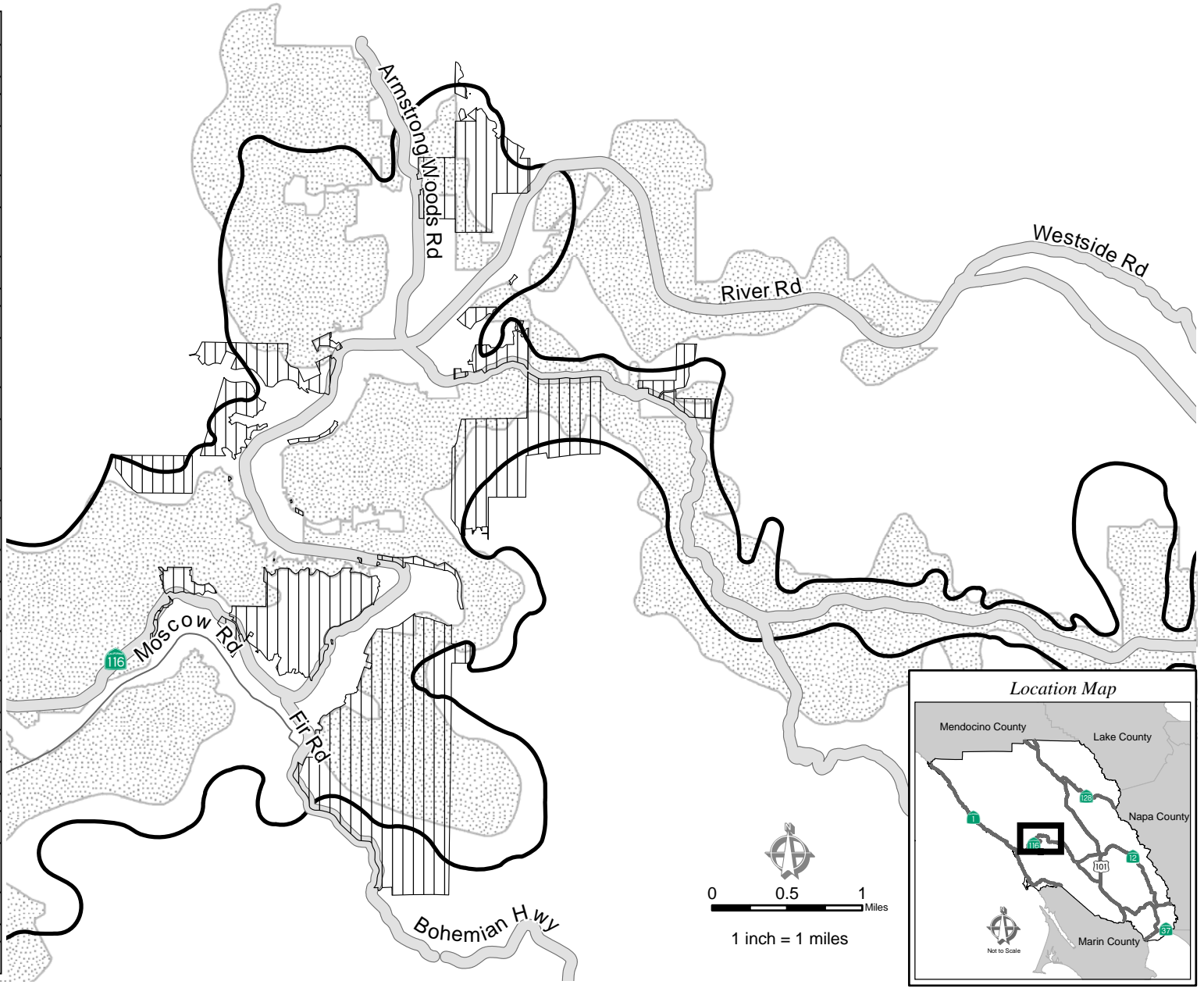







Exhibit S Interior Zone Proposed Highway 116 Scenic Landscape Unit Additions

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-  Proposed Highway 116 Scenic Landscape Unit Additions
-  Existing Scenic Corridors
-  Highway 116 Scenic Corridor Guidelines
-  Existing Scenic Landscape Units
-  Existing Community Separators

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma



Note: See Board Resolution Table of properties for parcel-specific data.

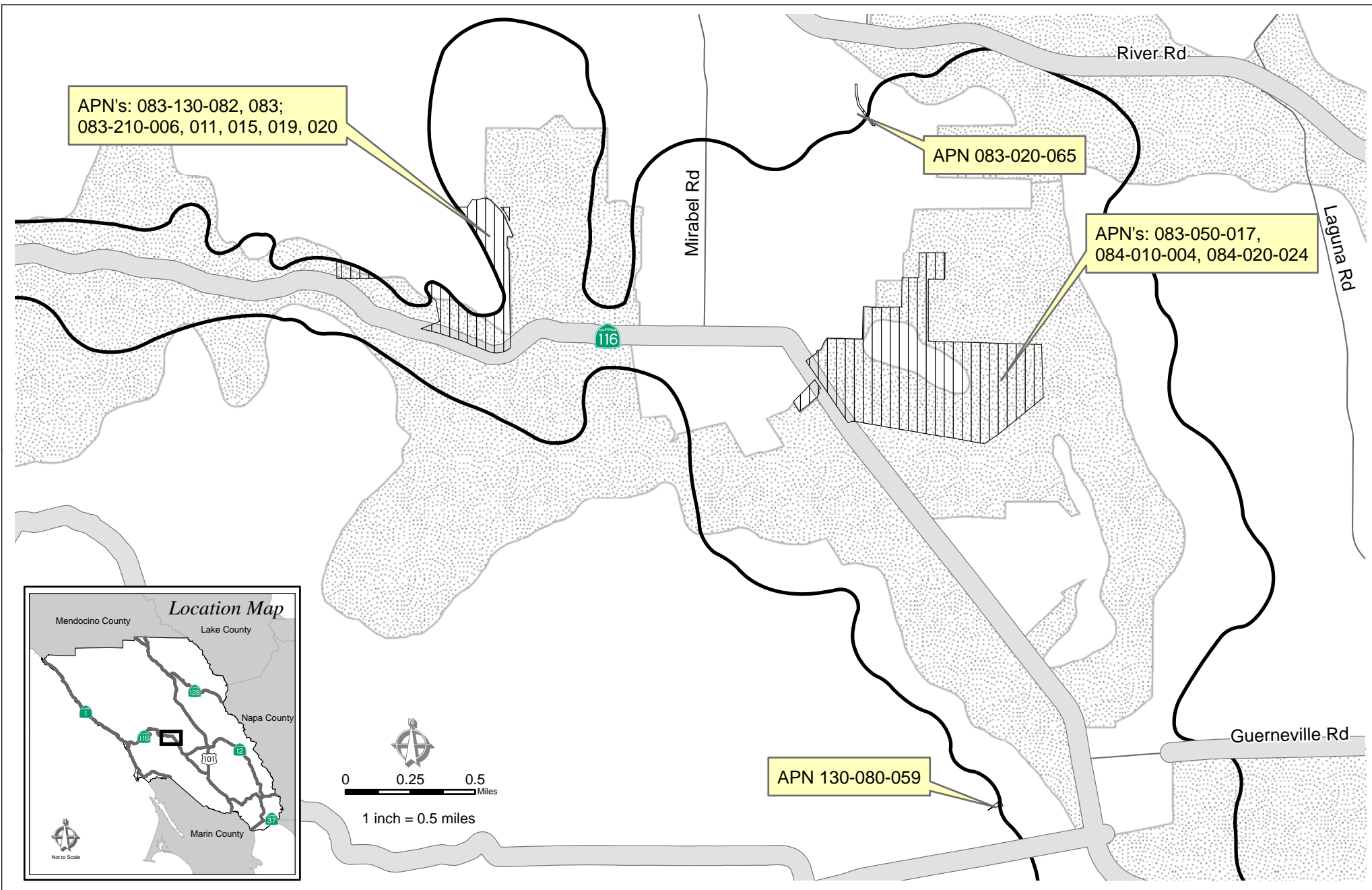


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- Proposed Highway 116 Scenic Landscape Unit Additions
- Existing Scenic Landscape Units
- Existing Scenic Corridors
- Existing Community Separators
- Highway 116 Scenic Corridor Guidelines
- City Boundaries

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma



Permit and Resource Management Department
 1550 California Street, Suite 1100
 Sonoma, California 94903
 707.255.1100 FAX 707.566.1103



Note: See Board Resolution Table of properties for parcel-specific data.

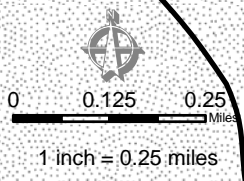
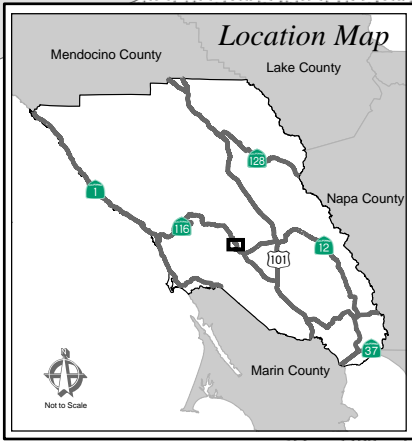
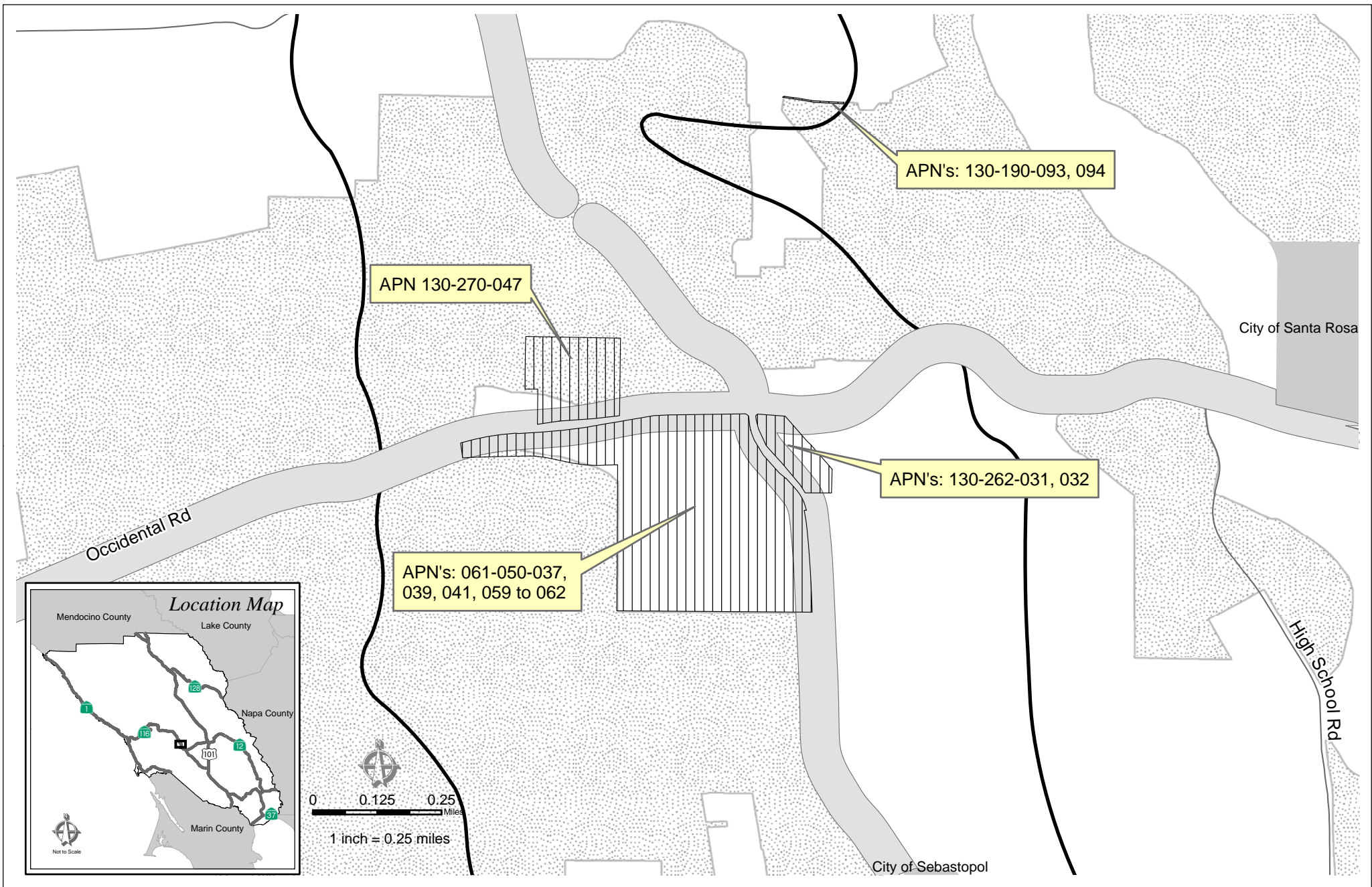


Exhibit S Interior Zone Proposed Highway 116 Scenic Landscape Unit Additions

- Proposed Highway 116 Scenic Landscape Unit Additions
- Existing Scenic Landscape Units
- Existing Scenic Corridors
- Existing Community Separators
- Highway 116 Scenic Corridor Guidelines
- City Boundaries

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

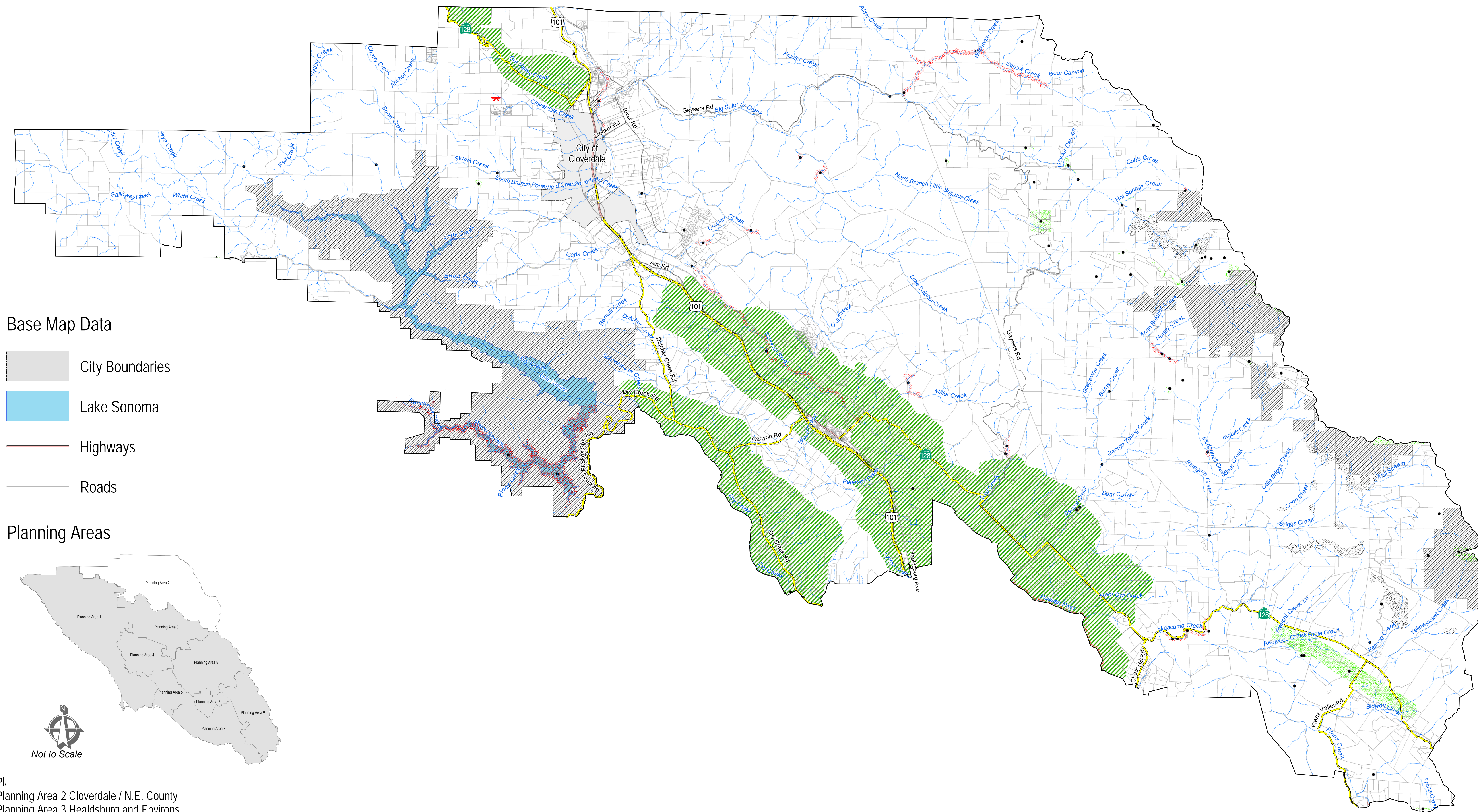
County of Sonoma

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Note: See Board Resolution Table of properties for parcel-specific data.



Figure OSRC-5b
Open Space Map
Cloverdale / N.E. County



Base Map Data

- City Boundaries
- Lake Sonoma
- Highways
- Roads



PI:
 Planning Area 2 Cloverdale / N.E. County
 Planning Area 3 Healdsburg and Environs
 Planning Area 4 Russian River Area
 Planning Area 5 Santa Rosa and Environs
 Planning Area 6 Sebastopol and Environs
 Planning Area 7 Rohnert Park - Cotati and Environs
 Planning Area 8 Petaluma and Environs
 Planning Area 9 Sonoma Valley

Note:
 This is a draft map illustrating potential General Plan amendments presented to the Planning Commission on October 3, 2013.
 Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of July 1, 2012. Includes General Plan Open Space amendments as of October 23, 2012. The California Department of Fish and Game California Natural Diversity Database (CNDDB) is current as of September 2011.

Exhibit B
February 4, 2014
DRAFT

Outdoor Recreation Areas

- Planned Parks
- Existing Parks

Scenic Resources

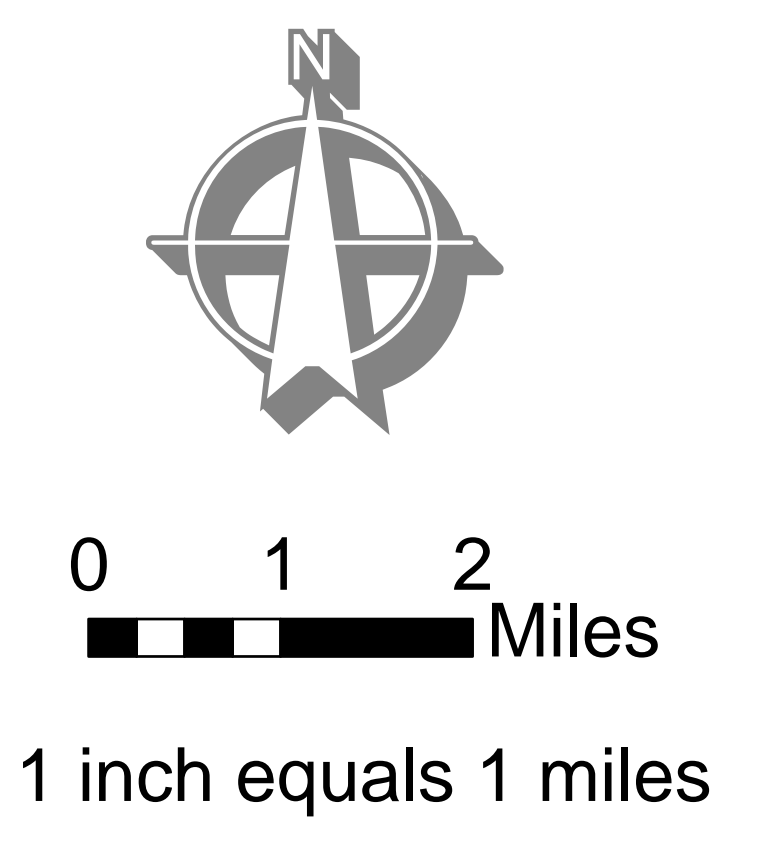
- Scenic Landscape Units
- Scenic Corridors

Biotic Resources

- Riparian Corridors
- Designated Streams

Biotic Habitat Areas

- Sensitive Natural Communities
- Special Status Species Habitat Occurrences
- Plant
- Animal



Sonoma County General Plan 2020
Open Space & Resource Conservation Element

Permit and Resource Management Department
 2550 Ventura Avenue, Santa Rosa, California 95403
 707-565-1900 FAX 707-565-1103



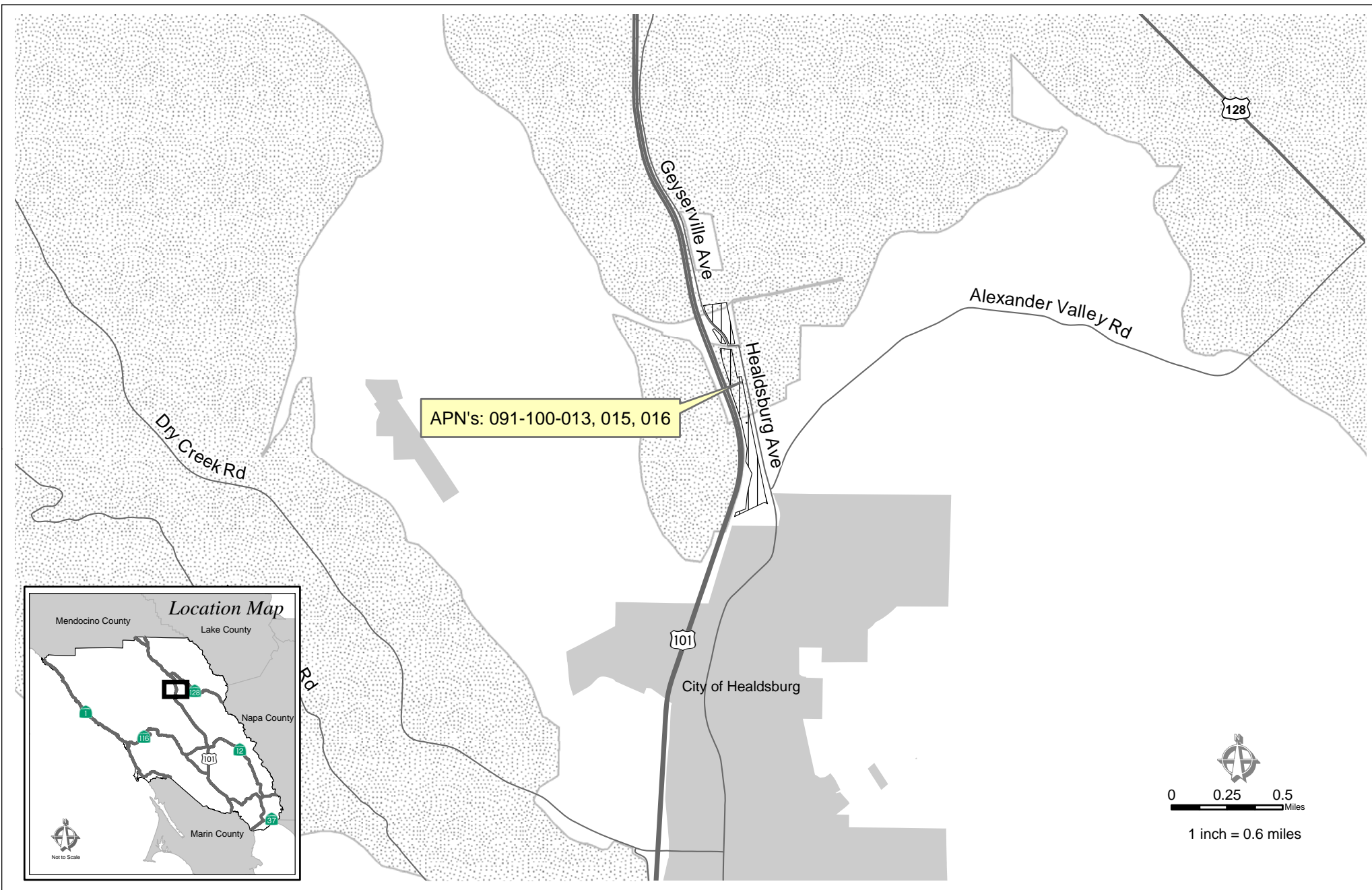


Exhibit T Interior Zone Proposed Landscape Unit Additions & SD Removals

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- Proposed Scenic Landscape Unit Additions and SD Removals
- Existing Scenic Landscape Units
- Existing Community Separators
- City Boundaries

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma



Note: See Board Resolution Table of properties for parcel-specific data.

Proposed SLU Additions & SD Removals - 238 Parcels

APN	APN	APN	APN	APN	APN
028-160-044	030-120-029	050-161-013	051-040-030	051-090-007	051-210-001
028-160-078	030-130-008	050-161-014	051-040-033	051-090-015	051-210-004
028-160-079	030-130-018	050-161-017	051-040-035	051-090-017	051-210-006
028-160-080	030-130-026	050-161-018	051-040-036	051-090-018	051-210-007
028-380-005	030-130-039	050-161-019	051-040-037	051-100-007	051-240-003
028-380-008	030-130-040	050-161-020	051-040-038	051-100-011	051-240-004
028-380-009	030-130-047	050-161-021	051-040-043	051-100-012	051-240-005
028-390-028	030-130-053	050-161-022	051-040-044	051-100-015	051-240-006
030-010-013	030-130-054	050-161-023	051-040-045	051-100-021	
030-010-014	030-130-057	050-161-024	051-040-046	051-100-022	
030-010-015	030-130-058	050-161-025	051-040-048	051-100-030	
030-030-004	030-130-059	050-161-026	051-040-049	051-110-011	
030-030-006	030-130-060	050-161-027	051-040-050	051-110-012	
030-030-009	030-130-061	050-161-028	051-040-051	051-130-002	
030-030-010	030-420-002	050-161-029	051-040-052	051-130-003	
030-030-012	030-420-010	050-161-030	051-040-053	051-130-006	
030-030-014	030-420-015	050-161-032	051-040-054	051-130-017	
030-030-016	030-420-019	050-161-033	051-040-055	051-130-018	
030-030-017	030-420-020	051-010-003	051-040-056	051-140-005	
030-030-018	030-430-001	051-010-039	051-040-057	051-140-007	
030-060-011	030-430-002	051-010-062	051-040-067	051-140-008	
030-060-015	030-430-003	051-010-063	051-040-068	051-140-009	
030-060-019	030-430-004	051-010-067	051-040-071	051-140-010	
030-060-020	030-430-007	051-010-079	051-040-072	051-150-006	
030-070-003	030-460-005	051-010-082	051-040-075	051-150-012	
030-070-019	030-460-006	051-010-083	051-060-009	051-150-019	
030-070-024	030-460-007	051-010-084	051-060-012	051-150-021	
030-070-032	030-460-010	051-010-085	051-060-014	051-150-022	
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030-070-034	030-460-012	051-030-002	051-060-019	051-150-025	
030-070-035	030-460-013	051-030-003	051-060-020	051-150-026	
030-070-036	030-670-004	051-030-004	051-060-021	051-150-027	
030-070-037	030-670-005	051-030-009	051-060-022	051-150-028	
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030-120-020	050-161-008	051-040-018	051-090-003	051-160-020	
030-120-023	050-161-009	051-040-019	051-090-004	051-160-021	
030-120-028	050-161-012	051-040-020	051-090-006	051-160-022	

Stony Point
Todd Rd
Santa
Mountain View Ave
aluma Hill Rd
Grange Rd
Bennett Valley Rd

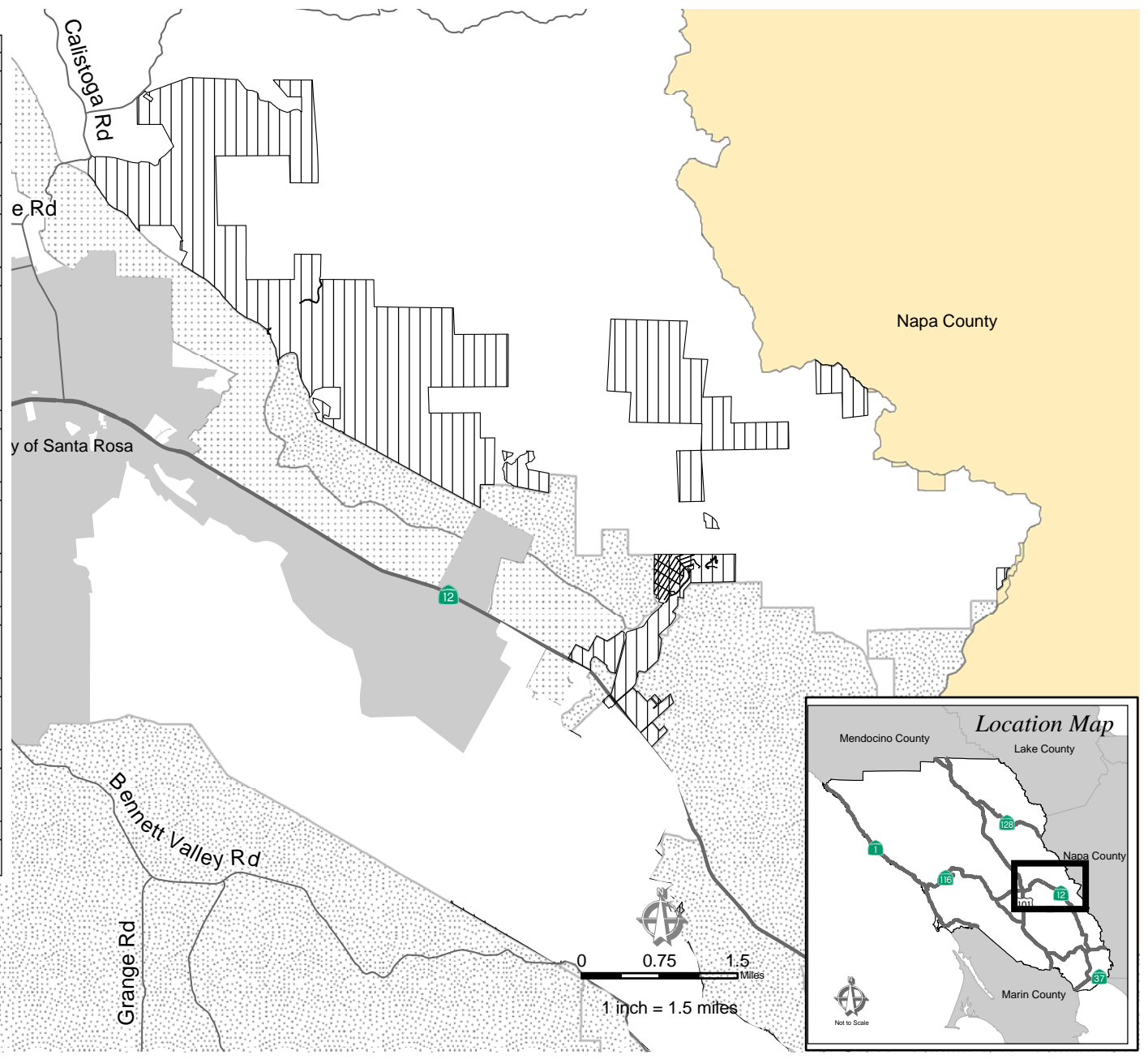






Exhibit T Interior Zone Proposed Landscape Unit Additions & SD Removals

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-  Existing Scenic Landscape Units
-  Existing Community Separators
-  Proposed Scenic Landscape Unit Additions and SD Removal
-  City Boundaries

Note: See Board Resolution Table of properties for parcel-specific data.

FILE: ZCE13-0003
AP #: Various
Resolution No.

County of Sonoma



Proposed SLU Additions & SD Removals - 25 Parcels

APN
019-320-005
019-320-006
019-320-007
019-320-020
019-320-022
019-320-024
019-330-007
019-330-008
019-330-010
019-330-022
019-330-023
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019-350-001
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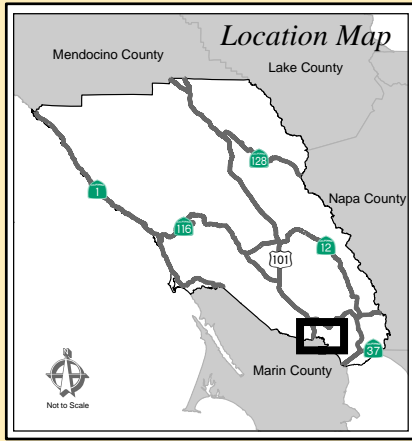
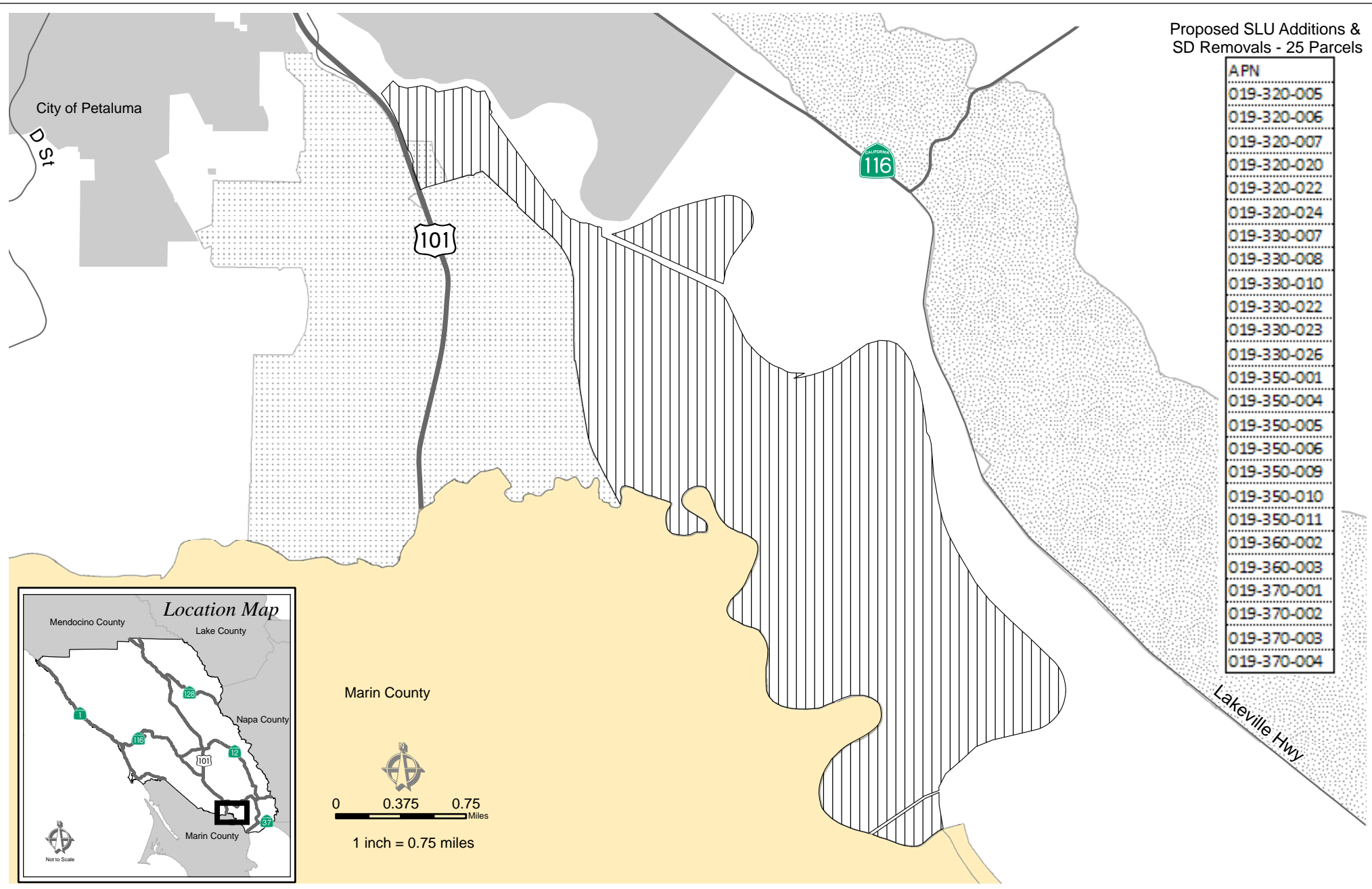


Exhibit T Interior Zone Proposed Landscape Unit Additions & SD Removals

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- Proposed Scenic Landscape Unit Additions and SD Removals
- Existing Community Separators
- Existing Scenic Landscape Units
- City Boundaries

FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma



Note: See Board Resolution Table of properties for parcel-specific data.

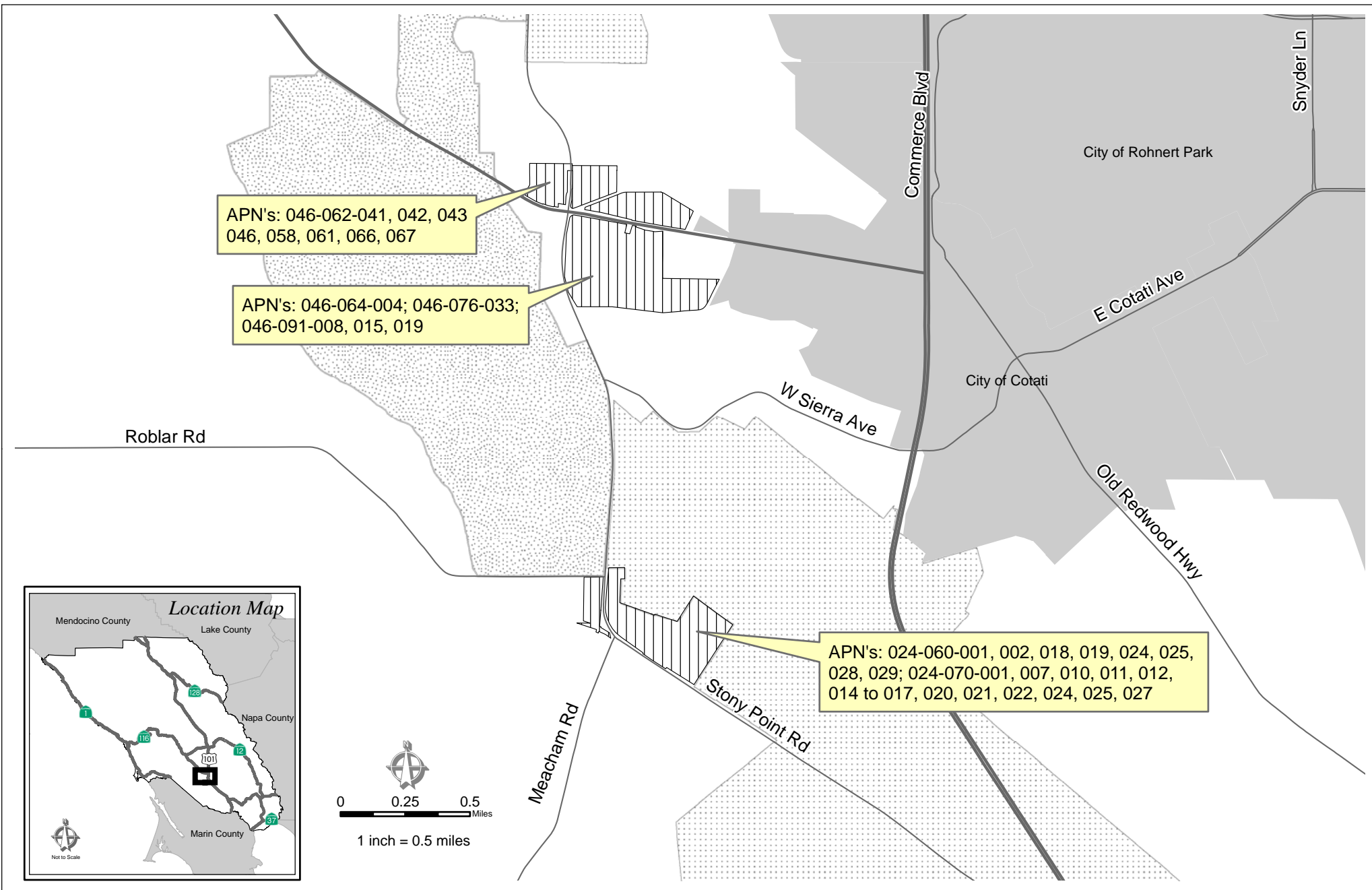


Exhibit T Interior Zone Proposed Landscape Unit Additions & SD Removals

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- Proposed Scenic Landscape Unit Additions and SD Removals
- Existing Community Separators
- Existing Scenic Landscape Units
- City Boundaries

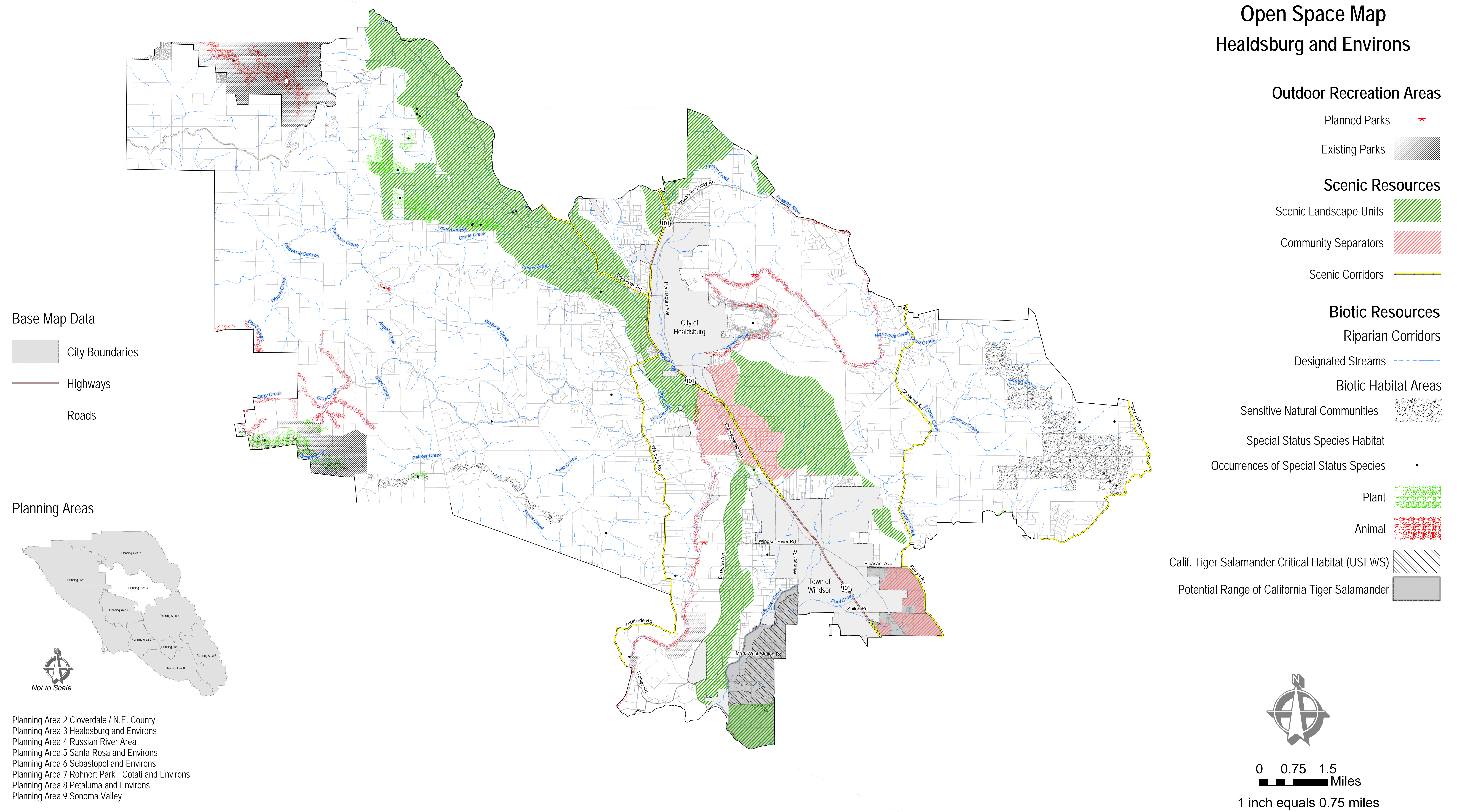
FILE: ZCE13-0003
 AP #: Various
 Resolution No.

County of Sonoma



Note: See Board Resolution Table of properties for parcel-specific data.

Figure OSRC-5c
Open Space Map
Healdsburg and Environs



Base Map Data

- City Boundaries
- Highways
- Roads

Planning Areas

Not to Scale

Planning Area 2 Cloverdale / N.E. County
 Planning Area 3 Healdsburg and Environs
 Planning Area 4 Russian River Area
 Planning Area 5 Santa Rosa and Environs
 Planning Area 6 Sebastopol and Environs
 Planning Area 7 Rohnert Park - Colati and Environs
 Planning Area 8 Petaluma and Environs
 Planning Area 9 Sonoma Valley

Note:
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Outdoor Recreation Areas

- Planned Parks
- Existing Parks

Scenic Resources

- Scenic Landscape Units
- Community Separators
- Scenic Corridors

Biotic Resources

- Riparian Corridors**
- Designated Streams
- Biotic Habitat Areas**
- Sensitive Natural Communities
- Special Status Species Habitat Occurrences of Special Status Species
- Plant
- Animal
- Calif. Tiger Salamander Critical Habitat (USFWS)
- Potential Range of California Tiger Salamander

0 0.75 1.5
 Miles

1 inch equals 0.75 miles

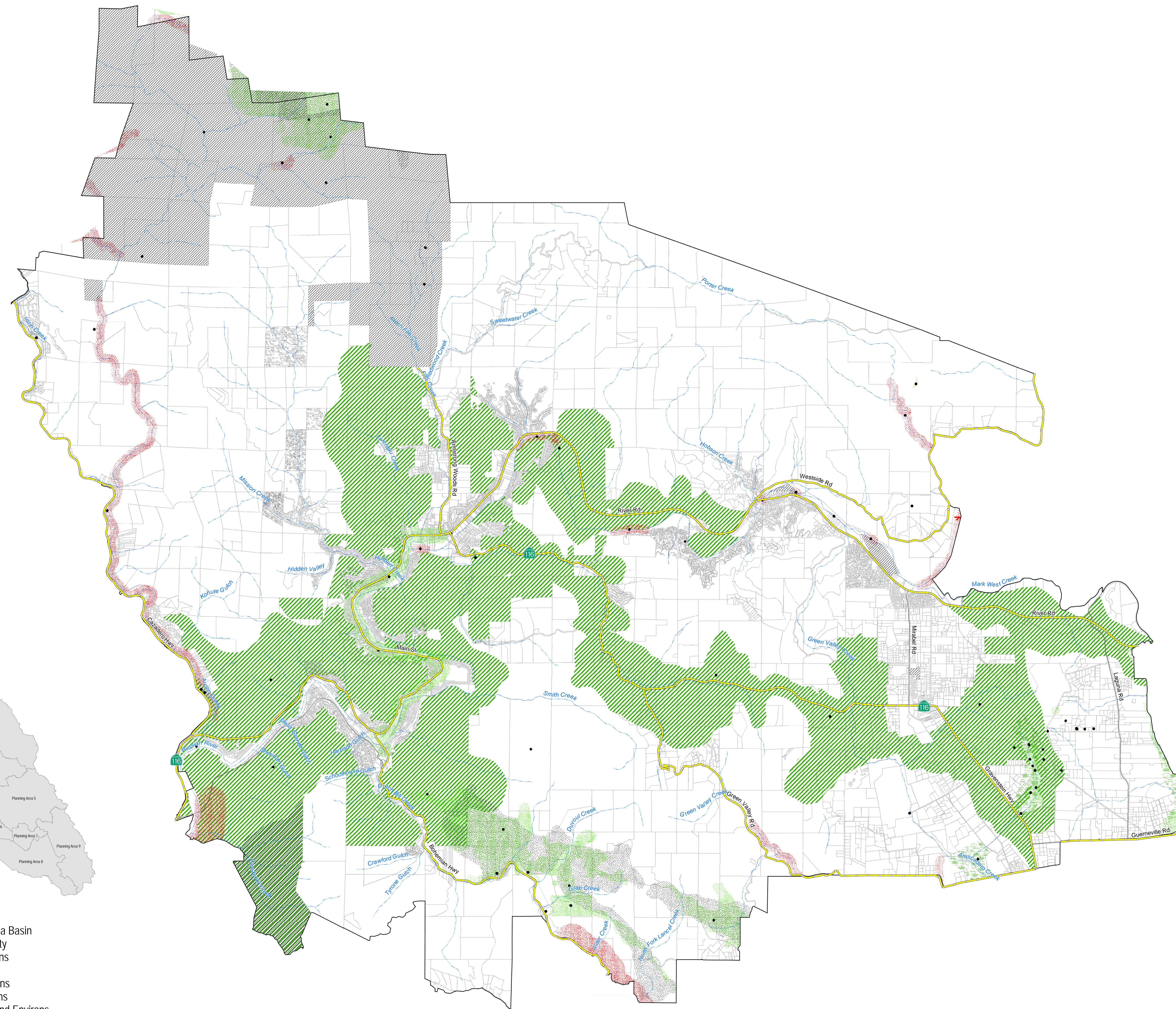
Exhibit C
February 4, 2014
DRAFT

Sonoma County General Plan 2020
Open Space & Resource Conservation Element

Permit and Resource Management Department
 2550 Ventura Avenue, Santa Rosa, California 95403
 707-565-1900 FAX 707-565-1103



Figure OSRC-5d
Open Space Map
Russian River Area



Base Map Data

- Highways
- Roads

Planning Areas



- Planning Area 1 Sonoma Coast / Gualala Basin
- Planning Area 2 Cloverdale / N.E. County
- Planning Area 3 Healdsburg and Environs
- Planning Area 4 Russian River Area
- Planning Area 5 Santa Rosa and Environs
- Planning Area 6 Sebastopol and Environs
- Planning Area 7 Rohnert Park - Cotati and Environs
- Planning Area 8 Petaluma and Environs
- Planning Area 9 Sonoma Valley

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Outdoor Recreation Areas

- Planned Parks *
- Existing Parks [hatched box]

Scenic Resources

- Scenic Landscape Units [hatched box]
- Scenic Corridors [yellow line]

Biotic Resources

- Riparian Corridors
- Designated Streams [blue line]
- Biotic Habitat Areas
- Marshes and Wetlands [stippled box]
- Sensitive Natural Communities [stippled box]
- Special Status Species Habitat Occurrences of Special Status Species [dot]
- Plant [green stippled box]
- Animal [red stippled box]



0 0.5 1
 Miles

1 inch equals 0.5 miles

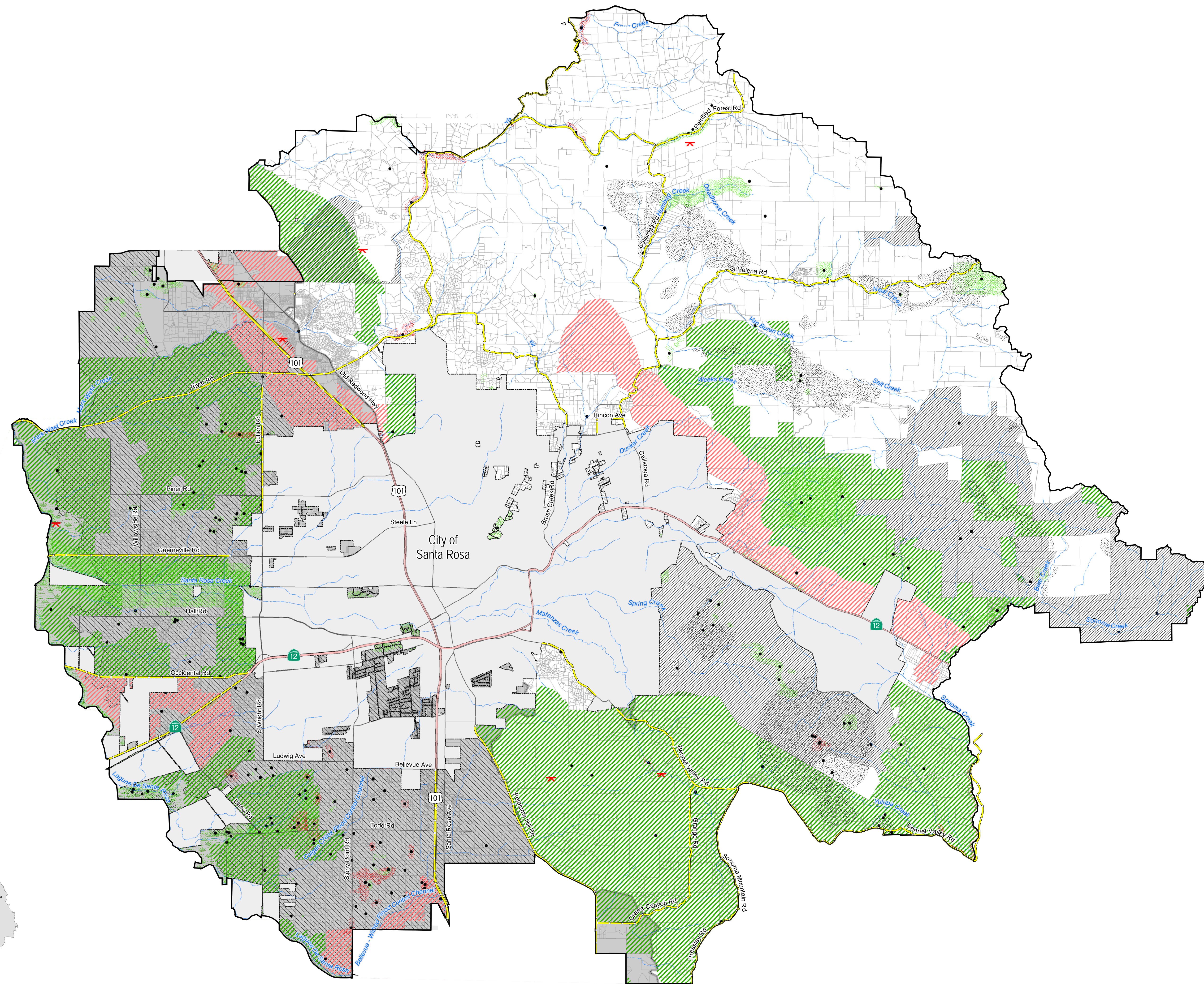
Exhibit D
February 4, 2014
DRAFT

Sonoma County General Plan 2020
Open Space & Resource Conservation Element

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Figure OSRC-5e
Open Space Map
Santa Rosa and Environs



Outdoor Recreation Areas

- Planned Parks
- Existing Parks

Scenic Resources

- Scenic Landscape Units
- Community Separators
- Scenic Corridors

Biotic Resources

- Riparian Corridors
- Designated Streams

Biotic Habitat Areas

- Marshes and Wetlands
- Sensitive Natural Communities
- Special Status Species Habitat
- Occurrences of Special Status Species

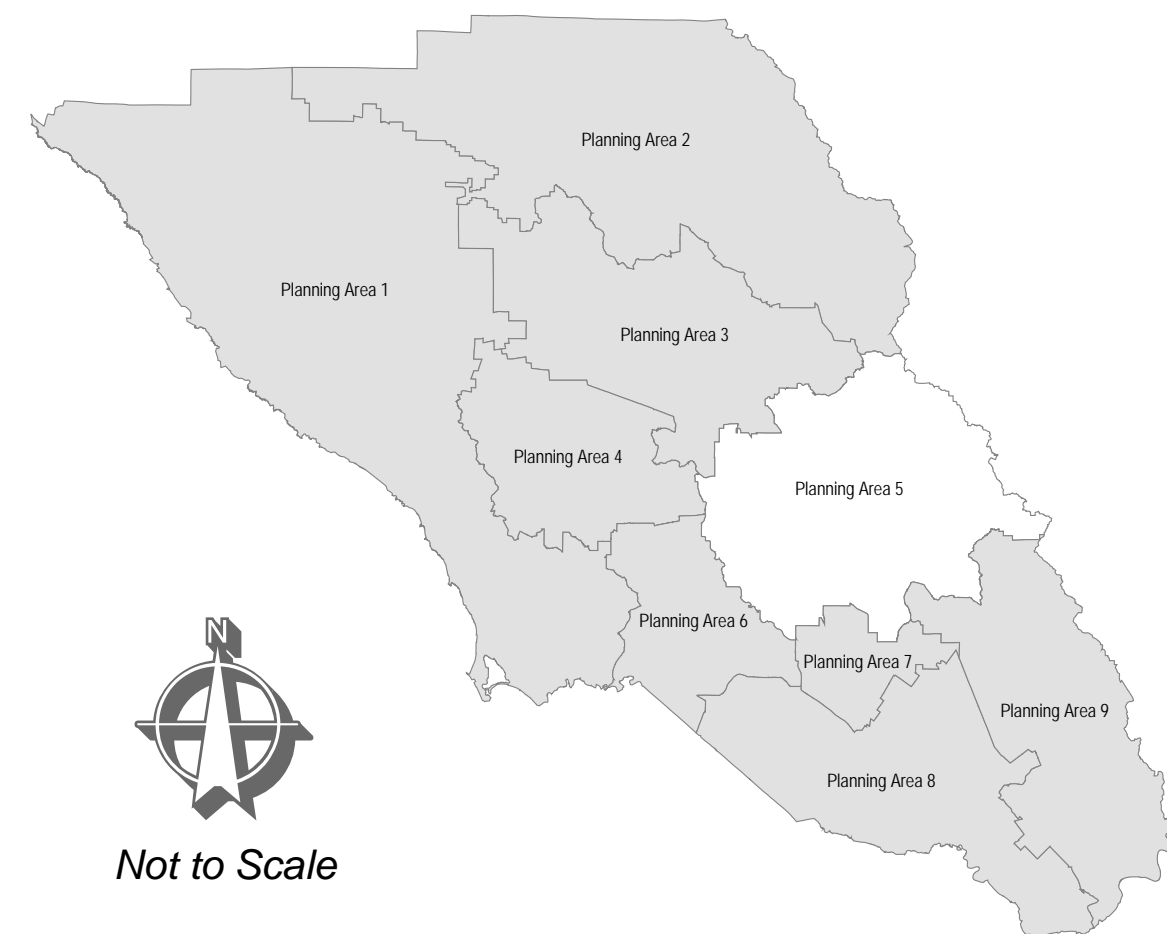
- Plant
- Animal

- Potential Range of California Tiger Salamander
- Calif. Tiger Salamander Critical Habitat (USFWS)

Base Map Data

- City Boundaries
- Highways
- Roads

Planning Areas

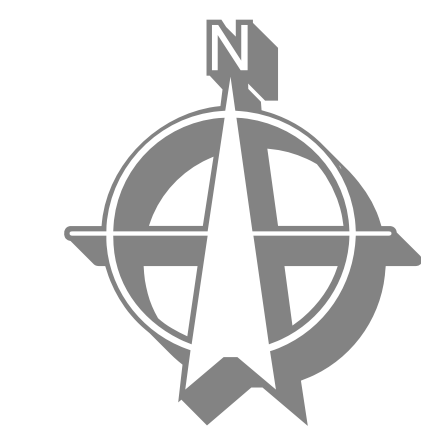


Not to Scale

- PI Planning Area 2 Cloverdale / N.E. County
- Planning Area 3 Healdsburg and Environs
- Planning Area 4 Russian River Area
- Planning Area 5 Santa Rosa and Environs
- Planning Area 6 Sebastopol and Environs
- Planning Area 7 Rohnert Park - Cotati and Environs
- Planning Area 8 Petaluma and Environs
- Planning Area 9 Sonoma Valley

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Exhibit E
February 4, 2014
DRAFT



0 0.75 1.5
 Miles

1 inch equals 0.75 miles

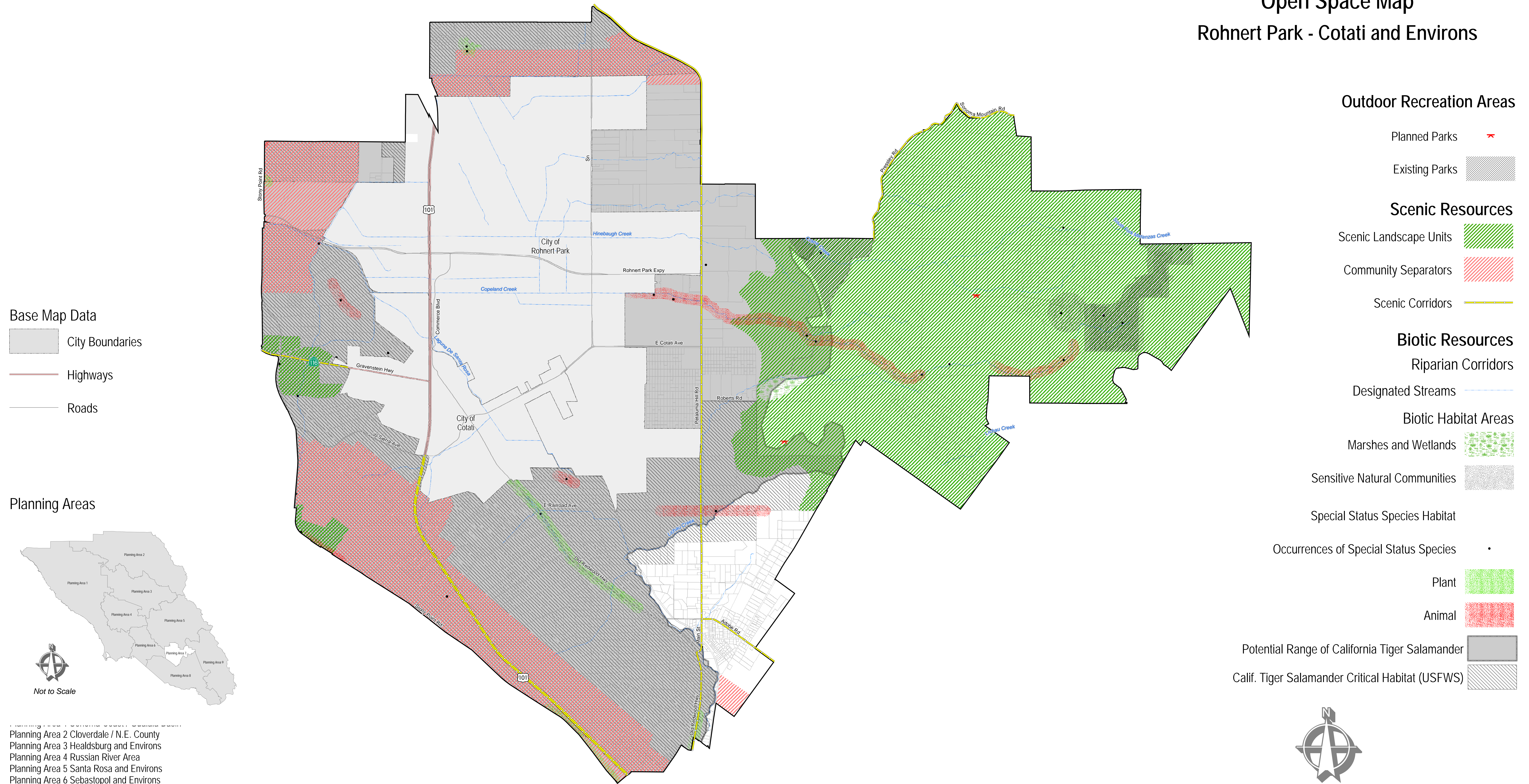
Sonoma County General Plan 2020
Open Space & Resource Conservation Element

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Figure OSRC-5g
Open Space Map
Rohnert Park - Cotati and Environs



Base Map Data

- City Boundaries
- Highways
- Roads



Planning Area 2 Cloverdale / N.E. County
 Planning Area 3 Healdsburg and Environs
 Planning Area 4 Russian River Area
 Planning Area 5 Santa Rosa and Environs
 Planning Area 6 Sebastopol and Environs
 Planning Area 7 Rohnert Park - Cotati and Environs
 Planning Area 8 Petaluma and Environs
 Planning Area 9 Sonoma Valley

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Outdoor Recreation Areas

- Planned Parks
- Existing Parks

Scenic Resources

- Scenic Landscape Units
- Community Separators
- Scenic Corridors

Biotic Resources

- Riparian Corridors
- Designated Streams
- Biotic Habitat Areas
 - Marshes and Wetlands
 - Sensitive Natural Communities
 - Special Status Species Habitat
 - Occurrences of Special Status Species

- Plant
- Animal

- Potential Range of California Tiger Salamander
- Calif. Tiger Salamander Critical Habitat (USFWS)



0 0.33 0.66
 Miles

1 inch equals 0.33 miles

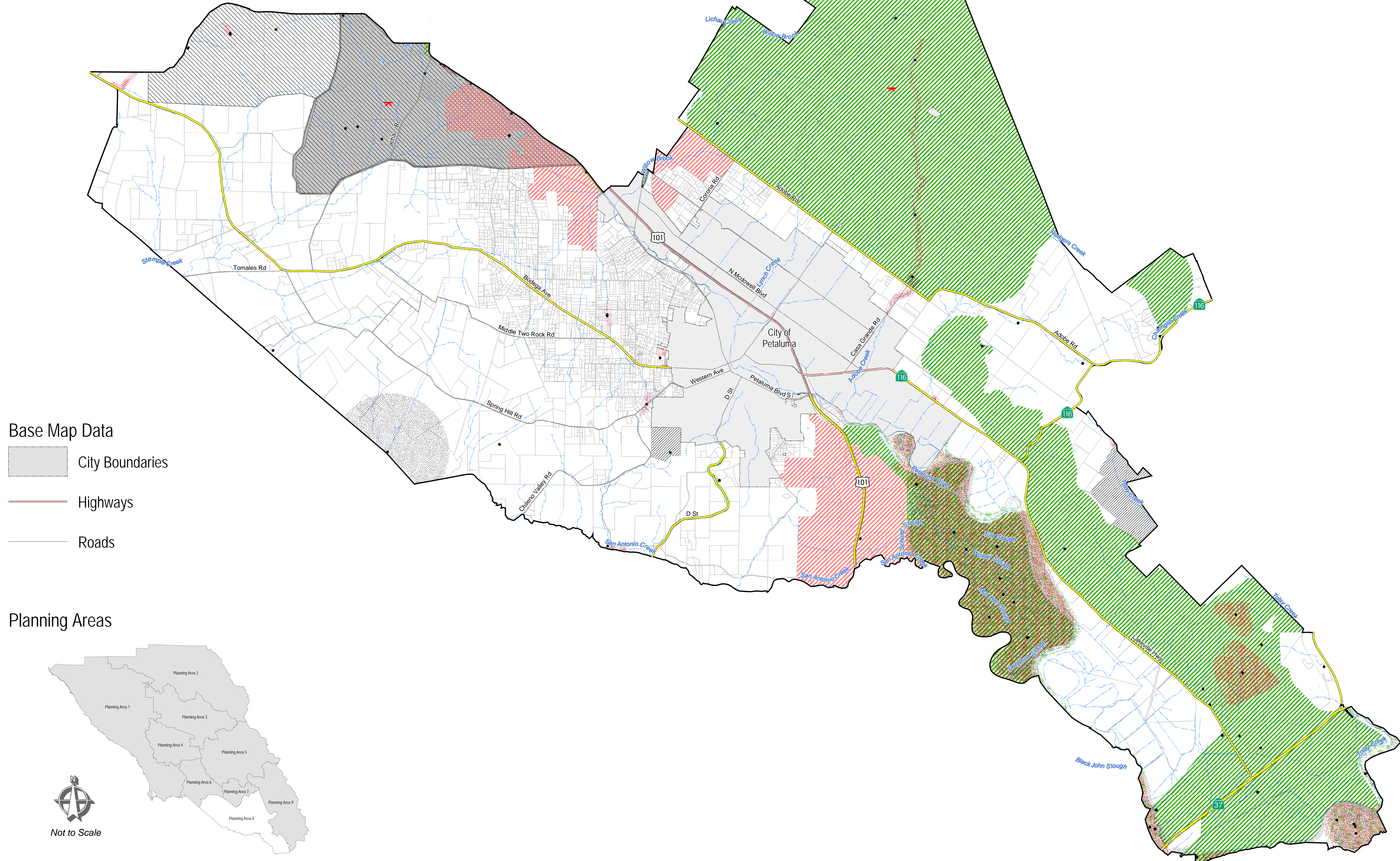
Exhibit G
February 4, 2014
DRAFT

Sonoma County General Plan 2020
Open Space & Resource Conservation Element

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Figure OSRC-5h
Open Space Map
Petaluma and Environs



Base Map Data

- City Boundaries
- Highways
- Roads



Planning Area 1 Sonoma Coast / Guadalupe Basin
 Planning Area 2 Cloverdale / N.E. County
 Planning Area 3 Healdsburg and Environs
 Planning Area 4 Russian River Area
 Planning Area 5 Santa Rosa and Environs
 Planning Area 6 Sebastopol and Environs
 Planning Area 7 Rohnert Park - Cotati and Environs
 Planning Area 8 Petaluma and Environs
 Planning Area 9 Sonoma Valley

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Exhibit H
February 4, 2014
DRAFT

Outdoor Recreation Areas

- Planned Parks
- Existing Parks

Scenic Resources

- Scenic Landscape Units
- Community Separators
- Scenic Corridors

Biotic Resources

- Riparian Corridors
- Designated Streams
- Biotic Habitat Areas
 - Marshes and Wetlands
 - Sensitive Natural Communities
 - Special Status Species Habitat
 - Occurrences of Special Status Species
 - Plant
 - Animal
 - Calif. Tiger Salamander Critical Habitat (USFWS)
 - Potential Range of California Tiger Salamander



0 0.75 1.5
 Miles

1 inch equals 0.75 miles




Sonoma County General Plan 2020
Open Space & Resource Conservation Element

Permit and Resource Management Department
 2550 Ventura Avenue, Santa Rosa, California 95403
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Figure OSRC-5i
Open Space Map
Sonoma Valley

Base Map Data

-  City Boundaries
-  Highways
-  Roads

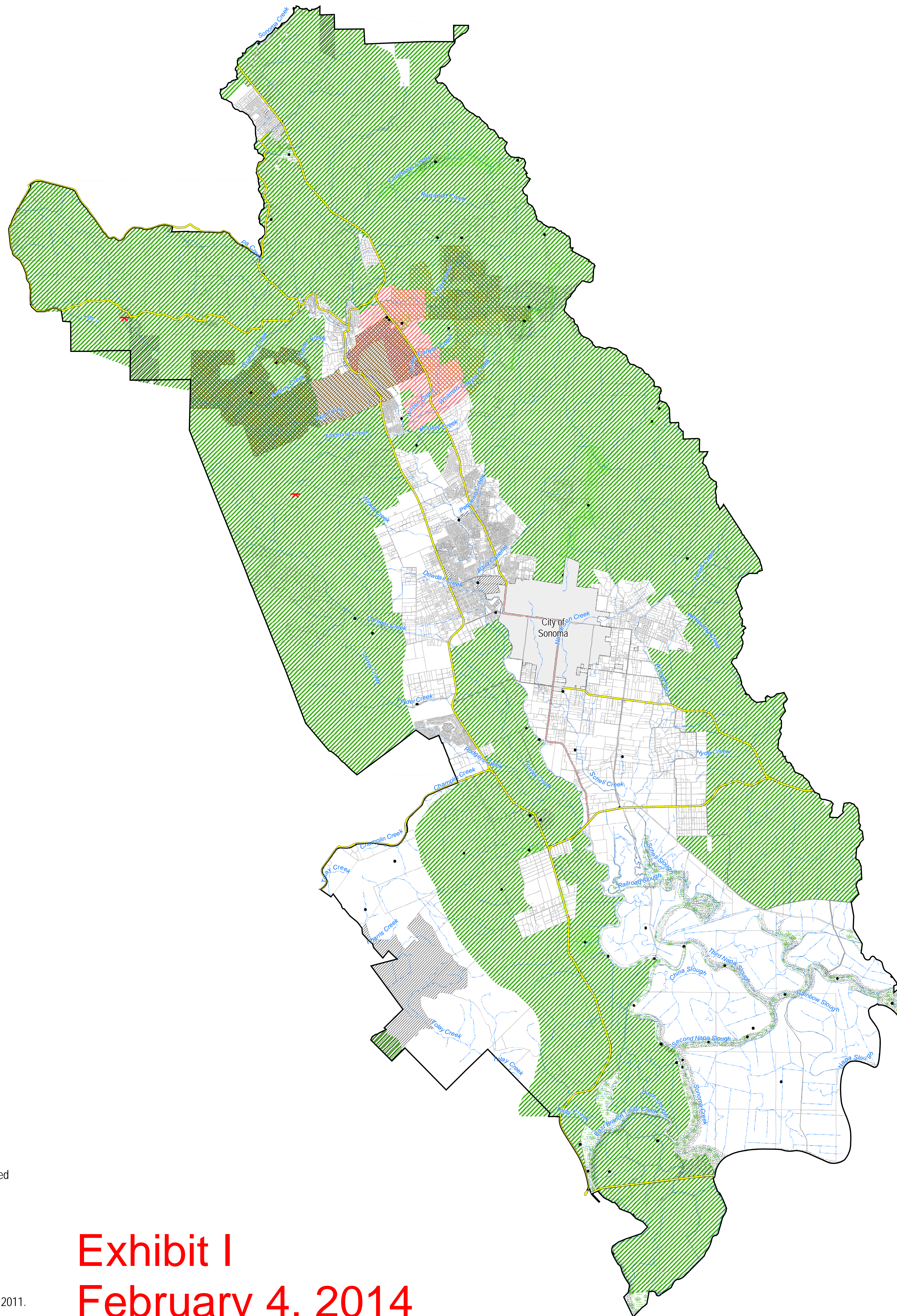


Planning Area 1 Sonoma Coast / Gualala Basin
 Planning Area 2 Cloverdale / N.E. County
 Planning Area 3 Healdsburg and Environs
 Planning Area 4 Russian River Area
 Planning Area 5 Santa Rosa and Environs
 Planning Area 6 Sebastopol and Environs
 Planning Area 7 Rohnert Park - Colati and Environs
 Planning Area 8 Petaluma and Environs
 Planning Area 9 Sonoma Valley

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Author: PRMD Cartography: S. Reinier File Number: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\SD Proposed Rezones\MXD Files\BOS 02042014\Exhibit_L_OSRC-5i.mxd Date: 12/18/2013




Outdoor Recreation Areas

Planned Parks 
 Existing Parks 

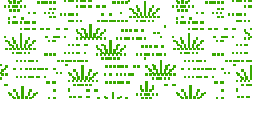
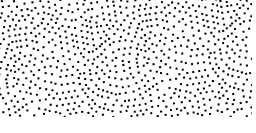



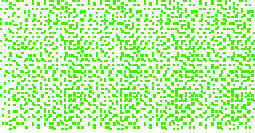
Scenic Resources

Scenic Landscape Units 
 Community Separators 
 Scenic Corridors 


Biotic Resources

Riparian Corridors
 Designated Streams 

Biotic Habitat Areas

Marshes and Wetlands 
 Sensitive Natural Communities 
 Habitat Connectivity Corridors 
 Special Status Species Habitat
 Occurrences of Special Status Species 
 Animal 
 Plant 



0 0.75 1.5
 Miles

1 inch equals 0.75 miles

Exhibit I
February 4, 2014
DRAFT

Sonoma County General Plan 2020
Open Space & Resource Conservation Element

Permit and Resource Management Department
 2550 Ventura Avenue, Santa Rosa, California 95403
 707-565-1900 FAX 707-565-1103



ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING CHANGES TO CHAPTER 26 (ZONING REGULATIONS OF THE SONOMA COUNTY CODE TO: 1) RESCIND AND REPLACE ARTICLE 90 (LOCAL AREA DEVELOPMENT GUIDELINES), 2) ADD THE SCENIC HIGHWAY 116 GUIDELINES TO ARTICLE 90, 3) ADD ARTICLE 63 LOCAL GUIDELINES (LG) COMBINING ZONE, 4) RESCIND ARTICLE 62 SCENIC DESIGN (SD) COMBINING ZONE; AND AMENDING THE OFFICIAL ZONING DATABASE TO 1) STREAMLINE PLACE-BASED DEVELOPMENT GUIDELINES, 2) CORRECT MAPPING ERRORS AND GENERAL PLAN/ZONING INCONSISTENCIES RELATED TO SCENIC RESOURCE PROTECTION, AND 4) IMPLEMENT THE SCENIC HWY 116 GUIDELINES.

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. The Board finds and declares that the adoption of this Ordinance is necessary and appropriate to implement state law and the policies and programs of the Sonoma County General Plan 2020 (General Plan), to ensure neighborhood compatibility, protect the general welfare of residents in the County, and streamline the development review process as it pertains to development guidelines and standards that apply only to specific local areas. PRMD File No. ZCE13-0003.

The Board hereby finds that the facts supporting the adoption of this Ordinance are as follows:

1. The project is consistent with the General Plan Open Space Element in that it implements Policies OSRC-1e, 2c, 3a and 3i, and furthers the General Plan goals, objectives, policies and programs and such General Plan amendments are internally consistent with the other elements of the General Plan. The particular circumstances in this case are that the proposed General Plan Amendments and Rezoning are being undertaken to protect the scenic resources of the County consistent with the General Plan Open Space Element.
2. The Official Zoning Database and electronically mapped General Plan Open Space Map contain known errors that occurred during the transition from the previously adopted Zoning Maps and/or General Plan Open Space map to the current digital database. This project will correct those errors and restore the subject parcels to the correct zoning and/or General Plan Open Space designation for the reasons specified in the staff report.
3. The project is consistent and/or will ensure consistency with the General Plan by ensuring that parcels within a Community Separator, Scenic Landscape Unit or Scenic Corridor are zoned SR (Scenic Resources) and/or have the correct and intended General Plan Open Space designation for the reasons indicated in the staff report.

4. The project will ensure the Official Zoning Database provides accurate and accessible information with regard to parcels subject to the Local Area Development Guidelines contained in Article 90 of the Zoning Code, by identifying those parcels with the LG (Local Guidelines) combining zone and making non-substantive editorial improvements to the text of Article 90 for the reasons indicated in the staff report.
5. The project implements General Plan Policy OSRC-3i and program OSRC 8 by adding the Scenic Highway 116 Guidelines previously adopted by the Board in 1998 to Article 90 (Local Area Development Guidelines) and designating certain properties to be added to the nearest Scenic Landscape Unit and zoned SR (Scenic Resources).
6. The Scenic Design (SD) combining zone is obsolete, redundant with the Scenic Resource (SR) combining zone and shall be rescinded for the reasons specified in the staff report, and where indicated shall be replaced with the designation of Scenic Landscape Unit and the SR (Scenic Resource) zone.
7. The Environmental Impact Report (EIR) for the General Plan (General Plan EIR), certified by the Board of Supervisors in 2008, disclosed, evaluated and mitigated potential environmental impacts of General Plan policies. The General Plan EIR found that continued implementation of General Plan policies requiring rezoning to the SR zone in Community Separators, Scenic Landscape Units and Scenic Corridors was necessary to mitigate cumulatively significant visual impacts to less than significant levels (OSRC-1e, 2c and 3a). The proposed Zoning Code amendments would implement General Plan policies OSRC-1e, 2c and 3a. Scenic view protection will be achieved through application of the zoning database and planning process. The proposed zoning amendments would not relax any existing standards or policies in the General Plan.

The proposed code amendment would not result in any new significant impacts, or a substantial increase in the severity of any previously-identified impacts, due to substantial changes in the project or its circumstances, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan EIR in 2008. The proposed Project is within the scope of the General Plan EIR, and would not have effects that were not examined in the EIR. As a result, pursuant to CEQA Guidelines Section 15168 (c) (2), no new environmental document is required. The General Plan EIR is available for review at the PRMD office and online at <http://www.sonoma-county.org/prmd/divpages/complandiv.htm>.

8. In accordance with the provisions of law, the Planning Commission held public hearings on September 5 and October 3, 2013 at which time all interested persons were given an opportunity to be heard, and the Planning Commission recommended by a vote of 5-0 and 4-0 that the Board approve the proposed Ordinance changes.

Section II. The Board of Supervisors hereby finds that the project is within the scope of the General Plan EIR and any mitigation measures identified in the General Plan EIR have been incorporated herein.

Section III: The text of Chapter 26, (Zoning Regulations), of the Sonoma County Code is amended as follows:

(a) Article 90 Local Area Development Guidelines is rescinded in its entirety and replaced with a revised Article 90 Local Area Development Guidelines which includes the addition of the Scenic Highway 116 Guidelines, as shown in *Exhibit A* which is attached hereto and incorporated by reference.

(b) A new Article 63 Local Guidelines (LG) Combining Zone is added, as shown in *Exhibit B* which is attached hereto and incorporated by reference.

(c) Article 62 Scenic Design (SD) Combining Zone is rescinded in its entirety, as shown in *Exhibit C* which is attached hereto and incorporated by reference.

Section IV: The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, is amended by reclassifying certain real property from the existing zoning designations to the zoning designations set forth in *Exhibit D, Table of Assessor Parcel Numbers Interior Zone*, which is attached hereto and incorporated by reference.

The Director of the Permit and Resource Management Department is directed to reflect these amendments to the OZD of the County.

Section V: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section VI: This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after passage, with the names of the Supervisors voting for or against the same, in a newspaper of general circulation, published in the County of Sonoma, State of California.

Ordinance #
February 4, 2014
Page 4

In Regular Session of the Board Supervisors of the County of Sonoma, passed and adopted this 4th day of February, 2014, on a regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Zane: McGuire: Carrillo: Rabbitt:

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Michelle Arellano
Clerk of the Board of Supervisors

**ZCE 13-0003, Interior Zone Ordinance Exhibit A
(Revised Article 90)**

Article 90. - Local Area Development Guidelines.

- Sec. 26-90-010 - Purpose.
- Sec. 26-90-020 - Applicability.
- Sec. 26-90-030 - Adoption/Amendment of Local Area Guidelines and Standards.
- Sec. 26-90-040 - Permit requirements for all Local Area Guidelines and Standards.
- Sec. 26-90-050 - Canon Manor West (CMW).
- Sec. 26-90-060 - Glen Ellen Development and Design Guidelines (GE1) (GE2).
- Sec. 26-90-070 - Highway 116 Scenic Corridor (116).
- Sec. 26-90-080 - Penngrove Main Street (PNG).
- Sec. 26-90-090 - Russian River Corridor (RRC).
- Sec. 26-90-100 - Sebastopol Road Urban Vision Plan (SRV).
- Sec. 26-90-110 - The Springs Highway 12 (SPR).
- Sec. 26-90-120 - Taylor/Sonoma/Mayacamas Mountains (MTN).

Sec. 26-90-010 - Purpose.

Purpose. The purpose of these guidelines and standards are to implement General Plan Land Use Element policies and programs to protect and enhance the unique character of specific unincorporated communities and areas, as designated by the Board, while allowing for land uses and development authorized in the General Plan Land Use Element. This Division provides a greater level of detail for the desired character of development in a local area.

Sec. 26-90-020 - Applicability.

- A. Applicable areas. The provisions of this Division apply within the boundaries of the following local areas of the LG (Local Guidelines) combining zone in the Zoning Database:
 - 1. Canon Manor West (LG/CMW)
 - 2. Glen Ellen (LG/GE1), (LG/GE2)
 - 3. Highway 116 Scenic Corridor (LG/116)
 - 4. Penngrove Main Street (LG/PNG)
 - 5. Russian River Corridor (LG/RRC)
 - 6. Sebastopol Road Urban Vision Plan (LG/SVP)
 - 7. The Springs, Highway 12 (LG/SPR)
 - 8. Taylor/Sonoma/Mayacamas Mountains (LG/MTN)

- B. Applicable projects. Within the LG zone, provisions of this Division apply to the following types of projects:
 - 1. Discretionary projects. This Division applies to each proposed development and new land use that is subject to a discretionary land use permit under this Development Code; and
 - 2. Ministerial projects. This Division applies to each building permit or other ministerial permit, unless an exemption is contained in the Section herein specific to that local area.

The table below summarizes the permit requirements of each area:

Local Area Development Guideline	Exempt Projects	Design Review Permit			Planning Clearance
		Ministerial Projects (building permits) for exterior modification or new structures	Discretionary Projects (Use Permits, Subdivision, Design Review as otherwise required by code)	Public Projects	Building Permit for new dwelling or Sewer/ Water Connection
Canon Manor West		No	No		Yes
Glen Ellen Subarea 1		Yes	Yes		
Glen Ellen Subarea 2		No	Yes		
Highway 12/ The Springs		Yes	Yes	Yes	
Hwy 116	Discretionary projects not visible from Hwy	No	Yes	Yes	
Penngrove Main Street		Yes	Yes	Yes	
Russian River Corridor	Dwellings of 3 or less units	Yes	Yes		
Sebastopol Road Urban Vision Plan		Yes	Yes	Yes	
Taylor/Sonoma/ Mayacamas Mountains	-Accessory structures not requiring a building permit -Ag structures -Ag employee housing -Structures not visible from public roads	Yes	Yes		

- C. In the event of conflict. In the event of any conflict between the provisions of this Division and other requirements of this Development Code, the provisions of this Division shall control.
[SOURCE: SCC 26-90]

Sec. 26-90-030 - Adoption/Amendment of Local Area Guidelines and Standards.

New Local Area Guidelines and Standards and amendments shall be reviewed and approved in compliance with Division 34.9.22 (Amendments). Concurrent with the establishment of any new Local Area Guidelines and Standards area, all subject properties shall be rezoned to the LG (Local Guidelines) combining zone with an appropriate title and suffix referencing specific area. Local Area Guidelines and Standards shall be listed in Section 34.2.29.050 (Local Guidelines Combining Zone).

Sec. 26-90-040 - Permit requirements for all Local Area Guidelines and Standards.

- A. Design and site plan review required. Unless specifically exempt within this Division, each discretionary land use permit and ministerial permit that results in exterior modifications or new development within a LG (Local Guidelines) combining zone shall be reviewed and approved in compliance with Division 34.2.62 (Design and Site Plan Review), and a Design and Site Plan Review or Administrative Design and Site Plan Review Permit shall be required prior to construction permit issuance to implement the provisions of the applicable Local Area Guidelines and Standards. This design and site plan review requirement is in addition to any other required permits (Building Permit, Zoning Permit, Conditional Use Permit, Subdivision, etc.).
- B. Review authority. The review authority shall be the highest review authority designated by Section 34.2.60.050 (Concurrent Filing and Processing of Related Applications). Where only a Building, Grading, or Drainage Permit is required, the Director shall be the review authority for the Administrative Design Review.

Sec. 26-90-050 - Canon Manor West (CMW).

- A. Purpose. The purpose of the Canon Manor West Subdivision Local Area Guidelines and Standards is to implement water conservation mitigation measures required with the formation of a sewer and water assessment district for the Canon Manor West area.
- B. Additional permit requirements or exemptions. Only a Planning Clearance is required for the following ministerial actions require compliance with this Division prior to connection, permit final or resale, with the water conservation standards of Subsection C herein:
 - 1. Connection to sewer and/or water.
 - 2. A Building Permit for:
 - a. Construction of a new dwelling; or
 - b. Major renovation (more than 30 percent increase in square footage based on linear footage of altered walls method (Department Policy 9-2-29) of an existing home (a Building Permit and inspection is required).
 - 3. The resale of an existing dwelling:
 - a. Before sale the seller shall perform a water system audit utilizing the approved form provided by the Department and repair leaks as necessary. This is a self-monitoring process and does not require a Building Permit or inspection; and
 - b. Owners shall file the water system audit with the Department and the records shall be maintained in the well and septic files for the subject property.
- C. Standards. The standards of this Section are limited to the following water conservation measures:
 - 1. Low flush toilets (1.6 gallon or less) (installation of a toilet requires a Building Permit);
 - 2. Low-flow showerheads (2.5 gallons per minute (gpm) or less); and
 - 3. Low-flow faucet aerators (2.2 gpm or less); or

4. If the dwelling is already equipped with low flush toilets, replace aking toilet flappers as needed.
- D. Boundaries. The standards of this Section apply to all properties within the boundary shown in the Zoning Database as being within the LG/CMW (Local Guidelines/Canon Manor West) combining zone.

Sec. 26-90-060 - Glen Ellen Development and Design Guidelines (GE1) (GE2).

- A. Purpose. The purpose of the Glen Ellen Development and Design Guidelines is to direct development in a way that the character of Glen Ellen is enhanced and its rural character and scenic quality are maintained. The design guidelines encourage the use of forms and materials that are human in scale.
- B. Additional permit requirements or exemptions. In addition to the requirements of Section 34.2.50.040 (Permit requirements for all Local Area Guidelines and Standards), the following applies:
1. Ministerial projects within the Glen Ellen Subarea 2 are exempt from the provisions of the Glen Ellen Design Guidelines.
- C. Standards. Applicable development shall be reviewed and approved in compliance with the most current version of the Glen Ellen Development and Design Guidelines on file at the Permit and Resource Management Department. [SOURCE: SCC 26-90-041]
- D. Boundaries. The standards of this Section apply to all properties within the boundary shown in the Zoning Database as being within the LG/GE1 (Local Guidelines Glen Ellen Subarea 1) or LG/GE2 (Local Guidelines/Glen Ellen Subarea 2) combining zone.

Sec. 26-90-070 - Highway 116 Scenic Corridor (116).

- A. Purpose. The purpose of The Highway 116 Scenic Corridor Study is to provide for the protection and enhancement of the scenic corridor along State Route 116 in Sonoma County.
- B. Additional permit requirements or exemptions. In addition to the requirements of Section 34.2.50.040 (Permit requirements for all Local Area Guidelines and Standards), the following applies:
1. Projects that require only ministerial approval, such as building permits, are exempt from the requirements of this section.
 2. Discretionary projects within the Highway 116 Scenic Corridor Study boundary, but not visible from Highway 116 are exempt from the requirements of this section upon approval of a Zoning Permit with sufficient documentation to verify that the project would not be visible from Highway 116.
 3. As authorized by the Scenic Highway 116 Guidelines, Cal-trans highway projects, County public works projects, and public utility projects shall use the Scenic Highway 116 Guidelines protective measures in the design and construction of public projects in the Scenic Highway 116 boundaries

- C. Standards. Applicable development shall be reviewed and approved in compliance with the most current version of Sonoma Highway 116 Scenic Highway Corridor Study on file at the Permit and Resource Management Department.
- D. Boundaries. The guidelines established by this Section apply to all properties shown in the Zoning Database as being within the LG/116 (Local Guidelines/Highway 116 Scenic Corridor) combining zone.

Sec. 26-90-080 - Penngrove Main Street (PNG).

- A. Purpose. The purpose of the Penngrove Main Street Design Guidelines is to preserve the historic resources and traditional character of Penngrove's Main Street and promote a walkable, mixed-use, and economically viable commercial zone.
- B. Additional permit requirements or exemptions. In addition to the requirements of Section 34.2.50.040 (Permit requirements for all Local Area Guidelines and Standards), the following applies:
 - 1. Public and private improvements within and adjacent to the public street right of way shall comply, unless otherwise approved by the Board.
 - 2. Signage and exterior lighting shall comply.
 - 3. Historic structures identified in the Sonoma County Historic Resources Inventory and sites in the HD (Historic) combining zone require review by the Sonoma County Landmarks Commission or designated Landmarks Commission staff in compliance with Section 34.2.62.030 (Landmark Alteration Permits), and such review shall occur concurrently with the Design Review or Administrative Design Review Permit.
- C. Standards. Applicable development shall be reviewed and approved in compliance with the most current version of the Penngrove Main Street Design Guidelines on file at the Permit and Resource Management Department. [SOURCE: SCC 26-90-041]
- D. Boundaries. The standards of this Section apply to all properties within the boundary shown in the Zoning Database as being within the LG/PNG (Local Guidelines/Penngrove) combining zone. The following applications within subareas I and II of the Glen Ellen Area depicted on Figure D set out at the end of this article, shall be evaluated in accordance with the Glen Ellen development and design guidelines, on file in the offices of the planning department.

Sec. 26-90-090 - Russian River Corridor (RRC).

- A. Purpose. The purpose of the Russian River Design Guidelines is to provide clear, concise design guidance in order to preserve and enhance the built environment of the Russian River area and to promote new development that respects the context of its unique setting and is appropriately integrated into the fabric of the existing community.
- B. Additional permit requirements or exemptions. In addition to the requirements of Section 34.2.50.040 (Permit requirements for all Local Area Guidelines and Standards), the following applies:
 - 1. Signage and exterior lighting shall comply.

2. Single family and multi-family ministerial projects of 3 or less units are exempt from the provisions of the Russian River Corridor Design Guidelines, unless the site contains historic resources listed in Subsection B3 below.
 3. Historic resources identified in the Russian River Corridor Appendix B (Historic Resources), the Sonoma County Historic Resources Inventory, and sites in the HD (Historic) combining zone require review by the Sonoma County Landmarks Commission or designated Landmarks Commission staff in compliance with Section 34.2.62.030 (Landmark Alteration Permits), and such review shall occur concurrently with the Design Review or Administrative Design Review Permit.
- C. Standards. Applicable development shall be reviewed and approved in compliance with the most current version of the Russian River Corridor Design Guidelines on file at the Permit and Resource Management Department. [SOURCE: SCC 26-90-041]
- D. Boundaries. The standards of this Section apply to all properties within the boundary shown in the Zoning Database as being within the LG/RRC (Local Guidelines/Russian River Corridor) combining zone.

Sec. 26-90-100 - Sebastopol Road Urban Vision Plan (SRV).

- A. Purpose. The Sebastopol Road Urban Vision Plan advocates mixed use development along the Sebastopol Road corridor, with new structures placed at the edge of the public sidewalk and parking located behind the structure(s). The purpose of the Sebastopol Road Urban Vision Plan is to provide design parameters for current and new land uses to meet the following objectives:
1. Stimulate economic revitalization.
 2. Provide more green spaces.
 3. Facilitate pleasant and safer pedestrian connectivity.
 4. Help decongest traffic.
 5. Provide public spaces for socializing.
- B. Additional permit requirements or exemptions. In addition to the requirements of Section 34.2.50.040 (Permit requirements for all Local Area Guidelines and Standards), the following applies:
1. Public and private improvements within and adjacent to the public street right of way shall comply, unless otherwise approved by the Board.
- C. Standards. Applicable development shall be reviewed and approved in compliance with the most current version of the Sebastopol Road Urban Vision Plan on file at the Permit and Resource Management Department.
- D. Boundaries. The standards of this Section apply to all properties within the boundary shown in the Zoning Database as being within the LG/SRV (Local Guidelines/Sebastopol Road Urban Vision Plan) combining zone.

Sec. 26-90-110 - The Springs Highway 12 (SPR).

- A. Purpose. The purpose of The Springs Highway 12 Design Guidelines is to provide a vision and design standards that will lead to the beautification of the Highway 12 Corridor linking the communities of Feters Hot Springs, Agua Caliente, Boyes Hot Springs and El Verano – collectively referred to as “The Springs”.
- B. Additional permit requirements or exemptions. In addition to the requirements of Section 34.2.50.040 (Permit requirements for all Local Area Guidelines and Standards), the following applies:
 - 1. Signage and exterior lighting shall comply.
 - 2. Public and private improvements within and adjacent to the public street right of way shall comply, unless otherwise approved by the Board.
- C. Standards. Applicable development shall be reviewed and approved in compliance with the most current version of The Springs Highway 12 Design Guidelines on file at the Permit and Resource Management Department.
- D. Boundaries. The standards established by this Section applies to any parcel with frontage on Highway 12 from its intersection at Verano Avenue, north, to its intersection at Agua Caliente Road, and shown in the Zoning Database as being within the LG/SPR (Local Guidelines/The Springs Highway 12) combining zone.

Sec. 26-90-120 - Taylor/Sonoma/Mayacamas Mountains (MTN).

- A. Purpose. These standards are intended to reduce the visual impacts of residential related development within the Scenic Landscape Units of Taylor, Sonoma, and Mayacamas Mountain areas as visible from public roads.
- B. Additional permit requirements or exemptions. In addition to the requirements of Section 34.2.50.040 (Permit requirements for all Local Area Guidelines and Standards), the following applies:
 - 1. Deed restriction. A deed restriction shall be recorded stating the conditions of the Design Review or Administrative Design Review approval.
 - 2. Structures and site development. These standards apply to single-family dwellings, second dwelling units, residential accessory structures, and other associated site development including but not limited to roadways, site grading, and utilities (collectively referred to in this Section as "site development"), except as otherwise exempt, that are or would be visible from public roads.
 - 3. Board appointed Citizen Advisory Committee referral. These standards shall be utilized by the Department and applicable Board appointed local citizen's advisory committees in compliance with Section 34.2.29.160 (Scenic Resources Combining Zone) to evaluate any Building Permit applications for proposed single-family dwellings, second dwelling units, and any other associated site development.
 - 4. Effect on existing structures. Legal single-family dwelling(s) or appurtenant structure(s) existing on the effective date of this Section shall be deemed to comply with this Section.

Expansions to existing single-family dwelling(s) and/or appurtenant structure(s) shall be required to comply with this Section.

5. Exempt structures. The requirements of this Section shall not apply to:
 - a. Accessory structure(s) that do not require a Building Permit;
 - b. Agricultural structure(s) or use;
 - c. Farm family, agricultural employee, and seasonal or year round farmworker housing; and
 - d. Structure(s) that are not or would not be visible at the time of construction from public roads. Nothing in this Section shall apply to the appearance of a single-family dwelling(s) or appurtenant structure(s) where viewed from a non-vehicular pedestrian, bicycle, or equestrian trail open to the public.
6. Exemption for sites rendered unbuildable. One or more of the requirements of this Section may be waived or modified where the applicable review authority determines that strict compliance with these standards would render a legal parcel unbuildable, provided that the review authority shall first find that:
 - a. A single-family dwelling or second dwelling unit and each appurtenant structure, road, driveway, and utility line will be located where the least visual impact would result; and
 - b. The proposed development will not conflict with Section 34.2.29.160 (Scenic Resources Combining Zone).

C. Standards. The following standards apply:

1. Site planning standards.
 - a. Applicability. The provisions of this Subsection apply to all proposed site development which, for the purposes of this Subsection includes each proposed dwelling, appurtenant structure, and any related utility line, access road, and driveway except on a site where a building envelope was previously established by way of a recorded subdivision map or recorded open space or conservation easement, in which case the structure shall be located within the established building envelope.
 - b. Siting criteria. All features of site development that are subject to these standards shall, to the extent feasible, be located to be substantially screened when viewed from public roads. The term "viewed" shall mean what is visible to a person of normal eyesight from public roads.
 - c. Alternative siting. The location of site development in compliance with this Section shall be feasible based on the factors of fire, safety, on-site sewage disposal, drainage, geologic, and other constraints. Where these constraints make it infeasible to substantially screen the structures and related site development, they shall be located in the least visible location on the parcel and shall be subject to the architectural and landscaping standards in specified in Subsections E. and F., below.
 - d. Use of existing vegetation and site features.

- (1) Existing vegetation or existing topographic features shall be used, where feasible, to substantially screen site development as seen from public roads.
 - (2) Grading and removal of trees and other mature vegetation should be minimized. Avoid removal of specimen trees, tree groupings, and windbreaks.
 - (3) The applicant shall provide the Department with a site plan indicating if any vegetation is proposed, or topographic features proposed to be removed as well as vegetation to be retained and used to substantially screen the site development.
 - (4) Where existing topography and vegetation would not screen structures from view from public roads, landscaping shall be installed consisting of native vegetation in natural groupings that fit with the character of the area in order to substantially screen structures from view.
- e. Ridge-line development. On hills and ridges, no portion of a single-family dwelling, appurtenant structure(s), or any portion of a structure shall appear against the sky when viewed from public roads.
- f. Roads and driveways. The grade and alignment of each new access road, including any driveway, related to the construction of any single-family dwelling and/or appurtenant structure(s) shall be located and designed to minimize the visibility of each road and road cut, as viewed from public roads.
- g. Grading.
- (1) All exposed slopes and disturbed soil resulting from site development shall be graded so as to be gently sloping and blend with the natural topography.
 - (2) Regraded slopes and disturbed soils shall be revegetated with indigenous plants, or other plants with similar massing and coverage characteristics suitable to minimize soil erosion.

2. Architectural standards. Each single-family dwelling and appurtenant structures, including fences, shall comply with the following standards, except as may be exempted in compliance with Subsection B.5. (Exempt Structures), above.

- a. Rural character.
 - (1) All new structures shall be designed to respect the rural character of the surrounding environment.
 - (2) The architectural form of the structure(s) and site development shall utilize appropriate form and massing to reduce the visual impact and blend with the environmental setting.
- b. Building materials and exterior colors.
 - (1) The exterior colors of the structure shall be local earth tones blending with the natural environment of the site and have a low reflectivity value.

- (2) An exterior color may be changed to another new color, provided that the new color is consistent with these standards.
 - (3) Building materials (e.g., bricks, natural wood, or stone) may be considered, provided the material used is an appropriate color and has a low reflectivity value.
 - c. Windows. Window glazing shall be nonreflective.
 - d. Lighting, exterior.
 - (1) Exterior lighting shall be downward facing, fully shielded, and located at the lowest possible point to the ground to prevent glare and light pollution.
 - (2) Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky.
 - (3) Luminaires shall have a maximum output of 1000 lumens per fixture.
 - (4) Total illuminance beyond the property line created by simultaneous operation of all exterior lighting shall not exceed 1.0 lux.
 - (5) All roadway, parking, and driveway lights shall be low profile utilizing full cut-off fixtures.
 - (6) Flood lights are not allowed.
 - (7) If security lighting is necessary, it shall be motion-sensor activated only.
- 3. Landscaping. Site development in compliance with this Section shall require landscaping as follows, consistent with Section 7D-3 (Water Efficient Landscape Regulations), County Code Chapter 13 (Fire Safety Ordinance), and Emergency Services Department Vegetation Management Guidelines, except as provided by Subsection C.3.c., below.
 - a. Size and density of plant materials. Landscaping necessary to accomplish substantial screening shall be of sufficient size and density to screen the structure within 10 years following installation.
 - b. Plant species. Plant species used for any screening and revegetation required by these standards shall be indigenous, or of a similar character as determined by the review authority. Planting shall also comply with the fire safe standards.
 - c. Waiver or modification of landscaping requirements. Where the Director determines that because of soil, climatic conditions, or topographic conditions, the landscaping otherwise required by this Subsection would not be feasible, the Director may waive the landscaping requirements, provided that the dwelling and/or appurtenant structure(s) is constructed in the least visible location on the building site. The Director shall not waive the landscaping requirements unless the Director has first determined that the applicant has:
 - (1) Explored all reasonable alternative measures to screen or otherwise reduce the visibility of the structures, and associated site development, to the same degree as the landscaping requirements that would be waived; and

- (2) Proposed an alternative or demonstrated that landscaping is not necessary and/or feasible for the particular structure and/or site development at issue.

D. Boundaries. The standards of this Section apply to all properties within the boundary shown in the Zoning Database as being within the LG/MTN (Local Guidelines/Taylor Sonoma Mayacamas Mountains) combining zone.

**ZCE 13-0003, Interior Zone Ordinance Exhibit B
(New Article 63)**

Article 63. LG Local Guidelines Combining District

Sec. 26-63-005 Purpose.

The purpose of the LG combining zone is to identify parcels subject to compliance with Article 90 (Local Area Guidelines and Standards).

Sec. 26-63-010 Applicability.

The LG combining zone is applied concurrently to properties where Local Area Guidelines and Standards have been established by the Board.

Sec. 26-63-020 Allowed land use and permit requirements.

All uses allowed within the base zone shall be allowed subject to compliance with the requirements of Article 90 (Local Area Guidelines and Standards) and all other applicable Code requirements.

Sec. 26-63-030 Local Area Development Guidelines combining zones established.

When Article 90 (Local Area Guidelines and Standards) establishes a new Local Area Development Guideline, the parcels within the boundary shall be added to the LG combining zone with an appropriate suffix to indicate the specific area. The following specific LG combining zone subareas have been established and are included within the Zoning Database:

1. Canon Manor West (LG/CMW), Section 26-90-050
2. Glen Ellen Subareas 1 and 2 (LG/GE1)(LG/GE2), Section 26-90-060
3. Highway 116 Scenic Corridor (LG/116), Section 26-90-070
4. Penngrove Main Street (LG/PNG), Section 26-90-080
5. Russian River Corridor (LG/RRC), Section 26-90-90
6. Russian River Corridor & Highway 116 (LG/RRC116) Sections 26-90-070 & 090
7. Sebastopol Road Urban Vision Plan (LG/SRV), Section 26-90-100
8. The Springs Highway 12 Corridor (LG/SPR), Section 26-90-110
9. Taylor/Sonoma/Mayacamas Mountains (LG/MTN), Section 26-90-120

ZCE 13-0003, Interior Zone Ordinance Exhibit C

(Article 62 to be rescinded in entirety)

~~Article 62. SD Scenic Design Combining District.~~

~~[Sec. 26-62-005. Purpose.](#)~~

~~[Sec. 26-62-010. Height, bulk and area requirements.](#)~~

~~[Sec. 26-62-020. Design review approval.](#)~~

~~Sec. 26-62-005. Purpose.~~

~~Purpose: to provide for the preservation of the scenic beauty of the county. The scenic beauty of the county is an economic asset whose preservation will contribute to the physical, social, cultural, recreational, aesthetic, economic and general welfare of the people by protecting the appearance of the county and encouraging its important tourist resource. It is further recognized that the county contains areas of unusual scenic beauty and that rapid urbanization has encroached upon and eliminated such scenic areas elsewhere, especially where there has been uncontrolled and unregulated placement of structures and roads.~~

~~(Ord. No. 4643, 1993; Ord. No. 1928.)~~

~~Sec. 26-62-010. Height, bulk and area requirements.~~

~~Maximum building heights, minimum lot areas and lot widths, yard requirements and maximum percentages of lot coverage shall comply with the requirements for the districts with which the SD regulations are combined.~~

~~(Ord. No. 4643, 1993.)~~

~~Sec. 26-62-020. Design review approval.~~

~~All plans for land divisions or development projects shall be reviewed and approved, conditionally approved or denied by the planning director on the basis of site planning as it relates to designated open space or design policies of adopted general, specific or area plans or other such design criteria as may have been adopted by the board of supervisors. Where a use permit is required and following design review approval, development plans shall be reviewed and acted upon by the board of zoning adjustments/planning commission. Where a local citizen's committee has been recognized by the board of supervisors, development plans shall be submitted for their review and advisory recommendation prior to approval subject to the provisions of [Section 26-88-040](#).~~

~~(Ord. No. 4643, 1993.)~~

Note:

Ordinance (Interior Zone) Exhibit D (816 page table of APN's with proposed zoning changes) is available in its entirety at:

http://www.sonoma-county.org/prmd/docs/dev_guidelines/index.htm

In order to reduce paper use, this table is being made available electronically.

Please contact Sue Dahl, Planning Division Secretary at 707-565-1947 if you would like to view a paper copy of this table.

Exhibit D

Interior Zone Table of Assessor Parcel Numbers with Proposed Zoning Changes

Rezoning Properties To or From the Scenic Resource (SR) Combining Zone to Correct Mapping Errors and General Plan Inconsistencies, Adding the Local Guidelines (LG) Combining Zone, Removing the Scenic Design (SD) Combining Zone or Replacing the SD Combining Zone with the SR Combining Zone

On June 12, 2007 the Board of Supervisors adopted digital zoning information known as the Official Zoning Database (OZD). The OZD superseded paper maps previously used for zoning for parcels in the unincorporated area of the county. During the transition from paper maps to digital data, a number of unintended changes in zoning and or/General Plan Open Space maps occurred. The conversion to digital maps was necessary to modernize and integrate the paper based mapped zoning information into the County's Geographic Information System (GIS) and allow broader and quicker access for the public and all users of zoning and General Plan information. A GIS system compiles various layers of mapping information into a single electronic map. As zoning information was digitized, there were some discrepancies found among the mapped layers. As a result of this conversion and ongoing efforts to improve the accuracy of the electronic map, there is a need to continue to identify and correct mapping discrepancies between the various map layers. This project will include correcting mapping discrepancies where the Community Separator, Scenic Landscape Unit, Scenic Corridors and Scenic Resource zone are slightly misaligned.

The California Government Code (§ 65860) requires that Zoning be consistent with the General Plan. When an inconsistency exists, the Government Code requires that the Zoning be amended within a reasonable time so that it is consistent with the General Plan. General Plan Policies OSRC-1e, 2c and 3a require that all lands within designated Community Separators, Scenic Landscape Units, and Scenic Corridors be included in the Scenic Resource (SR) Combining Zone established for the protection of scenic resources. Staff has identified parcels that do not have the required General Plan/Zoning consistency. Amendments to the Zoning Database and the General Plan Open Space map are required to bring Zoning into consistency with the General Plan with regard to scenic resources.

This project will also add the Local Guidelines (LG) Combining Zone to certain parcels. Currently, none of the parcels that are subject to existing Board adopted Local Area Development Guidelines (contained in Article 90, Local Area Development Guidelines, of the Zoning Code) are identified in the Zoning Database. Small reproductions of the Board adopted maps are printed in the Zoning Code but are difficult to read. Often, property owners are unaware of the existence of these regulations until they submit for a development application. Greater awareness to the public and development review staff will occur if parcels currently subject to Local Area Development Guidelines were identified in the Zoning Database. The proposed Local Guidelines (LG) Combining Zone identifier is proposed to appear with all the other applicable zoning designations



for the property. A parcel's zoning is the first and most common way to identify allowed land uses, permit requirements, and development standards. This project will also involve a text amendment to adopt non-substantive text revisions for the Local Area Development Guidelines (Article 90) which provide clarity and a consistent format, and to add the text of the new Local Guidelines (LG) Combining Zone.

Lastly, removal of the Scenic Design combining zone is proposed in the first phase of a multi-phase work plan to update and simplify regulations associated with place based regulations. The SD combining zone has been used primarily as a tool for implementing Area Plans. The SD combining zone is proposed for removal because it is associated with repealed Area Plans, Area Plans called for repealing in the General Plan, or the need for replacement of SD with the more clear and effective Scenic Resource (SR) combining zone.

The Sonoma County Permit and Resource Management Department (PRMD) is proposing to change the zoning and in some cases the General Plan Open Space designations of specific parcels to for the reasons and purposes above (**PRMD File No. ZCE13-0003**). The subject parcels are located throughout the unincorporated area of the county. Contact Denise Peter at 707-565-7385, or Denise.Peter@sonoma-county.org for comments or questions.

The following is a list and brief description of the categories of the proposed technical corrections:

- | | |
|-----------------|--|
| Category 1b, 4b | Remove General Plan Open Space Scenic Corridor, not in SC, Add to General Plan Open Space SLU (2 parcels) |
| Category 1e | Remove Zoning Combining District SR Scenic Resource: Mapping correction - edge of property (62 parcels) |
| Category 1e, 2j | Remove Zoning Combining District SR Scenic Resource: Mapping correction - edge of property. Remove SR: Developed urban area and no CS, CLU, SC (13 parcels) |
| Category 1e, 3a | Remove Zoning Combining District SR Scenic Resource: Mapping correction - edge of property. Scenic Highway 116 Scenic Guidelines, LG/116, SLU/SR additions (32 parcels) |
| Category 1e, 3e | Remove Zoning Combining District SR Scenic Resource: Mapping correction - edge of property. Taylor/Sonoma/Mayacamas Mountains Design Guidelines, LG/MTN Combining Zone (1 parcel) |
| Category 1e,3g1 | Remove Zoning Combining District SR Scenic Resource: Mapping correction - edge of property. Russian River Corridor & Scenic Highway 116 Guidelines, LG/RRC116 Combining Zone (3 parcels) |
| Category 1e, 4b | Remove Zoning Combining District SR Scenic Resource: Mapping correction - edge of property. Add to General Plan Open Space SLU (2 parcels) |



Category 1e, 4c	Remove Zoning Combing District SR Scenic Resource: Mapping correction - edge of property. Associated with repealed plan: Forestville Area Plan, River Rd. (6 parcels)
Category 1e, 4j	Remove Zoning Combing District SR Scenic Resource: Mapping correction - edge of property. Developed area: Rural residential 1 to 3 acres (1 parcels)
Category 1e, 4o	Remove Zoning Combing District SR Scenic Resource: Mapping correction - edge of property. GP policy LU-16z requires use permit all uses (1 parcel)
Category 1e, 4y	Remove Zoning Combing District SR Scenic Resource: Mapping correction - edge of property. Add to SLU, SD zoning removed in error (5 parcels)
Category 2d	Add SR for consistency with Community Separator (80 parcels)
Category 2d, 4m	Add SR for consistency with Community Separator. Government land exempt from zoning (1 parcel)
Category 2d, 4q	Add SR for consistency with Community Separator. In General Plan Open Space Community Separator or Scenic Landscape Unit (16 parcels)
Category 2e	Add SR for consistency with Scenic Corridor (8 parcels)
Category 2e, 3a	Add SR for consistency with Scenic Corridor. Highway 116 Scenic Guidelines, LG/116, SLU/SR additions (1 parcel)
Category 2e, 3g1	Add SR for consistency with Scenic Corridor. Russian River Corridor & Scenic Highway 116 Guidelines, LG/RRC116 Combining Zone (1 parcel)
Category 2f	Add SR for consistency with Scenic Landscape Unit (40 parcels)
Category 2f, 2n, 3e	Add SR for consistency with Scenic Landscape Unit, add SLU for consistency with SR on portion of parcel. Taylor/Sonoma/Mayacamas Mountains Design Guidelines, LG/MTN Combining Zone (3 parcels)
Category 2f, 3a	Add SR for consistency with Scenic Landscape Unit. Scenic Highway 116 Scenic Guidelines, LG/116, SLU/SR additions (14 parcels)



Category 2f, 3e	Add SR for consistency with Scenic Landscape Unit. Taylor/Sonoma/Mayacamas Mountains Design Guidelines, LG/MTN Combining Zone (13 parcels)
Category 2f, 4q	Add SR for consistency with Scenic Landscape Unit. In General Plan Open Space Community Separator or Scenic Landscape Unit (2 parcels)
Category 2g	Add SR for consistency with Scenic Landscape Unit (The Coast) (1 parcels)
Category 2i	Remove SR for consistency with Santa Rosa General Plan Farmers Lane Extension alignment (19 parcels)
Category 2i, 4v	Remove SR for consistency with Santa Rosa General Plan Farmers Lane Extension alignment. Superseded Farmers Lane Extension alignment (1 parcel)
Category 2j, 3e	Remove SR: Developed urban area (Temelec) and no CS, SLU, SC. Taylor/Sonoma/Mayacamas Mountains Design Guidelines, LG/MTN Combining Zone (37 parcels)
Category 2k	Remove SR: Property not in SC, CS or SLU (103 parcels)
Category 2k, 3a	Remove SR: Property not in SC, CS or SLU. Scenic Highway 116 Scenic Guidelines, LG/116, SLU/SR additions (4 parcels)
Category 2k, 3d	Remove SR: Property not in SC, CS or SLU. Glen Ellen Subarea 2 Guidelines, LG/GE2 Combining Zone (26 parcels)
Category 2k, 3e	Remove SR: Property not in SC, CS or SLU. Taylor/Sonoma/Mayacamas Mountains Design Guidelines, LG/MTN Combining Zone (1 parcel)
Category 2l, 4v	Remove Scenic Landscape Unit: Mapping correction - edge of property. Remove SR for consistency with Santa Rosa General Plan Farmers Lane Extension alignment, Superseded Farmers Lane Extension alignment (1 parcel)
Category 3a	Scenic Highway 116 Scenic Guidelines, LG/116, SLU/SR additions (6,134 parcels)
Category 3a portion	Scenic Highway 116 Scenic Guidelines, LG/116, SLU/SR additions on a portion of parcel (7 parcels)
Category 3a, 4c	Scenic Highway 116 Scenic Guidelines, LG/116, SLU/SR additions. Associated with repealed plan: Forestville Area Plan, River Rd. (1 parcel)



Category 3a, 4d	Scenic Highway 116 Scenic Guidelines, LG/116, SLU/SR additions. Associated with repealed plan: Forestville Area Plan, Urban Service Area, Add LG Zoning Combining District (370 parcels)
Category 3b	Canon Manor West, LG/CMW Combining Zone (229 parcels)
Category 3c	Glen Ellen Subarea 1 Guidelines, LG/GE1 Combining Zone (52 parcels)
Category 3c, 4a	Glen Ellen Subarea 1 Guidelines, LG/GE1 Combining Zone (66 parcels)
Category 3d	Glen Ellen Subarea 2 Guidelines, LG/GE2 Combining Zone (136 parcels)
Category 3d, 4a	Glen Ellen Subarea 2 Guidelines, LG/GE2 Combining Zone, Add LG Zoning Combining District (275 parcels)
Category 3e	Taylor/Sonoma/Mayacamas Mountains Design Guidelines, LG/MTN Combining Zone (2,052 parcels)
Category 3e, 4a	Taylor/Sonoma/Mayacamas Mountains Design Guidelines, LG/MTN Combining Zone. Add LG Zoning Combining District (1 parcel)
Category 3e, 4y	Taylor/Sonoma/Mayacamas Mountains Design Guidelines, LG/MTN Combining Zone. Add to SLU, SD zoning removed in error (36 parcels)
Category 3f	Penngrove Main Street Design Guidelines, LG/PNG Combining Zone (36 parcels)
Category 3g	Russian River Corridor Design Guidelines, LG/RRC Combining Zone (21 parcels)
Category 3g1	Russian River Corridor & Scenic Highway 116 Guidelines, LG/RRC116 Combining Zone (1,243 parcels)
Category 3h	The Springs Highway 12 Design Guidelines, LG/SPR Combining Zone (168 parcels)
Category 3h, 4a	The Springs Highway 12 Design Guidelines, LG/SPR Combining Zone, Add LG Zoning Combining District (13 parcels)
Category 3i	Sebastopol Road Urban Vision Plan, LG/SRV Combining Zone (89 parcels)
Category 4b	Add to General Plan Open Space SLU (1,129 parcels)
Category 4c	Associated with repealed plan: Forestville Area Plan, River Rd. (618 parcels)



Category 4d	Associated with repealed plan: Forestville Area Plan, Urban Service Area (11 parcels)
Category 4e	Associated with repealed plan: Harrison Grade Study Category (268 parcels)
Category 4f	Associated with repealed plan: Larkfield/Wikiup Specific Plan (4 parcels)
Category 4g	Associated with repealed plan: Barnett Valley Plan (140 parcels)
Category 4h	Developed area: Flat, not highly visible north of Oakmont (70 parcels)
Category 4i	Developed area: Rincon Valley County Islands (82 parcels)
Category 4j	Developed area: Rural residential 1 to 3 acres (556 parcels)
Category 4k	Developed area: Rural residential 5 acres (51 parcels)
Category 4l	Developed area: Urban residential (856 parcels)
Category 4m	Government land exempt from zoning (13 parcels)
Category 4n	Government park land exempt from zoning (44 parcels)
Category 4o	GP policy LU-16z requires use permit all uses (3 parcels)
Category 4p	In commercial zone requiring design review (41 parcels)
Category 4q	In General Plan Open Space Community Separator or Scenic Landscape Unit (5 parcels)
Category 4r	Isolated flat rural property, similar properties not in SD (1 parcel)
Category 4s	Mapping error: not shown on South Santa Rosa Area Plan Open Space Map (2 parcels)
Category 4t	Not highly visible from public roads (29 parcels)
Category 4x	Add portion not in General Plan Open Space CS to SLU (3 parcels)



Category 4y Add to SLU, SD zoning removed in error (9 parcels)

The definition of each Zoning District in the attached table can be found here: <http://www.sonoma-county.org/prmd/docs/zoning/index.htm>.

The definition of each General Plan Open Space Designation in the attached table can be found here: <http://www.sonoma-county.org/prmd/gp2020/osrce.pdf>.

Supervisory Districts:

1: District 1, Susan Gorin

2: District 2, David Rabbitt

3: District 3, Shirlee Zane

4: District 4, Mike McGuire

5: District 5, Efren Carrillo

On February 4, 2014, the Sonoma County Board of Supervisors will conduct a public hearing to consider an action in the Hearing Room at 575 Administration Drive, Room 102A, Santa Rosa 95403.

Contact Denise Peter, 707-565-7385, or Denise.Peter@sonoma-county.org for comments or questions.



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
004-460-026	5	RR B6 2, NONE	RR B6 2, LG/116	3a
017-080-003	2	LEA B6 60, SR VOH	LEA B6 60, SR VOH LG/MTN	3e
017-080-004	2	LEA B7, SR VOH	LEA B7, SR VOH LG/MTN	3e
017-080-005	2	LEA B7, SR VOH	LEA B7, SR VOH LG/MTN	3e
017-080-006	2	LEA B7, SR VOH	LEA B7, SR VOH LG/MTN	3e
017-080-008	2	LEA B6 60 Z, SR VOH	LEA B6 60 Z, SR VOH LG/MTN	3e
017-080-009	2	LEA B6 60 Z, SR VOH	LEA B6 60 Z, SR VOH LG/MTN	3e
017-090-004	2	LEA B6 60 Z, SR	LEA B6 60 Z, SR LG/MTN	3e
017-090-009	2	LEA B6 60, SR VOH	LEA B6 60, SR VOH LG/MTN	3e
017-090-010	2	LEA B6 60 Z, SR VOH	LEA B6 60 Z, SR VOH LG/MTN	3e
017-100-001	1, 2	LEA B6 60, SR	LEA B6 60, SR LG/MTN	3e
017-100-006	1, 2	LEA B6 60, G SR	LEA B6 60, G SR LG/MTN	2f, 3e
017-100-009	1, 2	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR LG/MTN	2f, 3e
017-100-012	2	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR LG/MTN	3e
017-100-013	2	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR LG/MTN	3e
017-100-016	2	LEA B6 60 Z, G MR SR VOH	LEA B6 60 Z, G MR SR VOH LG/MTN	3e
017-100-017	2	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR LG/MTN	3e
017-100-018	1, 2	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR LG/MTN	3e
017-100-020	2	LEA B6 60 Z, SR	LEA B6 60 Z, SR LG/MTN	2f, 3e



ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE TEXT OF CHAPTER 26C (COASTAL ZONING ORDINANCE) OF THE SONOMA COUNTY ZONING CODE TO: 1) ADD ARTICLE XL (LOCAL AREA DEVELOPMENT GUIDELINES), 2) ADD THE SCENIC HIGHWAY 116 GUIDELINES TO ARTICLE XL, 3) ADD ARTICLE XLI (LOCAL GUIDELINES COMBINING ZONE); AND AMENDING THE OFFICIAL ZONING DATABASE TO STREAMLINE PLACE-BASED DEVELOPMENT GUIDELINES, CORRECT MAPPING AND GENERAL PLAN CONSISTENCY ERRORS RELATED TO SCENIC RESOURCE PROTECTION, AND IMPLEMENT THE SCENIC HIGHWAY 116 GUIDELINES IN THE COASTAL ZONE.

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. The Board finds and declares that the adoption of this Ordinance is necessary and appropriate to implement state law and the policies and programs of the Sonoma County General Plan 2020 (General Plan), to ensure neighborhood compatibility, protect the general welfare of residents in the County, and streamline the development review process as it pertains to development guidelines and standards that apply only to specific local areas. PRMD File No. ZCE13-0003.

The Board hereby finds that the facts supporting the adoption of this Ordinance are as follows:

1. The project is consistent with the General Plan Open Space Element in that it implements Policies OSRC-1e, 2c, 3a and 3i, and furthers the General Plan goals, objectives, policies and programs and such General Plan amendments are internally consistent with the other elements of the General Plan. The particular circumstances in this case are that the proposed General Plan Amendments and Rezoning are being undertaken to protect the scenic resources of the County consistent with the General Plan Open Space Element.
2. The Official Zoning Database and electronically mapped General Plan Open Space Map contain known errors that occurred during the transition from the previously adopted Zoning Maps and/or General Plan Open Space map to the current digital database. This project will correct those errors and restore the subject parcels to the correct zoning and/or General Plan Open Space designation for the reasons specified in the staff report.
3. The project is consistent and/or will ensure consistency with the General Plan by ensuring that parcels within a Community Separator, Scenic Landscape Unit or Scenic Corridor are zoned SR (Scenic Resources) and/or have the correct and intended General Plan Open Space designation for the reasons indicated in the staff report.

4. The project will ensure the Official Zoning Database provides accurate and accessible information with regard to parcels subject to the Local Area Development Guidelines contained in Article XL of the Coastal Zoning Code, by identifying those parcels with the LG (Local Guidelines) combining zone and adding Article XLI (Local Guidelines Combining Zone) for the reasons indicated in the staff report.
5. The project implements General Plan Policy OSRC-3i and program OSRC 8 by adding the Scenic Highway 116 Guidelines previously adopted by the Board in 1998 to Article XL (Local Area Development Guidelines) and designating certain properties to be added to the nearest Scenic Landscape Unit and zoned SR (Scenic Resources).
6. The Chapter 26C (Coastal Zoning Ordinance) amendments that: 1) add the Local Area Development Guidelines section, 2) add the Local Guidelines (LG) Combining Zone, 3) add lands to the Scenic Resource (SR) Combining Zone and 4) correct mapping and General Plan Open Space Map/SR Combining Zoning inconsistencies will implement and are consistent with the primary goal of the Visual Resource Section of the Sonoma County Local Coastal Plan to “prevent blockage or degradation of scenic view and the assure that development is compatible with the existing natural and man-made landscape”.

Additionally, these zoning amendments are consistent with and will implement the Local Coastal Plan Development Policies applicable to new development in scenic areas, including the following Visual Resources section policies:

- VII-1. Prevent development (including buildings, structures, fences, paved areas, signs, and landscaping) from obstructing views of the shoreline from coastal roads, vista points, recreation areas, and beaches.
- VII-2. Prohibit development which will significantly degrade the scenic qualities of major views and vista points.
- VII-3. Except in rural community and urban service areas, require a minimum setback of 100 feet from the right-of-way along scenic corridors and greater where possible. However, permit a 50 foot setback when sufficient screening exists to shield the structure from public view. Where the General Plan policies and standards are more restrictive than the above standards, development shall comply with the General Plan or Coastal Plan policies, whichever are more restrictive, provided that no development shall be approved which does not comply with Coastal Plan policies.
- VII-5. Minimize visual impact of development on hillsides by:
 - a) Requiring construction or grading to follow the natural contours of the landscape

- b) Prohibiting development and grading on hillsides with grades more than 30 percent
- c) Designing structures to fit hillside sites rather than altering the landform to accommodate buildings designed for level sites
- d) Concentrating development near existing vegetation
- e) Promoting roof angles and colors which blend with hillsides

VII-7. Minimize the visual impact of development on ridges by:

- a) Prohibiting development in rural areas that projects above the ridgeline silhouette
- b) Locating development adjacent to existing vegetation
- c) Prohibiting the removal of tree masses which destroy the silhouette of the ridgeline form

7. The Environmental Impact Report for the General Plan (General Plan EIR), certified by the Board of Supervisors in 2008, disclosed, evaluated and mitigated potential environmental impacts of General Plan policies. The General Plan EIR found that continued implementation of General Plan policies requiring rezoning to the SR zone in Community Separators, Scenic Landscape Units and Scenic Corridors was necessary to mitigate cumulatively significant visual impacts to less than significant levels (OSRC-1e, 2c and 3a). The proposed Zoning Code amendments would implement General Plan policies OSRC-1e, 2c and 3a. Scenic view protection will be achieved through application of the zoning database and planning process. The proposed zoning amendments would not relax any existing standards or policies in the General Plan.

The proposed code amendment would not result in any new significant impacts, or a substantial increase in the severity of any previously-identified impacts, due to substantial changes in the project or its circumstances, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan EIR in 2008. The proposed Project is within the scope of the General Plan EIR, and would not have effects that were not examined in the EIR. As a result, pursuant to CEQA Guidelines Section 15168 (c) (2), no new environmental document is required. The General Plan EIR is available for review at the PRMD office and online at <http://www.sonoma-county.org/prmd/divpages/compplandiv.htm>.

8. In accordance with the provisions of law, the Planning Commission held public hearings on September 5 and October 3, 2013 at which time all interested persons were given an opportunity to be heard, and the Planning Commission recommended by a vote of 5-0 and 4-0 that the Board approve the proposed Ordinance changes.

Section II. The Board of Supervisors hereby finds that the project is within the scope of the General Plan EIR and any mitigation measures identified in the General Plan EIR have been incorporated herein.

Section III: The text of Chapter 26C (Coastal Zoning Ordinance) of the Sonoma County Code is amended as follows:

(a) A new Article XL Local Area Development Guidelines is added which includes the Scenic Highway 116 Guidelines, as shown in *Exhibit A* which is attached hereto and incorporated by reference.

(b) A new Article XLI Local Guidelines (LG) Combining Zone is added, as shown in the *Exhibit B* which is attached hereto and incorporated by reference.

The Board directs the Director of the Permit and Resource Management Department is to submit these amendments to the Coastal Commission for certification, and following certification reflect these amendments in Chapter 26C of the Sonoma County Code.

Section IV: The Official Zoning Database (OZD) of the County is amended by reclassifying certain real property from the existing zoning designations to the zoning designations set forth in *Exhibit C, Table of Assessor Parcel Numbers Coastal Zone*, which is attached hereto and incorporated by reference.

The Board directs the Director of the Permit and Resource Management Department to submit these amendments to the Coastal Commission for certification, and following certification reflect these amendments to the Official Zoning Database of the County.

Section V: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section VI: This Ordinance and all amendments to the Sonoma County Code as set forth within shall become effective immediately after certification by the California Coastal Commission. If the California Coastal Commission approves this Ordinance with modifications, the Ordinance shall not be effective until the Board of Supervisors ratifies the modifications and notifies the Commission. This Ordinance shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in a newspaper of general circulation, published in the County of Sonoma, State of California.

Section VII: The clerk of the Board of Supervisors shall be the custodian of the documents and other materials which constitute the record of proceedings upon which the Board's decision is based.

Ordinance #
February 4, 2014
Page 5

In Regular Session of the Board Supervisors of the County of Sonoma, passed and adopted this 4th day of February, 2014, on a regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Zane: McGuire: Carrillo: Rabbitt:

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Michelle Arellano
Clerk of the Board of Supervisors

**ZCE 13-0003, Coastal Zone Ordinance Exhibit A
(New Article in Coastal Zoning)**

Article XL. - Local Area Development Guidelines.

- Sec. 26C-400 - Purpose.
- Sec. 26C-401 - Applicability.
- Sec. 26C-402 - Adoption/Amendment of Local Area Guidelines and Standards.
- Sec. 26C-403 - Permit requirements for all Local Area Guidelines and Standards.
- Sec. 26C-404 - Highway 116 Scenic Corridor (116).

Sec. 26C-400 - Purpose.

Purpose. The purpose of these guidelines and standards are to implement General Plan Land Use Element policies and programs to protect and enhance the unique character of specific unincorporated communities and areas, as designated by the Board, while allowing for land uses and development authorized in the General Plan Land Use Element. This Article provides a greater level of detail for the desired character of development in a local area.

Sec. 26C-401 - Applicability.

- A. Applicable areas. The provisions of this Article apply within the boundaries of the following local areas of Article XLI Local Guidelines (LG) Combining Zone as identified in the Zoning Database:
 - 1. Highway 116 Scenic Corridor (LG/116)
- B. Applicable projects. Within the LG zone, provisions of this Article apply to the following types of projects:
 - 1. Discretionary projects. This Article applies to each proposed development and new land use that is subject to a discretionary land use permit under this Development Code; and
 - 2. Ministerial projects. This Article applies to each building permit or other ministerial permit, unless an exemption is contained in the Section herein specific to that local area.

The table below summarizes the permit requirements of each area:

Local Area Development Guideline	Exempt Projects	Design Review Permit			Planning Clearance
		Ministerial Projects (building permits) for exterior modification or new structures	Discretionary Projects (Use Permits, Subdivision, Design Review as otherwise required by code)	Public Projects	Building Permit for new dwelling or Sewer/ Water Connection
Hwy 116	Discretionary projects not visible from Hwy	No	Yes	Yes	

Sec. 26C-402 - Adoption/Amendment of Local Area Guidelines and Standards.

New Local Area Guidelines and Standards and amendments shall be reviewed and approved in compliance with Article XXXVI (Amendments). Concurrent with the establishment of any new Local Area Guidelines and Standards area, all subject properties shall be rezoned to the LG (Local Guidelines) combining zone with an appropriate title and suffix referencing specific area. Local Area Guidelines and Standards shall be listed in Article XLI (Local Guidelines Combining Zone).

Sec. 26C-403 - Permit requirements for all Local Area Guidelines and Standards.

- A. Design and site plan review required. Unless specifically exempt within this Article, each discretionary land use permit and ministerial permit that results in exterior modifications or new development within a LG (Local Guidelines) combining zone shall be reviewed and approved in compliance with Article XXIX (Design Review), and a Design Review or Administrative Design and Review Permit shall be required prior to construction permit issuance to implement the provisions of the applicable Local Area Guidelines and Standards. This design and site plan review requirement is in addition to any other required permits (Building Permit, Zoning Permit, Conditional Use Permit, Subdivision, etc.).
- B. Review authority. The review authority shall be the highest review authority designated by Section 26C-331.2 (Concurrent Processing of Related Applications). Where only a Building, Grading, or Drainage Permit is required, the Director or his/her designee shall be the review authority for the Administrative Design Review.

Sec. 26C-404 - Highway 116 Scenic Corridor (116).

- A. Purpose. The purpose of The Highway 116 Scenic Corridor Study is to provide for the protection and enhancement of the scenic corridor along State Route 116 in Sonoma County.
- B. Additional permit requirements or exemptions. In addition to the requirements of Section 26C-403 (Permit requirements for all Local Area Guidelines and Standards), the following applies:
 - 1. Projects that require only ministerial approval, such as building permits, are exempt from the requirements of this section.
 - 2. Discretionary projects within the Highway 116 Scenic Corridor Study boundary, but not visible from Highway 116 are exempt from the requirements of this section upon approval of a Zoning Permit with sufficient documentation to verify that the project would not be visible from Highway 116.
 - 3. As authorized by the Scenic Highway 116 Guidelines, Cal-trans highway projects, County public works projects, and public utility projects shall use the Scenic Highway 116 Guidelines protective measures in the design and construction of public projects in the Scenic Highway 116 boundaries
- C. Standards. Applicable development shall be reviewed and approved in compliance with the most current version of Sonoma Highway 116 Scenic Highway Corridor Study on file at the Permit and Resource Management Department.

- D. Boundaries. The guidelines established by this Section apply to all properties shown in the Zoning Database as being within the LG/116 (Local Guidelines/Highway 116 Scenic Corridor) combining zone.

Article_XL._Local_Area_Development_Guidelines.doc

**ZCE 13-0003, Coastal Zone Ordinance Exhibit B
(New Article in Coastal Zoning)**

Article XLI – Local Guidelines (LG) Combining Zone

Sec. 26C-410 – Purpose.

The purpose of the LG combining zone is to identify parcels subject to compliance with Article LX Local Area Guidelines and Standards.

Sec. 26C-420 - Applicability.

The LG combining zone is applied concurrently to properties where Local Area Guidelines and Standards have been established by the Board.

Sec. 26C-430 - Allowed land use and permit requirements.

All uses allowed within the base zone shall be allowed subject to compliance with the requirements of Article LX Local Area Guidelines and Standards, and all other applicable Code requirements.

Sec. 26C-440 - Local Area Development Guidelines combining zones established.

When Article LX Local Area Guidelines and Standards establishes a new Local Area Development Guideline, the parcels within the boundary shall be added to the LG combining zone with an appropriate suffix to indicate the specific area. The following specific LG combining zone subareas have been established and are included within the Zoning Database:

1. Highway 116 Scenic Corridor (LG/116), Section 26C-404.

Exhibit C

Coastal Zone Table of Assessor Parcel Numbers with Proposed Zoning Changes

Rezoning Properties To or From the Scenic Resource (SR) Combining Zone to Correct Mapping Errors and General Plan Inconsistencies, Adding the Local Guidelines (LG) Combining Zone, and Adding the Scenic Resources (SR) Combining Zone to Implement the Scenic Highway 116 Program

On June 12, 2007 the Board of Supervisors adopted digital zoning information known as the Official Zoning Database (OZD). The OZD superseded paper maps previously used for zoning for parcels in the unincorporated area of the county. During the transition from paper maps to digital data, a number of unintended changes in the zoning maps occurred. The conversion to digital maps was necessary to modernize and integrate the paper based mapped zoning information into the County's Geographic Information System (GIS) and allow broader and quicker access for the public and all users of zoning and General Plan information. A GIS system compiles various layers of mapping information into a single electronic map. As zoning information was digitized, there were some discrepancies found among the mapped layers. As a result of this conversion and ongoing efforts to improve the accuracy of the electronic map, there is a need to continue to identify and correct mapping discrepancies between the various map layers. This project will include correcting mapping discrepancies where the Community Separator, Scenic Landscape Unit, Scenic Corridors and Scenic Resource zone are slightly misaligned.

The California Government Code (§ 65860) requires that Zoning be consistent with the General Plan. When an inconsistency exists, the Government Code requires that the Zoning be amended within a reasonable time so that it is consistent with the General Plan. General Plan Policies OSRC-1e, 2c and 3a require that all lands within designated Community Separators, Scenic Landscape Units, and Scenic Corridors be included in the Scenic Resource (SR) Combining Zone established for the protection of scenic resources. Staff has identified parcels that do not have the required General Plan/Zoning consistency. Amendments to the Zoning Database are required to bring Zoning into consistency with the General Plan with regard to scenic resources.

This project will also add the Local Guidelines (LG) Combining Zone to certain parcels. Currently, none of the parcels that are subject to existing Board adopted Local Area Development Guidelines (contained in Article XL, Local Area Development Guidelines, of the Zoning Code) are identified in the Zoning Database. Small reproductions of the Board adopted maps are printed in the Zoning Code but are difficult to read. Often, property owners are unaware of the existence of these regulations until they submit for a development application. Greater awareness to the public and development review staff will occur if parcels currently subject to Local Area Development Guidelines were identified in the Zoning Database. The proposed Local Guidelines (LG) Combining Zone identifier is proposed to appear with all the other applicable zoning designations



for the property. A parcel's zoning is the first and most common way to identify allowed land uses, permit requirements, and development standards. This project will also involve a text amendment to adopt non-substantive text revisions for the Local Area Development Guidelines (Article XL), which provide clarity and a consistent format, and to add the text of the new Local Guidelines (LG) Combining Zone.

Lastly, the project involves the implementation of General Plan Open Space and Resource Conservation Element Program 8, which calls for expanding Scenic Landscape Units and rezoning properties to the Scenic Resource (SR) Combining Zone within the existing Board adopted Scenic Highway 116 Guidelines mapped corridor.

The Sonoma County Permit and Resource Management Department (PRMD) is proposing to change the zoning and in some cases the General Plan Open Space designations of specific parcels for the reasons and purposes stated above (**PRMD File No. ZCE13-0003**). The subject parcels are located throughout the unincorporated area of the county. Contact Denise Peter at 707-565-7385, or Denise.Peter@sonoma-county.org for comments or questions.

The following is a list and brief description of the categories of the proposed technical corrections:

- | | |
|-----------------|---|
| Category 1e | Remove Zoning Combining District SR Scenic Resource: Mapping correction - edge of property (10 parcels) |
| Category 1e, 3a | Remove Zoning Combining District SR Scenic Resource: Mapping correction - edge of property, Scenic Highway 116 Scenic Guidelines, LG/116, SLU/SR additions (1 parcel) |
| Category 2f | Add SR for consistency with Scenic Landscape Unit (3 parcels) |
| Category 2g | Add SR for consistency with Scenic Landscape Unit (The Coast) (227 parcels) |
| Category 2g, 3a | Add SR for consistency with Scenic Landscape Unit (The Coast), Scenic Highway 116 Scenic Guidelines, LG/116, SLU/SR additions (3 parcels) |
| Category 3a | Scenic Highway 116 Scenic Guidelines, LG/116 (6,843 parcels), SLU/SR additions (266 parcels) |
| Category 3g1 | Russian River Corridor & Scenic Highway 116 Guidelines, LG/RRC116 Combining Zone (1 parcel) |

The definition of each Zoning District in the attached table can be found here: <http://www.sonoma-county.org/prmd/docs/zoning/index.htm>.

The definition of each General Plan Open Space Designation in the attached table can be found here: <http://www.sonoma-county.org/prmd/gp2020/osrce.pdf>.



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096-090-004	5	RR CC B6 2, BR F1 SR VOH	RR CC B6 2, BR F1 SR VOH LG/116	3a
096-090-005	5	RR CC B6 2, BR F1 F2 SR VOH	RR CC B6 2, BR F1 F2 SR VOH LG/116	3a
096-090-009	5	RR CC B6 2, BR F1 F2 SR VOH	RR CC B6 2, BR F1 F2 SR VOH LG/116	3a
096-090-013	5	RR CC B6 2, BR F2 SR VOH	RR CC B6 2, BR F2 SR VOH LG/116	3a
096-090-014	5	RR CC B6 2, BR F2 SR VOH	RR CC B6 2, BR F2 SR VOH LG/116	3a
096-090-015	5	RR CC B6 2, BR F2 SR VOH	RR CC B6 2, BR F2 SR VOH LG/116	3a
096-090-016	5	RR CC B6 2, BR F2 SR VOH	RR CC B6 2, BR F2 SR VOH LG/116	3a
096-090-018	5	RR CC B6 2, BR F2 SR VOH	RR CC B6 2, BR F2 SR VOH LG/116	3a
096-090-020	5	RR CC B6 2, BR F2 SR VOH	RR CC B6 2, BR F2 SR VOH LG/116	3a
096-090-022	5	RR CC B6 2, BR F1 SR VOH	RR CC B6 2, BR F1 SR VOH LG/116	3a
096-090-023	5	RR CC B6 2, BR F1 SR VOH	RR CC B6 2, BR F1 SR VOH LG/116	3a
096-090-025	5	RR CC B6 2, BR F1 F2 SR VOH	RR CC B6 2, BR F1 F2 SR VOH LG/116	3a
096-090-027	5	RR CC B6 2, BR F1 F2 SR VOH	RR CC B6 2, BR F1 F2 SR VOH LG/116	3a
096-090-028	5	RR CC B6 2, BR F2 SR VOH	RR CC B6 2, BR F2 SR VOH LG/116	3a
096-090-029	5	RR CC B6 2, BR F2 SR VOH	RR CC B6 2, BR F2 SR VOH LG/116	3a
096-090-030	5	RR CC B6 2, BR F1 F2 SR VOH	RR CC B6 2, BR F1 F2 SR VOH LG/116	3a
096-090-031	5	RR CC B6 2, BR F1 SR VOH	RR CC B6 2, BR F1 SR VOH LG/116	3a
096-090-032	5	RR CC B6 2, BR F1 F2 SR VOH	RR CC B6 2, BR F1 F2 SR VOH LG/116	3a
096-100-001	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a



APN	Supervisorial District	Existing Zoning	Proposed Zoning	Change Category
096-100-002	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-100-003	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-004	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-006	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-007	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-009	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-011	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-013	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
096-100-014	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-016	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-017	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-018	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-022	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-024	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-100-025	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-100-026	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-100-027	5	RR CC B6 2, BR F1 F2	RR CC B6 2, BR F1 F2 LG/116	3a
096-100-028	5	RR CC B6 2, BR F1 F2	RR CC B6 2, BR F1 F2 LG/116	3a
096-100-030	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
096-100-035	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-100-036	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-037	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-039	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-040	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-041	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-042	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-051	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-052	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-053	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-100-055	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-057	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-058	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-059	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-061	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-063	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-064	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-066	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-069	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a



APN	Supervisorial District	Existing Zoning	Proposed Zoning	Change Category
096-100-070	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-071	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-072	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-100-073	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-100-075	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-100-076	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-100-077	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-078	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-100-079	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-080	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-100-082	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-084	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-090	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-091	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-092	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-093	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-094	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-097	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-100-098	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
096-110-001	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-110-002	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-110-006	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-110-009	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-110-010	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-110-011	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-110-012	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-110-013	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-110-014	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-110-015	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-110-017	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-110-018	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-110-020	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-110-021	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-110-022	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-110-025	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-110-026	5	RR CC B6 2, NONE	RR CC B6 2, LG/116	3a
096-110-027	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-110-028	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
096-110-029	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-110-030	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-110-031	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-110-034	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-110-036	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-110-037	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a
096-110-038	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-110-039	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-110-041	5	RR CC B6 2, VOH	RR CC B6 2, VOH LG/116	3a
096-110-043	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-110-044	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-120-002	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-120-003	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-120-004	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-120-005	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-120-006	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-120-007	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-120-010	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-120-011	5	RR CC B6 2, BR F2 VOH	RR CC B6 2, BR F2 VOH LG/116	3a



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
096-120-012	5	RR CC B6 2, NONE	RR CC B6 2, LG/116	3a
096-120-014	5	RR CC B6 2, NONE	RR CC B6 2, LG/116	3a
096-120-015	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-120-016	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-120-019	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-120-023	5	RR CC B6 2, NONE	RR CC B6 2, LG/116	3a
096-120-024	5	RR CC B6 2, NONE	RR CC B6 2, LG/116	3a
096-120-031	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-120-032	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-120-033	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-120-034	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-120-037	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-120-038	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-120-039	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-120-040	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-130-002	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
096-130-003	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
096-130-004	5	RR CC B6 2, BR VOH	RR CC B6 2, BR VOH LG/116	3a
096-130-005	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
096-130-006	5	RR CC B6 2, BR F1 F2 VOH	RR CC B6 2, BR F1 F2 VOH LG/116	3a
096-130-011	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-130-012	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-130-014	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-130-017	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-130-018	5	PF CC, BR	PF CC, BR LG/116	3a
096-130-019	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-130-020	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-130-021	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-130-022	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-130-023	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
096-140-001	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
096-140-002	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
096-140-003	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
096-140-004	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
096-140-005	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
096-140-006	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
096-140-007	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
096-140-008	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
096-140-009	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
096-140-010	5	CT CC, F2 HD VOH	CT CC, F2 HD VOH LG/116	3a
096-140-014	5	CT CC, F2 HD VOH	CT CC, F2 HD VOH LG/116	3a
096-140-015	5	CT CC, F2 HD VOH	CT CC, F2 HD VOH LG/116	3a
096-140-016	5	CT CC, F2 HD VOH	CT CC, F2 HD VOH LG/116	3a
096-140-021	5	CT CC, BR F1 F2 HD SR VOH	CT CC, BR F1 F2 HD SR VOH LG/116	3a
096-140-022	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-140-023	5	CT CC, F2 HD VOH	CT CC, F2 HD VOH LG/116	3a
096-140-024	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, F2 SR VOH LG/116	3a
096-140-026	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, F2 SR VOH LG/116	3a
096-140-027	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, F2 SR VOH LG/116	3a
096-140-028	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, F2 SR VOH LG/116	3a
096-150-001	5	CT CC, HD VOH	CT CC HD SR VOH LG/116	2g, 3a
096-150-002	5	CT CC, HD VOH	CT CC HD SR VOH LG/116	2g, 3a
096-150-003	5	CT CC, HD VOH	CT CC HD SR VOH LG/116	2g, 3a
096-150-004	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-005	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-006	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-007	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
096-150-009	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-013	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-018	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-019	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-020	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-021	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-024	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-025	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-026	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-027	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-028	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-029	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-150-031	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-160-001	5	CT CC, HD VOH	CT CC, HD VOH LG/116	3a
096-160-002	5	CS CC, HD SR VOH	CS CC, HD SR VOH LG/116	3a
096-160-003	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-160-006	5	CT CC, HD SR VOH	CT CC, HD SR VOH LG/116	3a
096-160-008	5	CT CC, HD VOH	CT CC, HD VOH LG/116	3a
096-160-011	5	CT CC, BR F1 F2 SR VOH	CT CC, BR F1 F2 SR VOH LG/116	3a



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
096-160-012	5	CT CC, HD VOH	CT CC, HD VOH LG/116	3a
096-170-006	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, F1 F2 SR VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, F1 F2 SR VOH LG/116	3a
096-170-007	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
097-020-006	5	TP B6 160, TP CC B6 160/640, BR SR VOH	TP B6 160, TP CC B6 160/640, BR SR VOH LG/116	3a
097-020-006	5	TP B6 160, TP CC B6 160/640, BR SR VOH	TP B6 160, TP CC B6 160/640, BR SR VOH LG/116	3a
097-030-017	5	RRD CC B6 160/640, BR SR	RRD CC B6 160/640, BR SR LG/116	3a
097-030-030	5	RRD B6 160, RRD CC B6 160/640, BR F1 F2 SR VOH	RRD B6 160, RRD CC B6 160/640, BR F1 F2 SR VOH LG/116	3a
097-130-003	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, SR	RRD CC B6 160/640 (Ac/DU)/Ac MIN, SR LG/116	3a
097-130-004	5	RRD B6 160, RRD CC B6 160/64, BR F1 F2 SR	RRD B6 160, RRD CC B6 160/64, BR F1 F2 SR LG/RRC	3g1
097-130-015	5	RRD B6 160, RRD CC B6 160/64, BR F1 F2 SR VOH	RRD B6 160, RRD CC B6 160/64, BR F1 F2 SR VOH LG/116	3a
097-130-021	5	RRD CC B6 160/640, TP B6 160, BR F1 F2 SR VOH	RRD CC B6 160/640, TP B6 160, BR F1 F2 SR VOH LG/116	3a
097-130-022	5	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F2 VOH	RRD CC B6 160/640 (Ac/DU)/Ac MIN, BR F2 VOH LG/116	3a
097-140-002	5	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
097-140-003	5	LEA CC B6 160/640 (Ac/DU)/Ac MIN, SR VOH	LEA CC B6 160/640 (Ac/DU)/Ac MIN, SR VOH LG/116	3a
097-140-004	5	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR SR	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR SR LG/116	3a
097-140-012	5	LEA B6 160 Z, LEA CC B6 160/640, BR SR VOH	LEA B6 160 Z, LEA CC B6 160/640, BR SR VOH LG/116	3a
097-140-014	5	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR SR VOH	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR SR VOH LG/116	3a
097-140-015	5	TP CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH	TP CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
097-140-016	5	TP B6 160, TP CC B6 160/640, BR SR VOH	TP B6 160, TP CC B6 160/640, BR SR VOH LG/116	3a



APN	Supervisorial District	Existing Zoning	Proposed Zoning	Change Category
097-150-003	5	LEA CC B6 160/640 (Ac/DU)/Ac MIN, F2 SR VOH	LEA CC B6 160/640 (Ac/DU)/Ac MIN, F2 SR VOH LG/116	3a
097-150-004	5	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
097-150-005	5	TP B6 160, TP CC B6 160/640, BR F1 F2 SR VOH	TP B6 160, TP CC B6 160/640, BR F1 F2 SR VOH LG/116	3a
097-160-002	5	PF CC, BR VOH	PF CC, BR VOH LG/116	3a
097-160-003	5	PF CC, BR F1 F2 VOH	PF CC, BR F1 F2 VOH LG/116	3a
097-170-001	5	PF CC, BR SR VOH	PF CC BR VOH LG/116	1e, 3a
097-170-007	5	TP CC B6 160/640 (Ac/DU)/Ac MIN, BR F2 SR VOH	TP CC B6 160/640 (Ac/DU)/Ac MIN, BR F2 SR VOH LG/116	3a
097-280-002	5	TP B6 160, TP CC B6 160/640, NONE	TP B6 160, TP CC B6 160/640, SR LG/116	3a
097-280-006	5	TP B6 160, TP CC B6 160/640, VOH	TP B6 160, TP CC B6 160/640, SR VOH LG/116	3a
097-280-007	5	TP B6 160, TP CC B6 160/640, NONE	TP B6 160, TP CC B6 160/640, SR LG/116	3a
097-280-008	5	TP B6 160, TP CC B6 160/640, VOH	TP B6 160, TP CC B6 160/640, SR VOH LG/116	3a
097-280-009	5	TP B6 160, TP CC B6 160/640, BR F2 SR VOH	TP B6 160, TP CC B6 160/640, BR F2 SR VOH LG/116	3a
097-290-004	5	TP CC B6 160/640 (Ac/DU)/Ac MIN, SR	TP CC B6 160/640 (Ac/DU)/Ac MIN, SR LG/116	3a
099-030-033	5	PF CC, NONE	PF CC SR	2g
099-060-018	5	PF CC, SR	PF CC, SR LG/116	3a
099-070-004	5	PF CC, BR F2 VOH	PF CC, BR F2 VOH LG/116	3a
099-070-006	5	PF CC, SR VOH	PF CC, SR VOH LG/116	3a
099-070-008	5	PF CC, BR F2	PF CC, BR F2 LG/116	3a
099-070-010	5	PF CC, BR F2	PF CC, BR F2 LG/116	3a



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
099-070-011	5	PF CC, BR F1 F2 VOH	PF CC, BR F1 F2 VOH LG/116	3a
099-070-012	5	PF CC, BR F1 F2 VOH	PF CC, BR F1 F2 VOH LG/116	3a
099-080-003	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-005	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-006	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-008	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-009	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-015	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-020	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-021	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-022	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-023	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-026	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-030	5	PF CC, BR	PF CC, BR LG/116	3a
099-080-035	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-036	5	CT CC, BR F2 SR	CT CC, BR F2 SR LG/116	3a
099-080-037	5	RR CC B6 2, BR F2 SR	RR CC B6 2, BR F2 SR LG/116	3a
099-080-038	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-039	5	CT CC, BR SR	CT CC, BR SR LG/116	3a



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
099-080-043	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-044	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-045	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-048	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-049	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-052	5	RR CC B6 2, BR	RR CC B6 2, BR LG/116	3a
099-080-053	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-054	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-056	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-059	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-060	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-061	5	PF CC, BR SR	PF CC, BR SR LG/116	3a
099-080-063	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-064	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-065	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-080-066	5	RR CC B6 2, BR F2	RR CC B6 2, BR F2 LG/116	3a
099-090-001	5	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
099-090-004	5	PF CC, BR F1 F2 SR VOH	PF CC, BR F1 F2 SR VOH LG/116	3a
099-090-005	5	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR LG/116	3a



APN	Supervisorial District	Existing Zoning	Proposed Zoning	Change Category
099-090-009	5	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR F2 SR VOH	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR F2 SR VOH LG/116	3a
099-090-012	5	LEA B6 60, LEA CC B6 160/640, BR F2 SR VOH	LEA B6 60, LEA CC B6 160/640, BR F2 SR VOH LG/116	3a
099-090-013	5	TP B6 160, TP CC B6 160/640, SR	TP B6 160, TP CC B6 160/640, SR LG/116	3a
099-090-015	5	LEA CC B6 160/640, TP B6 160, SR	LEA CC B6 160/640, TP B6 160, SR LG/116	3a
099-090-017	5	LEA CC B6 160/640, TP B6 160, BR SR VOH	LEA CC B6 160/640, TP B6 160, BR SR VOH LG/116	3a
099-090-018	5	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH	LEA CC B6 160/640 (Ac/DU)/Ac MIN, BR F1 F2 SR VOH LG/116	3a
099-131-032	5	RR CC B7, SR	RR CC B7	1e
100-096-036	5	PF CC, NONE	PF CC SR	2g
100-180-017	5	PF CC, G	PF CC G SR	2g
100-180-031	5	PF CC, G	PF CC G SR	2g
100-180-037	5	PF CC, G	PF CC G SR	2g
100-220-010	5	PF CC, G	PF CC G SR	2g
100-220-020	5	RR CC B6 2, G	RR CC B6 2 G SR	2g
100-220-021	5	RR CC B6 2, G	RR CC B6 2 G SR	2g
100-220-031	5	RR CC B6 1, NONE	RR CC B6 1 SR	2g
100-220-032	5	RR CC B6 1, NONE	RR CC B6 1 SR	2g
100-220-033	5	RR CC B6 1, NONE	RR CC B6 1 SR	2g
100-220-034	5	RR CC B6 2, G	RR CC B6 2 G SR	2g
100-220-035	5	RR CC B6 2, G	RR CC B6 2 G SR	2g



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
100-291-014	5	PC CC, SR	PC CC	1e
100-291-015	5	PC CC, SR	PC CC	1e
100-410-061	5	PC CC, G SR	PC CC G	1e
100-580-004	5	PC CC, NONE	PC CC SR	2g
101-060-037	5	RR CC B6 2, G	RR CC B6 2 G SR	2f
101-160-003	5	RR CC B6 2, NONE	RR CC B6 2 SR	2f
101-240-001	5	RR CC B7 Z, G	RR CC B7 Z G SR	2f
103-010-003	5	LEA B6 160, LEA CC B6 160/640, SR	LEA B6 160, LEA CC B6 160/640	1e
103-150-001	5	LEA B6 160 Z, LEA CC B6 160/640 Z, BR SR VOH	LEA B6 160 Z, LEA CC B6 160/640 Z, BR VOH	1e
109-040-003	5	PF, PF CC, G SR	PF, PF CC, G	1e
109-200-034	5	PF CC, NONE	PF CC SR	2g
109-240-006	5	PF, PF CC, SR	PF, PF CC	1e
109-380-002	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-003	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-004	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-005	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-006	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-007	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-008	5	RR CC B7, NONE	RR CC B7 SR	2g



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
109-380-009	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-010	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-011	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-012	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-013	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-014	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-015	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-016	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-017	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-018	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-019	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-020	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-023	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-024	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-025	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-026	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-027	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-028	5	RR CC B7, NONE	RR CC B7 SR	2g
109-380-029	5	RR CC B7, NONE	RR CC B7 SR	2g



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
109-390-004	5	RR CC B7, NONE	RR CC B7 SR	2g
109-390-005	5	RR CC B7, NONE	RR CC B7 SR	2g
109-390-006	5	RR CC B7, NONE	RR CC B7 SR	2g
109-390-010	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-001	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-002	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-003	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-004	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-005	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-006	5	RR CC B7, G	RR CC B7 G SR	2g
109-400-007	5	RR CC B7, G	RR CC B7 G SR	2g
109-400-008	5	RR CC B7, G	RR CC B7 G SR	2g
109-400-009	5	RR CC B7, G	RR CC B7 G SR	2g
109-400-010	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-011	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-012	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-013	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-014	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-015	5	RR CC B7, NONE	RR CC B7 SR	2g



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
109-400-016	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-017	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-018	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-019	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-020	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-021	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-022	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-023	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-024	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-025	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-026	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-028	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-029	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-030	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-031	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-032	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-033	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-034	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-036	5	RR CC B7, NONE	RR CC B7 SR	2g



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
109-400-037	5	RR CC B7, NONE	RR CC B7 SR	2g
109-400-038	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-001	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-002	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-003	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-004	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-005	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-006	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-007	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-008	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-009	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-010	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-011	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-012	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-013	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-014	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-015	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-016	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-017	5	RR CC B7, NONE	RR CC B7 SR	2g



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
109-410-018	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-019	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-020	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-021	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-022	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-023	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-024	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-025	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-026	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-027	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-028	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-029	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-030	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-031	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-032	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-033	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-034	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-035	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-036	5	RR CC B7, NONE	RR CC B7 SR	2g



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
109-410-037	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-038	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-039	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-040	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-041	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-042	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-043	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-044	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-045	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-046	5	RR CC B7, NONE	RR CC B7 SR	2g
109-410-047	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-001	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-002	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-003	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-004	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-005	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-006	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-007	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-008	5	RR CC B7, NONE	RR CC B7 SR	2g



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
109-420-009	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-012	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-013	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-014	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-015	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-016	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-017	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-018	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-019	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-020	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-021	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-022	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-023	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-024	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-025	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-026	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-027	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-028	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-029	5	RR CC B7, NONE	RR CC B7 SR	2g



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
109-420-030	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-031	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-032	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-033	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-034	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-035	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-036	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-037	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-038	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-039	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-040	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-041	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-042	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-043	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-044	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-045	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-046	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-047	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-048	5	RR CC B7, NONE	RR CC B7 SR	2g



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
109-420-049	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-050	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-051	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-052	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-054	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-055	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-056	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-057	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-059	5	RR CC B7, NONE	RR CC B7 SR	2g
109-420-060	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-001	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-002	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-003	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-004	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-005	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-006	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-007	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-008	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-009	5	RR CC B7, NONE	RR CC B7 SR	2g



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
109-430-010	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-011	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-012	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-016	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-017	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-018	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-021	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-022	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-023	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-025	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-026	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-027	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-028	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-029	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-030	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-031	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-032	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-033	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-034	5	RR CC B7, NONE	RR CC B7 SR	2g



APN	Supervisory District	Existing Zoning	Proposed Zoning	Change Category
109-430-035	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-036	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-037	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-038	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-039	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-045	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-046	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-047	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-048	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-049	5	RR CC B7, NONE	RR CC B7 SR	2g
109-430-050	5	RR CC B7, NONE	RR CC B7 SR	2g
109-440-007	5	RR CC B7, NONE	RR CC B7 SR	2g
109-480-020	5	RRD B6 160, RRD CC B6 160/640, SR	RRD B6 160, RRD CC B6 160/640	1e
122-040-010	5	PF CC, NONE	PF CC SR	2g
122-040-011	5	PF CC, NONE	PF CC SR	2g
122-200-029	5	PF CC, NONE	PF CC SR	2g
123-170-003	5	TP B6 160, TP CC B6 160/640, G SR	TP B6 160, TP CC B6 160/640, G	1e



EXHIBIT W

Resolution Number 13-011

County of Sonoma
Santa Rosa, California

September 5, 2013
ZCE13-0003 Denise Peter

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE CONSISTENT WITH THE GENERAL PLAN AND WITHIN THE SCOPE OF THE GP2020 EIR AND APPROVE THE RESOLUTION TO AMEND THE GENERAL PLAN OPEN SPACE MAP AND ZONING DATABASE TO CORRECT MAPPING ERRORS AND GENERAL PLAN/ZONING INCONSISTENCIES; AND APPROVE THE ORDINANCES TO AMEND CHAPTER 26 AND 26CTO ADD THE LOCAL GUIDELINES (LG) COMBINING ZONE, RESCIND AND REPLACE ARTICLE 90 (LOCAL AREA DEVELOPMENT GUIDELINES), REZONE PROPERTIES TO THE LG COMBINING DISTRICT, AND REZONE PROPERTIES FROM THE SD COMBINING ZONE.

WHEREAS, on September 23, 2008, the Board of Supervisors adopted the Sonoma County General Plan Update 2020 (GP 2020) including the Open Space and Resource Conservation Element containing goals, objectives, and policies related to the protection of scenic resources; and

WHEREAS, the GP 2020 adoption resulted in areas designated as Scenic Landscape Units, which are required to be zoned Scenic Resource Combining District consistent with Policy OSRC-1e, 2c and 3a; and

WHEREAS, the Permit and Resource Management Department has identified mapping discrepancies and inconsistencies between Scenic Resource zoning and General Plan Open Space Map designations on certain parcels; and

WHEREAS, corrections to the GP 2020 Open Space maps are necessary to technically correct omissions and errors related to Community Separators, Scenic Landscape Units, and Scenic Corridors; and

WHEREAS, the Permit and Resource Management Department proposes to correct the technical errors and reconcile Scenic Resource zoning and General Plan Open Space Map designation discrepancies; and

WHEREAS, Article 90 of the Zoning Code contains additional place-based development guidelines applicable to eight areas in the County and the Permit and Resource Management Department has identified a need for editorial improvements to the text of this Article to improve its consistent application, and such changes would not result in substantive changes to these development regulations; and

WHEREAS, General Plan policy OSRC-3i and program OSRC 8 call for adding the area subject to the Scenic Highway 116 Guidelines adopted by the Board in 1988 to Article 90 (Local Area Development Guidelines);

WHEREAS, the existing Zoning Code Article 90 (Local Area Development Guidelines) includes an illustration of the mapped boundaries of eight areas in the County which are subject to Local Area Development Guidelines, and the public would be made better aware of the applicability of those regulations through the creation of the LG (Local Guidelines) combining zone which would be added to each parcel's zoning; and

WHEREAS, the Scenic Design (SD) combining zone was established prior to 1966 to implement Area Plans through zoning; and

WHEREAS, the 1989 General Plan's Scenic Landscape Units were originally based upon and included Area Plan Open Space Maps from the 1970's and 1980's; and

WHEREAS, Scenic Design (SD) rezoning was not rescinded with the repeal of past Area Plans; and

WHEREAS, Scenic Design (SD) rezoning was not rescinded with the creation of the Scenic Resource (SR) zone in 1993 that implemented Scenic Landscape Units, and the Permit and Resource Management Department has identified the SR combining zone as a better zoning tool for the implementation of the General Plan's scenic resource protection policies; and

WHEREAS, Scenic Resource (SD) rezoning was established in areas which are now near a built out condition, negligibly visible and the continued requirement for design review in such areas is no longer needed and excessively regulatory; and

WHEREAS, the Permit and Resource Management Department has identified scenic resources on specific properties now zoned SD that would be better protected in accordance with General Plan policy by adding such lands to the nearest Scenic Landscape Unit and rezoning to SR; and

WHEREAS, the project includes requested General Plan Amendments and Zone Changes related to Mapping and General Plan Technical Corrections, addition of the LG (Local Guidelines) zone and addition of the Scenic Highway 116 Guidelines to Article 90 (Local Area Development Guidelines); and

WHEREAS, the Program Environmental Impact report (EIR) for Sonoma County General Plan 2020, certified by the Board of Supervisors in 2008, disclosed, evaluated and mitigated potential environmental impacts of General Plan policies. The EIR found that continued implementation of General Plan policies requiring rezoning to the SR zone in Community Separators, Scenic Landscape Units and Scenic Corridors was necessary to mitigate cumulatively significant visual impacts to less than significant levels (OSRC-1e, 2c and 3a). The proposed Zoning Code amendments would implement General Plan policies OSRC-1e, 2c and 3a. Scenic view protection will be achieved through application of the zoning database and planning process. The proposed zoning amendments would not relax any existing standards or policies in the General Plan. The proposed General Plan Amendments are consistent with and implement the General Plan. The proposed code amendments would not result in any new significant impacts, or a substantial increase in the severity of any previously-identified impacts, due to

substantial changes in the project or its circumstances, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan Program EIR in 2008. The proposed Project is within the scope of the General Plan covered by the EIR, and would not have effects that were not examined in the EIR. As a result, pursuant to CEQA Guidelines Section 15168 (c) (2), no new environmental document is required. The Program EIR for the General Plan 2020 is available for review at the PRMD office and online at <http://www.sonoma-county.org/prmd/divpages/compplandiv.htm>.; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a duly noticed public hearing on September 5, 2013 at which time all interested persons were given an opportunity to be heard.

WHEREAS, the Planning Commission, has considered all materials, file information, the environmental determination, comments, staff reports, and the proposed Board resolutions and Ordinances.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings:

1. The project is consistent with the Sonoma County General Plan Open Space Element in that it implements Policies OSRC-1e, 2c, 3a and 3i, and furthers the General Plan goals, objectives, policies and programs and such General Plan amendments are internally consistent with the other elements of the General Plan. The particular circumstances in this case are that the proposed General Plan Amendments and Rezoning are being undertaken to protect the scenic resources of the County consistent with the General Plan Open Space Element.
2. The Official Zoning Database and electronically mapped General Plan Open Space Map contain known errors that occurred during the transition from the previously adopted Zoning Maps and/or General Plan Open Space map to the current digital database. This project will correct those errors and restore the subject parcels to the correct zoning and/or General Plan Open Space designation for the reasons specified in the staff report. The properties identified in Attachments 1 through 20a shall be amended and rezoned as indicated.
3. The project is consistent and/or will ensure consistency with the General Plan by ensuring that parcels within a Community Separator, Scenic Landscape Unit or Scenic Corridor are zoned SR (Scenic Resources) and/or have the correct and intended General Plan Open Space designation for the reasons indicated in the staff report. The properties identified in Attachments 1 through 20a shall be amended and rezoned as indicated.
4. The project will ensure the Official Zoning Database provides accurate and accessible information with regard to parcels subject to the Local Area Development Guidelines contained in Article 90 of the Zoning Code, by identifying those parcels with the LG (Local Guidelines) combining zone and making non-substantive editorial improvements to the text of Article 90 for the reasons indicated in the staff report. The properties identified in Attachments 1 through 20a shall be amended and rezoned as indicated. The existing Article 90 shall be rescinded in its entirety and replaced with the revised Article 90 (Local Area Development Guidelines), Attachment 10. A new Local Area

Development Guidelines Article XL, Attachment 12, shall be added to Chapter 26C (Coastal Zoning). A new Article 63 (Local Guidelines Combining Zone), Attachment 11, shall be added to Chapter 26 (Zoning). A new Article XLI (Local Guidelines Combining Zone), Attachment 13, shall be added to Chapter 26C (Zoning).

5. The project implements General Plan Policy OSRC-3i and program OSRC 8 by adding the Scenic Highway 116 Guidelines previously adopted by the Board in 1998 to Article 90 (Local Area Development Guidelines) and designating certain properties to be added to the nearest Scenic Landscape Unit and zoned SR (Scenic Resources). Properties subject to the Scenic Highway 116 Guidelines as identified in Attachments 1 through 20a shall be amended and rezoned as indicated.
6. The Program Environmental Impact report (EIR) for Sonoma County General Plan 2020, certified by the Board of Supervisors in 2008, disclosed, evaluated and mitigated potential environmental impacts of General Plan policies. The EIR found that continued implementation of General Plan policies requiring rezoning to the SR zone in Community Separators, Scenic Landscape Units and Scenic Corridors was necessary to mitigate cumulatively significant visual impacts to less than significant levels (OSRC-1e, 2c and 3a). The proposed Zoning Code amendments would implement General Plan policies OSRC-1e, 2c and 3a. Scenic view protection will be achieved through application of the zoning database and planning process. The proposed zoning amendments would not relax any existing standards or policies in the General Plan.

The proposed code amendment would not result in any new significant impacts, or a substantial increase in the severity of any previously-identified impacts, due to substantial changes in the project or its circumstances, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan Program EIR in 2008. The proposed Project is within the scope of the General Plan covered by the EIR, and would not have effects that were not examined in the EIR. As a result, pursuant to CEQA Guidelines Section 15168 (c) (2), no new environmental document is required. The Program EIR for the General Plan 2020 is available for review at the PRMD office and online at <http://www.sonoma-county.org/prmd/divpages/compplandiv.htm>.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors approve the requested General Plan Open Space Map Amendments, zoning text amendments and zoning database amendments reclassifying property as described in the following exhibits attached hereto and incorporated herein by this reference:

- | | |
|---------------|--|
| Attachment 1: | Draft General Plan Figure OSRC-5a Open Space Plan Map: Sonoma Coast |
| Attachment 2: | Draft General Plan Figure OSRC-5b Open Space Plan Map: Cloverdale/NE County |
| Attachment 3: | Draft General Plan Figure OSRC-5c Open Space Plan Map: Healdsburg and Environs |
| Attachment 4: | Draft General Plan Figure OSRC-5d Open Space Plan Map: Russian River Area |
| Attachment 5: | Draft General Plan Figure OSRC-5e Open Space Plan Map: Santa Rosa and Environs |
| Attachment 6: | Draft General Plan Figure OSRC-5f Open Space Plan Map: Sebastopol and Environs |

- Attachment 7: Draft General Plan Figure OSRC-5g Open Space Plan Map: Rohnert Park/Cotati
- Attachment 8: Draft General Plan Figure OSRC-5h Open Space Plan Map: Petaluma and Environs
- Attachment 9: Draft General Plan Figure OSRC-5i Open Space Plan Map: Sonoma Valley
- Attachment 10: Zoning Text Amendment revising Article 90 (Local Area Development Guidelines) including the addition of the Scenic Highway 116 Guidelines
- Attachment 11: Zoning Text Amendment adding the Local Guidelines (LG) Combining Zone

- Attachment 12: Coastal Zoning Text Amendment adding Article XL (Local Area Development Guidelines) including the addition of the Scenic Highway 116 Guidelines
- Attachment 13: Coastal Zoning Text Amendment adding Article XLI (Local Guidelines Combining Zone) containing the Scenic Highway 116 Guidelines only
- Attachment 14a: Table: Coastal Zone Table of Assessor Parcel Numbers amending the General Plan Open Space Map and zoning database to correct technical mapping errors
- Attachment 14b: Map: Coastal Zone Proposed Scenic Landscape Unit Removals – Technical Corrections (Mapping, Change Category 1c)
- Attachment 14c: Map: Coastal Zone Proposed Scenic Corridor Removals – Technical Corrections (Mapping, Change Category 1b)
- Attachment 15: Table: Coastal Zone Table of Assessor Parcel Numbers amending the General Plan Open Space Map and zoning database to correct General Plan inconsistencies
- Attachment 16: Table: Coastal Zone Table of Assessor Parcel Numbers amending the General Plan Open Space Map and zoning database to and rezone properties to or from the Local Guidelines (LG)
- Attachment 17: Table: Interior Zone Table of Assessor Parcel Numbers amending the General Plan Open Space Map and/or rezoning properties to or from the Scenic Resource (SR) Zone to correct mapping errors
- Attachment 18a: Table: Interior Zone Table of Assessor Parcel Numbers amending General Plan Open Space Map designations and/or rezoning properties to or from the Scenic Resource (SR) Zone to correct General Plan/Zoning inconsistencies
- Attachment 18b: Map: Interior Zone Proposed Community Separator Removals – Technical Corrections (Mapping and General Plan Consistency, Change Categories 1a & 2h)
- Attachment 18c: Map: Interior Zone Proposed Scenic Landscape Unit Additions – Technical Corrections (General Plan Consistency, Change Category 2c & 2m)
- Attachment 18d: Map: Interior Zone Proposed Scenic Landscape Unit Removals – Technical Corrections (Mapping and General Plan Consistency, Change Category 1c, 1d, 2l)
- Attachment 18e: Map: Interior Zone Proposed Scenic Corridor Additions – Technical Corrections (General Plan Consistency, Change Category 2a, 2 pages)
- Attachment 18f: Map: Interior Zone Proposed Scenic Corridor Removals – Technical Correction (Mapping, Change Category 1b)
- Attachment 19a: Table: Interior Zone Table of Assessor Parcel Numbers rezoning properties to the Local Guidelines (LG) Combining Zone
- Attachment 20a: Table: Interior Table of Assessor Parcel Numbers removing the Scenic Design (SD) Combining Zone on certain properties

Resolution No.: 13-011

September 5, 2013

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IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Davis, who moved its adoption, seconded by Commissioner Liles and adopted on roll call by the following vote:

Commissioner Carr	aye
Commissioner Bennett	aye
Commissioner Cook	aye
Commissioner Liles	aye
Commissioner Davis	aye

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

Resolution Number 13-014

County of Sonoma
Santa Rosa, California

October 3, 2013
ZCE13-0003 Denise Peter

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE CONSISTENT WITH THE GENERAL PLAN AND WITHIN THE SCOPE OF THE GP2020 EIR AND APPROVE THE RESOLUTION TO AMEND THE GENERAL PLAN OPEN SPACE MAP SCENIC LANDSCAPE UNIT DESIGNATION; AND APPROVE THE ORDINANCES TO AMEND CHAPTER 26 TO RESCIND THE SCENIC DESIGN (SD) COMBINING ZONE, AND REZONE PROPERTIES TO THE SCENIC RESOURCE (SR) COMBINING ZONE.

WHEREAS, on September 23, 2008, the Board of Supervisors adopted the Sonoma County General Plan Update 2020 (GP 2020) including the Open Space and Resource Conservation Element containing goals, objectives, and policies related to the protection of scenic resources; and

WHEREAS, the GP 2020 adoption resulted in areas designated as Scenic Landscape Units, which are required to be zoned Scenic Resource Combining District consistent with Policy OSRC-1e, 2c and 3a; and

WHEREAS, General Plan policy OSRC-3i and program OSRC 8 call for designating additional land within the boundaries of the Scenic Highway 116 Guidelines adopted by the Board in 1988 as Scenic Landscape Unit and rezoning to the Scenic Resource (SR) combining zone;

WHEREAS, the Scenic Design (SD) combining zone was established prior to 1966 to implement Area Plans through zoning; and

WHEREAS, the 1989 General Plan's Open Space Map Scenic Landscape Units were originally based upon and included Area Plan Open Space Maps from the 1970's and 1980's; and

WHEREAS, the SD combining zone was not rescinded with the creation of the Scenic Resource (SR) zone in 1993 that implemented Scenic Landscape Units, and the Permit and Resource Management Department has identified the SR zone as a better zoning tool for the implementation of the General Plan's scenic resource protection policies; and

WHEREAS, the SD combining zone was established in areas which are now near a built out condition or are negligibly visible from Highway 12 in the Sonoma Valley and the continued requirement for design review in such areas is no longer needed and excessively regulatory; and

WHEREAS, the Permit and Resource Management Department has identified scenic resources on specific properties now zoned SD that would be better protected in accordance with General

Plan policy by adding such lands to the nearest Scenic Landscape Unit and rezoning to SR; and

WHEREAS, the project includes requested General Plan Amendments and Zone Changes related to the rescission of the Scenic Design (SD) zone.

WHEREAS, the Program Environmental Impact report (EIR) for Sonoma County General Plan 2020, certified by the Board of Supervisors in 2008, disclosed, evaluated and mitigated potential environmental impacts of General Plan policies. The EIR found that continued implementation of General Plan policies requiring rezoning to the SR zone in Community Separators, Scenic Landscape Units and Scenic Corridors was necessary to mitigate cumulatively significant visual impacts to less than significant levels (OSRC-1e, 2c and 3a). The proposed Zoning Code amendments would implement General Plan policies OSRC-1e, 2c and 3a. Scenic view protection will be achieved through application of the zoning database and planning process. The proposed zoning amendments would not relax any existing standards or policies in the General Plan. The proposed General Plan Amendments are consistent with and implement the General Plan. The proposed code amendments would not result in any new significant impacts, or a substantial increase in the severity of any previously-identified impacts, due to substantial changes in the project or its circumstances, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan Program EIR in 2008. The proposed Project is within the scope of the General Plan covered by the EIR, and would not have effects that were not examined in the EIR. As a result, pursuant to CEQA Guidelines Section 15168 (c) (2), no new environmental document is required. The Program EIR for the General Plan 2020 is available for review at the PRMD office and online at <http://www.sonoma-county.org/prmd/divpages/complandiv.htm>.; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a duly noticed public hearings on September 5 and October 3, 2013 at which time all interested persons were given an opportunity to be heard.

WHEREAS, the Planning Commission, has considered all materials, file information, the environmental determination, comments, staff reports, and the proposed resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings:

1. The project is consistent with the Sonoma County General Plan Open Space Element in that it implements Policies OSRC-1e, 2c, 3a and 3i, and furthers the General Plan goals, objectives, policies and programs and such General Plan amendments are internally consistent with the other elements of the General Plan. The particular circumstances in this case are that the proposed General Plan Amendments and Rezonings are being undertaken to protect the scenic resources of the County consistent with the General Plan Open Space Element.
5. The project implements General Plan Policy OSRC-3i and program OSRC 8 by designating certain properties to be added to the nearest Scenic Landscape Unit and zoned SR (Scenic Resources). Properties subject to the Scenic Highway 116 Guidelines as identified in Attachments 1 through 9, 11a, 11b, 12a, and 12b be amended and rezoned as indicated.

6. The Scenic Design (SD) combining zone is obsolete, redundant with the Scenic Resource (SR) combining zone and shall be rescinded for the reasons specified in the staff report, and where indicated shall be replaced with the designation of Scenic Landscape Unit and the SR (Scenic Resource) zone. The properties identified in Attachments 1 through 11, 13a, and 13b shall be amended and rezoned as indicated. Article 62 (Scenic Design), Attachment 10, shall be rescinded in its entirety.
7. The Program Environmental Impact report (EIR) for Sonoma County General Plan 2020, certified by the Board of Supervisors in 2008, disclosed, evaluated and mitigated potential environmental impacts of General Plan policies. The EIR found that continued implementation of General Plan policies requiring rezoning to the SR zone in Community Separators, Scenic Landscape Units and Scenic Corridors was necessary to mitigate cumulatively significant visual impacts to less than significant levels (OSRC-1e, 2c and 3a). The proposed Zoning Code amendments would implement General Plan policies OSRC-1e, 2c and 3a. Scenic view protection will be achieved through application of the zoning database and planning process. The proposed zoning amendments would not relax any existing standards or policies in the General Plan.

The proposed code amendment would not result in any new significant impacts, or a substantial increase in the severity of any previously-identified impacts, due to substantial changes in the project or its circumstances, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan Program EIR in 2008. The proposed Project is within the scope of the General Plan covered by the EIR, and would not have effects that were not examined in the EIR. As a result, pursuant to CEQA Guidelines Section 15168 (c) (2), no new environmental document is required. The Program EIR for the General Plan 2020 is available for review at the PRMD office and online at <http://www.sonoma-county.org/prmd/divpages/compplandiv.htm>.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors approve the requested General Plan Open Space Map Amendments, zoning text amendments and zoning database amendments reclassifying property as described in the following exhibits attached hereto and incorporated herein by this reference:

- Attachment 1: Draft General Plan Figure OSRC-5a Open Space Plan Map: Sonoma Coast
- Attachment 2: Draft General Plan Figure OSRC-5b Open Space Plan Map: Cloverdale/NE County
- Attachment 3: Draft General Plan Figure OSRC-5c Open Space Plan Map: Healdsburg and Environs
- Attachment 4: Draft General Plan Figure OSRC-5d Open Space Plan Map: Russian River Area
- Attachment 5: Draft General Plan Figure OSRC-5e Open Space Plan Map: Santa Rosa and Environs
- Attachment 6: Draft General Plan Figure OSRC-5f Open Space Plan Map: Sebastopol and Environs
- Attachment 7: Draft General Plan Figure OSRC-5g Open Space Plan Map: Rohnert Park/Cotati
- Attachment 8: Draft General Plan Figure OSRC-5h Open Space Plan Map: Petaluma and Environs
- Attachment 9: Draft General Plan Figure OSRC-5i Open Space Plan Map: Sonoma Valley

- Attachment 10: Zoning Text Amendment rescinding the Scenic Design (SD) Combining Zone in its entirety
- Attachment 11a: Table: Coastal Zone Table of Assessor Parcel Numbers amending the General Plan Open Space Map Scenic Landscape Unit designation and zoning database to rezone properties to the Scenic Resource Combining Zone.
- Attachment 11b: Map: Coastal Zone Proposed Scenic Highway 116 Scenic Landscape Unit Additions
- Attachment 12a: Table: Interior Zone Table of Assessor Parcel Numbers amending the General Plan Open Space Map to add certain parcels to the General Plan Open Space Map Scenic Landscape Unit designation and the Scenic Resource (SR) Combining Zone to implement General Plan Program OSRC 8 (Scenic Highway 116 Guidelines);
- Attachment 12b: Map: Interior Zone Proposed Scenic Highway 116 General Plan Open Space map Scenic Landscape Unit Additions
- Attachment 13a: Table: Interior Table of Assessor Parcel Numbers amending General Plan Open Space Map to add certain parcels to the Scenic Landscape Unit and Scenic Resources (SR) Combining Zone and removing the Scenic Design (SD) Combining Zone
- Attachment 13b: Map: Interior Zone Proposed Scenic Landscape Unit Additions and SD Removals

IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Davis, who moved its adoption, seconded by Commissioner Liles, and adopted on roll call by the following vote:

Commissioner Carr	aye
Commissioner Bennett	aye
Commissioner Cook	absent
Commissioner Liles	aye
Commissioner Davis	aye

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.



Sonoma County Planning Commission **STAFF REPORT**

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 565-1900 FAX (707) 565-1103

FILE: ZCE13-0003
DATE: September 5, 2013
TIME: 1:05 p.m.
STAFF: Denise Peter, Project Planner

Board of Supervisors Hearing will be held at p.m. on (or) a later date and will be noticed at that time.

Appeal Period: 10 calendar days

SUMMARY

Applicant: County of Sonoma

Owner: Various

Location: APNs: Various/Countywide Supervisorial District No.: All

Subject: Streamlining and simplifying place-based and scenic resource policies and regulations - Phase 1.

PROPOSAL: Streamlining Place-Based Development Guidelines:

- 1) Correct inconsistencies in the Open Space and Zoning Map
- 2) Implement the Local Guidelines (LG) Combining Zone
- 3) Rescind the Scenic Design (SD) Combining Zone

Environmental Determination: Within the scope of General Plan 2020 EIR.

General Plan: Various

Specific/Area Plan: Various

Land Use:

Ord. Reference: Chapter 26 (Zoning): Article 62 (Scenic Design), Article 64 (Scenic Resource), Article 63 (new: Local Area Development Guidelines combining zone), Article 90 (Local Area Development Guidelines)

Zoning: Various

RECOMMENDATION:

- A. Amend GP2020 Open Space Map and Zoning Database to correct mapping and General Plan/Zoning inconsistencies (~1,200 parcels).
- B. Amend Zoning Code text and Zoning Database to add the new Local Guidelines (LG) combining zone to reflect parcels (~11,300) subject to existing Board adopted Local Area Development Guidelines (LADG's). Add the Scenic Hwy 116 Guidelines as a new Local Area Development Guideline as required by GP2020 Open Space Program 8. Revise Article 90 (LADG) to clarify permit requirements and for internal consistency. Add approximately 400 parcels to Scenic Landscape Units and rezone to the Scenic Resource (SR) zone to implement General Plan Program OSRC #8 (Scenic Highway 116 Guidelines).
- C. Rescind the SD combining zone (~4,700 parcels) due to obsolescence, redundancy, and substitution of SD zoning with SR zoning where consistent with the Scenic Resource objectives of the General Plan. Add approximately 1,000 parcels to Scenic Landscape Units and rezone to SR as a better method of implementing General Plan and Area Plan open space policies.

ANALYSIS

Background:

This project includes streamlining design and development guidelines associated with Area Plans and Local Area Development Guidelines and will reduce overlapping and outdated development and design guidelines. This project is the first phase of a work plan to streamline place-based design and development guidelines. A discussion of the history of Area Plans, the Scenic Design Combining Zone, and Article 90 of the Zoning Code (Local Area Development Guidelines) is provided below to provide context for considering these proposed changes. The location and rate of development has changed substantially since the development of Area Plans and the SD Combining Zone between 30 to 50 years ago. These changes are proposed to improve the accessibility of development guidelines and the development review process to respond more appropriately to current development trends in the unincorporated area.

Area Plans vs. Local Area Development Guidelines. General Plan 2020 calls for the repealing of Board adopted Area Plans and adoption of the development guidelines contained therein into zoning as Local Area Development Guidelines (Article 90 of the Zoning Code). There is only one Specific Plan currently in the County (Airport Industrial Specific Plan) and no changes to it are proposed.

Since the 1970's at least 27 Area Plans have been prepared – many of which preceded the County's first comprehensive General Plan with mandated Open Space and Resource Conservation Element. Active Area Plans are shown in Exhibit J: County Map Showing All Active Area Plan Boundaries. The last Area Plan was prepared in 1985. These Area Plans established land uses, densities and conceptual infrastructure plans and resulted in rezoning of the majority of the parcels in the unincorporated County. The Scenic Design (SD) combining zone was established in the 1960's to preserve the scenic beauty of the County and has been used primarily to implement open space policies of Area Plans. Local Area Development Guidelines are another form of place-based development guidelines that are contained in Article 90 of the Zoning Code. They establish standards and guidelines for how development should look and be sited on a property, and typically target much smaller areas than Area Plans. Local Area Development Guidelines do not affect density, land use or infrastructure plans. Local Area Development Guidelines are shown in Exhibit F: County Map All Local Area Development Guidelines Boundaries.

The phase out of Area Plans and improved implementation of Local Guidelines are supported by General Plan policy and appear to be the more appropriate review tool for place-based regulations given current

and future development trends. See Exhibit M: Area Plan History and Development Trends in Sonoma County.

The Area Plans are proposed to be repealed after the stream setbacks are incorporated into zoning as part of the Riparian Corridor zone changes.

Scenic Design (SD) combining zone as a tool to implement Area Plans. The SD combining zone has been used primarily as a tool for implementing Area Plans. Removal of the Scenic Design combining zone is proposed in the first phase of a multi-phase work plan to update and simplify place-based design guidelines. The SD combining zone removal is associated with repealed or to be repealed Area Plans. Of the 4,686 parcels currently with SD zoning, only 39 are not also within an Area Plan boundary; and of those 39, 24 are Rincon Valley county islands surrounded by the City of Santa Rosa.

Local Guidelines (LG) combining zone as a tool for better implementation of Local Area Development Guidelines. Currently, none of the Board adopted Local Area Development Guidelines contained in Article 90 (Local Area Development Guidelines) of the Zoning Code are implemented by the Scenic Design (SD) combining zone. Small reproductions of the Board adopted maps are printed in the Zoning Code but are difficult to read. Often, property owners are unaware of the existence of these standards until after they submit a development application. Greater awareness to the public and County staff will occur if parcels where Local Area Development Guidelines apply are identified in zoning as the LG combining zone. The LG combining zone identifier will appear with all the other applicable zoning designations for the property. A parcel's zoning is the first and most common way to be made aware of allowed land uses, permit requirements, and development standards. Identifying the applicability of a Local Area Development Guideline with the proposed LG combining zone is consistent with the draft Integrated Development Code's major goal of consolidating and integrating standards for property development.

Project Description:

This first phase of the effort to simplify and streamline place-based development guidelines and standards includes the following actions:

	General Plan Open Space Map Amendments & # of Parcels	Official Zoning Database Amendments & # of Parcels	Zoning Text Amendments
1. Mapping Technical Corrections (406 parcels total)	~269 parcels (Remove CS, SLU or SC)	~137 parcels (Remove SR)	
2. GP/Zoning Consistency Technical Corrections (770 parcels total)	~208 parcels (Remove CS, SLU or SC) ~6 parcels (Add CS, SLU or SC)	~359 parcels (Add SR) ~197 parcels (Remove SR)	
3. LG Combining Zone Additions (11, 346 parcels total)	~460 parcels (Add SLU)	LG/116: 6,843 LG/CMW: 229 LG/GE1: 118 LG/GE2: 437 LG/MTN: 2,144 LG/PNG: 36 LG/RRC: 21 LG/RRC116: 1,248 LG/SPR: 181 LG/SRV: 89 Add SR: 628	New Article 63 (LG Combining Zone) Revised Article 90 (Local Area Development Guidelines) including new Scenic Hwy 116 Guidelines
4. SD Combining Zone Removals (4,686 parcels)	~973 parcels total (Add SLU) (Sonoma Valley/ Mayacamas: 611; Bennett Vly: 285; Laguna de SR: 36; Hills s/o Petaluma:25; Sonoma Mtns: 13; Alex/Dry Crk Vly: 3)	~4,686 Parcels (Remove SD)	Rescind Article 62 (Scenic Design)

General Plan Consistency:

General Plan/Zoning Consistency. The California Government Code (§ 65860) requires that a County's zoning ordinance be consistent with its General Plan. When an inconsistency exists as a result of an amendment to the General Plan, the Government Code requires that the zoning ordinance be amended within a reasonable time so that it is consistent with its General Plan as amended. Zoning ordinances are also required to be consistent with adopted specific plans.

General Plan Policies OSRC-1e, 2c and 3a below require that all lands within designated Community Separators, Scenic Landscape Units, and Scenic Corridors be included in the SR zone established for the protection of scenic resources.

***Policy OSRC-1e:** Apply the Scenic Resources combining district consistent with this Element to all lands located within a Community Separator.**

***Policy OSRC-2c:** Apply the Scenic Resources combining district consistent with this element to all lands located within Scenic Landscape Units.**

***Policy OSRC-3a:** Apply the Scenic Resources combining district to those portions of properties within Scenic Corridor setbacks.**

*(*Policy adopted to mitigate cumulative environmental impacts associated with the adoption of General Plan 2020.)*

Amendments to the Zoning Database (SR zone) are required to bring Zoning into consistency with the General Plan with regard to scenic resources.

Establishment of LG (Local Area Development Guidelines Combining Zone). General Plan Policy LU-1j below authorizes the preparation of Local Area Development Guidelines that contain boundaries and standards to be applied to new development. California Government Code (§ 65851) authorizes the establishment of zones as the local legislative body deems necessary.

***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.*

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).

The establishment of a new LG (Local Area Development Guidelines) zone is the most appropriate regulatory tool to consistently implement General Plan policy pertaining to Local Area Development Guideline standards to be applied to new development within specific boundaries.

Establishment of the Scenic Highway 116 Corridor Guidelines as a Local Area Development Guideline, and Expansion of SLU/SR. General Plan Policy OSRC-3i below calls for implementation of the Scenic Highway 116 Corridor Study as a Local Area Development Guideline, and to expand Scenic Landscape Unit boundaries and SR zoning accordingly to implement the Scenic Highway 116 Corridor Study.

Policy OSRC-3i: Recognize Highway 116 from Highway 1 to the southern edge of Sebastopol as an official State Scenic Highway. The unique scenic qualities of this portion of Highway 116 shall be protected as generally outlined in the 116 Scenic Highway Corridor Study, September 1988. Consider requesting official State Scenic Highway designations for Highways 1 and 37. Upon the request of local residents, the County may pursue similar State status for other Scenic Corridors.*

Open Space and Resource Conservation Program 8: Scenic Highway 116 Program

Program Description: Prepare Local Area Development Guidelines for land areas encompassing the general corridor area identified in the 116 Scenic Highway Corridor Study, September 1988, and incorporated into Development Code Article 90 (Local Area Development Guidelines). Such guidelines shall be derived from the local objectives and policies contained in that study. The Scenic Landscape Unit boundaries shall be expanded to encompass the general corridor area mapped in that study. Properties within new Scenic Landscape Unit areas shall be rezoned to SR accordingly (Policy reference: OSRC-2c, 3i).

As discussed in Issue #3b below, SLU designation and SR zoning is applied to approximately 460 properties within the Highway 116 Scenic Corridor boundaries consistent with the General Plan policies below. The recommended properties are outside of Urban Service Areas are generally larger parcels or highly visible that are not commercial or industrial land use designations.

Objective OSRC-2.1: Retain a rural, scenic character in Scenic Landscape Units with very low intensities of development. Avoid their inclusion within spheres of influence for public service providers.

Policy OSRC-2b: Avoid commercial or industrial uses in Scenic Landscape Units other than those that are permitted by the agricultural or resource land use categories.*

The establishment of LG and SR zoning to implement the Scenic Highway 116 Corridor Study is consistent with the above General Plan policies and Implementation Program.

Repeal of Area Plans. General Plan Policy LU-1a below calls for the repeal of various Area Plans prepared in the 1970's and 1980's, or if deemed necessary, the conversion of select policies from Area Plans into Local Area Development Guidelines. One component of this project, the Scenic Design (SD) zone elimination, is related to repealed Area Plans, to-be repealed Area Plans, and Area Plans to be retained. However, where scenic resource protection is still appropriate and necessary within Area Plan boundaries, staff has recommended substituting a Scenic Landscape Unit designation and Scenic Resource (SR) zoning for the Scenic Design (SD) for a more current and consistent scenic resource protection in accordance with the policies of the General Plan.

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:

- (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

Parcels that have SD zoning that is proposed to be removed are associated with the following Area Plans as discussed in more detail in Issue #4 below:

Area Plans to be retained:

- South Santa Rosa Area Plan (4 parcels)
- West Petaluma Area Plan (269 parcels)
- Petaluma Dairy Belt (82 parcels)
- Pengrove Area Plan (10 parcels)

Area Plans to be repealed:

- West Santa Rosa Plan (1 parcel associated with repealed Forestville Area Plan)
- North Sonoma Valley Area Plan (2,785 parcels)
- South Sonoma Area 1 Plan (76 parcels)

Area Plans that have been repealed:

- Forestville Plan (1,007 parcels)
- Harrison Grade Road Plan (268 parcels)
- Barnett Valley Road Plan (140 parcels)
- Larkfield/Wikiup Plan (3 parcels)

As discussed under the section on Scenic Design (SD) zone rescission below, some parcels within Area Plans (particularly North Sonoma Valley) were added to the adjacent Scenic Landscape Unit and rezoned to the Scenic Resource (SR) zone because it is a more appropriate zoning tool and more consistent with the General Plan's scenic resource policies than Area Plans written 30 to 40 years ago.

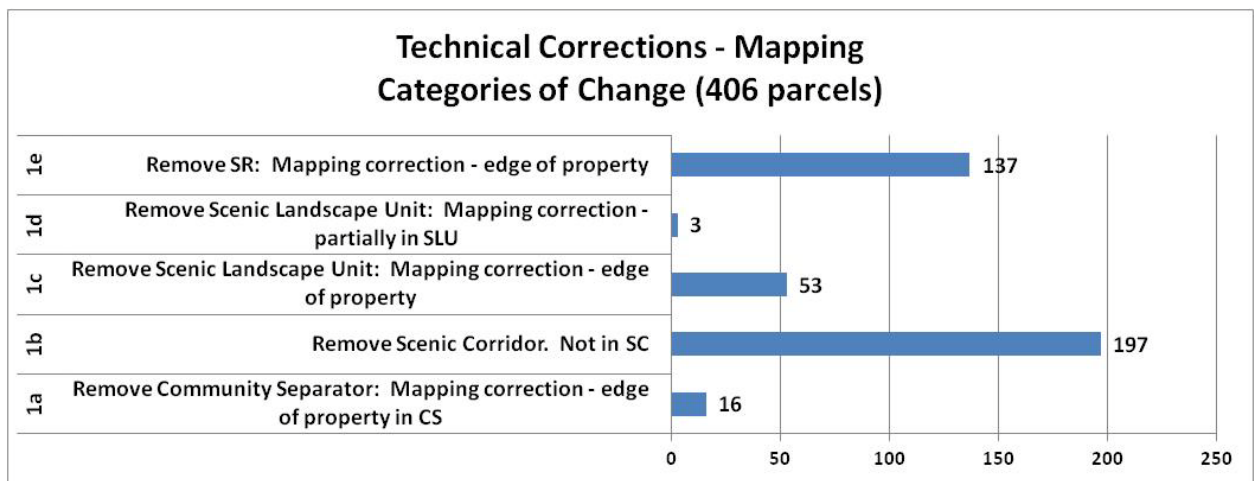
DISCUSSION OF ISSUES

Issue #1: Mapping Technical Corrections

In 2007, the County converted hundreds of pages of zoning maps to an electronic mapping form called the "Zoning Database". This step was necessary to modernize and integrate the paper based mapped zoning information into the County's Geographic Information System (GIS) and allow broader and quicker access for the public and all users of zoning information. A GIS system compiles various layers of mapping information into a single electronic map. As zoning information was digitized, there were some discrepancies found in the parcel database layer.

As a result of this conversion and ongoing efforts to improve the accuracy of the electronic map, there is a need to continue to identify and correct mapping discrepancies between the various map layers. This project will include correcting mapping discrepancies where the Community Separator, Scenic Landscape Unit, Scenic Corridors and Scenic Resource zone are slightly misaligned. This category of technical correction (406 parcels) is reflected in the table at the end of this section.

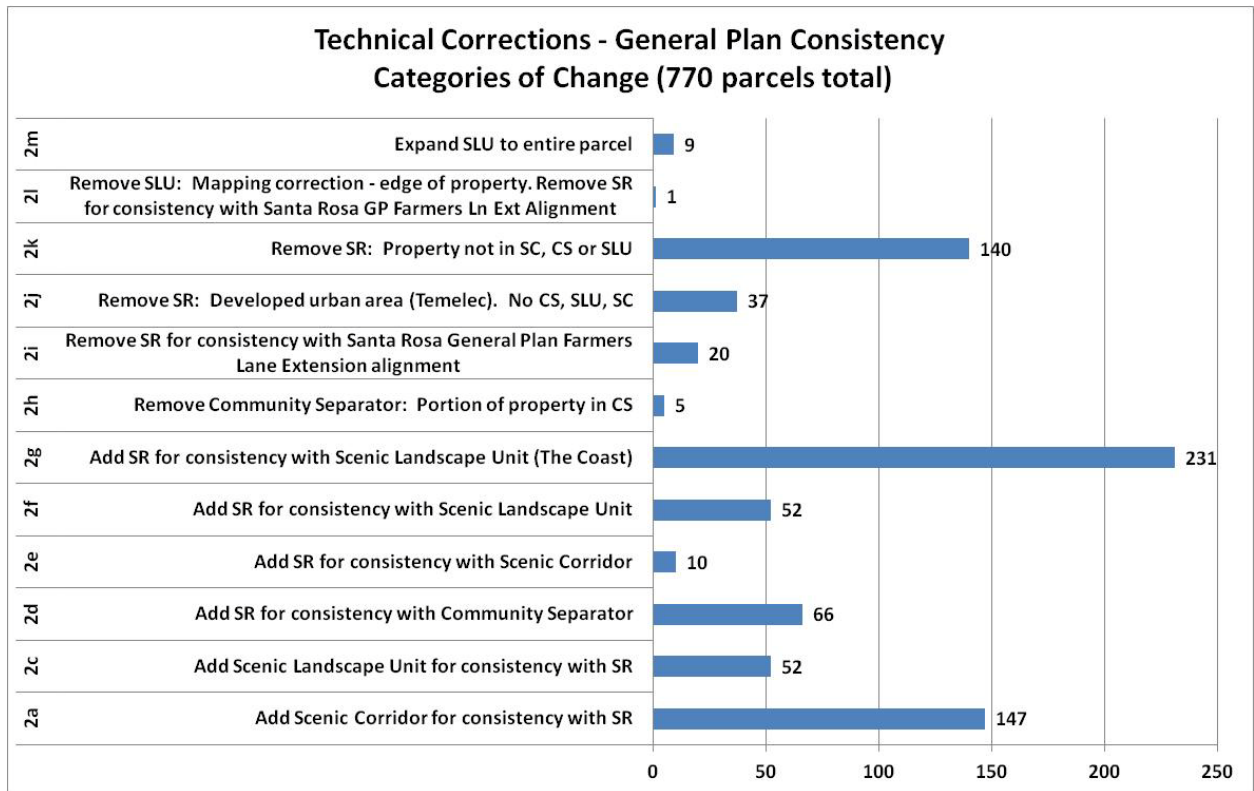
If these mapping discrepancies are not corrected, users of the online version of the Official Zoning Database (called “Active Map” on the PRMD website), will be confused as the map will appear to show that a parcel is not in an open space designation or SR zone, but the “property report” that can be viewed online or printed will show otherwise. The table below summarizes the number of parcels recommended for map corrections, and the specific General Plan Amendment or zoning change needed. Exhibits A through E show the approximate locations in the County of proposed technical corrections (mapping and General Plan consistency): Community Separator Removals, Scenic Landscape Unit Removals, Scenic Landscape Unit Additions, Scenic Corridor Removals, and Scenic Corridor Additions.



Issue #2: General Plan Open Space Map Corrections and SR Zone Technical Corrections

State law requires that zoning be consistent with the General Plan. The Scenic Resource (SR) combining zone was established to implement and provide zoning consistent with the General Plan’s Open Space and Resource Conservation Element. The General Plan Open Space maps designate visually sensitive areas as Community Separator (CS), Scenic Corridor (SC) and Scenic Landscape Unit (SLU). The General Plan calls for these open space designations to be zoned Scenic Resource. By comparing open space designations with the Scenic Resource zone, staff identified parcels that did not have the required General Plan/Zoning consistency. Exhibits A through E show the approximate locations in the County of proposed technical corrections (mapping and General Plan consistency): Community Separator Removals, Scenic Landscape Unit Removals, Scenic Landscape Unit Additions, Scenic Corridor Removals, and Scenic Corridor Additions.

These ~1,200 General Plan/Zoning inconsistency corrections are categorized into the 12 change categories summarized in the table below:



General Plan Open Space Map Corrections. A more detailed discussion and analysis of the recommended General Plan Open Space Map amendments is provided below:

Change Category 2a: Add Scenic Corridor for consistency with SR (147 parcels). These parcels are zoned SR, but lacked the associated Scenic Corridor designation:

- Hwy 101 North (21 parcels)
- Hwy 116 (2 parcels)
- Wallace Road (8 parcels)
- Hwy 12 (2 parcels)
- Fulton Road (17 parcels)
- Guerneville Road (4 parcels)
- Petaluma Boulevard North (68 parcels). This will be a new Scenic Corridor for the General Plan Open Space Map, but has been a mapped Scenic Corridor in the West Petaluma Area Plan since 1981. Designating it in the General Plan will provide the needed consistency between the General Plan, Area Plan and existing zoning.

Change Category 2c: Add Scenic Landscape Unit for consistency with SR. These 52 parcels are zoned SR, but lack the associated Scenic Landscape Unit and are recommended to be added to the following SLU's due to their visual sensitivity, adjacency to existing SLU's, and conformance with the descriptions for specific SLU's:

- Bennett Valley (13 parcels/38 acres: Pressley Road)
- Highway 116 (3 parcels/2 acres)

- Laguna de Santa Rosa (3 parcels/4 acres)
- River Road (1 parcel/.1 acre)
- Sonoma Mountains (38 parcels/614 acres: including Carriger, Hill, Lakeside, London Ranch, Old Adobe, Pressley, Sobre Vista, Vigilante, and Wake Robin roads)
- Sonoma Valley/Mayacamas Mountains (10 parcels/9 acres: including Adobe Canyon and Henno roads)

The General Plan describes the above SLU's as follow:

Bennett Valley

Bennett Mountain forms a scenic backdrop from Bennett Valley Road. This area defines Santa Rosa's southeastern boundary and also abuts Annadel State Park.

Highway 116

The view corridor along Highway 116 contains unique views of orchards, redwood groves, and the Russian River. This area also defines the community boundaries of Forestville, Guerneville, and Monte Rio and their adjacent rural residential development.

Laguna de Santa Rosa

This area consists primarily of the scenic lowlands and floodplain around the Laguna de Santa Rosa marsh, swamp and riparian forest. It also includes hills between Forestville, Sebastopol and Meacham Hill. It defines the eastern boundary of Sebastopol and associated rural residential development.

River Road

This area provides a variety of landscapes, including valleys planted in vineyards, orchard covered hillsides, and redwood groves adjacent to the Russian River.

Sonoma Mountains

These are highly valuable scenic lands, clearly defining the eastern edge of the Santa Rosa Plain between Petaluma and Sonoma. They provide an important backdrop to the urban plains and Sonoma Valley.

Sonoma Valley/Mayacamas Mountains

Included in this area are the Sonoma-Napa Mountains that provide a backdrop to the valley and agricultural areas bordering the valley. These areas define the boundaries of the urban and rural communities and are very sensitive because of their small size and the unobstructed view of them from roads and adjoining urban areas.

Change Category 2h: Remove Community Separator: Portion of property in CS. These 5 properties are not currently zoned SR and only a minor portion of the property is in CS or the property is already developed. Following is an analysis for removing the CS from portions of the following 4 properties:

- 054-290-088 is a developed 0.39 acre parcel in Glen Ellen zoned R1-B6-2 unit/acre and is located within the Sonoma Valley Urban Service Area. The parcel has no subdivision potential and the potential for the addition of accessory structures or an enlargement of the existing home would have negligible effect on the visual character of the area with respect to the General Plan Community Separator primary goal of maintaining open space between communities.
- 059-310-051 is a 2.39 acre vacant, flat, tree-less parcel zoned AR-B6-1 acre/unit and is located within the Windsor Urban Service Area. Approximately half of the parcel is in the Community Separator. The parcel is not zoned SR. The practical application of half of the parcel in Community Separator would result in the need for the parcel to be rezoned to SR,

after which, any new development would be reviewed to mitigate visual impacts, including clustering of any subdivision. This parcel is separated from Highway 101 by a large parcel in the Town of Windsor City limits, and separated from Shiloh Road by another parcel that is developed with large storage structures. Its visibility from public thoroughfares is minimal and any subdivision clustering would make a negligible visual difference because of the small size of this parcel. The recommendation is for removal of the CS designation as an unnecessary regulation that is not needed to promote the primary goal of Community Separators to “Preserve the visual identities of communities by maintaining open space areas between cities and communities”.

- 059-310-057 is a 11.47 acre flat, nearly tree-less property developed with one or two dwelling units and several accessory structures. It is zoned RR-B6-1 acre/unit and is located within the Windsor Urban Service Area. Less than 5% of the property is located in the Community Separator and it not zoned SR. The reasons for removal of the CS are the same as for 059-310-051 above, only more so because only 5% of the parcel is in CS.
- 060-010-031 is an approximately 8.5 acre parcel zoned LC and minimally developed with permanent structures and located 600 feet back from the north side of Hwy 12 between Sebastopol and Santa Rosa. Approximately 6% is in the Community Separator designation and it is not zoned SR. The reasons for removal of the CS are that the small percentage of the back corner of the property subject to CS regulations would result in negligible differences in visual character of the site because the majority of the site is not in CS. Furthermore, the site’s LC zoning requires Design Review for any new uses or structures. Retention of the CS would have no practical effect and is unnecessary to promote the primary goal of Community Separators to “Preserve the visual identities of communities by maintaining open space areas between cities and communities”. The site is also not part of any contiguous swath of Community Separator designation.
- 060-330-030 is an approximately 11 acre parcel zoned LEA-B6 60 acres/unit with no subdivision potential. Less than 2% is in the Community Separator designation and it is not zoned SR. Retention of the small percentage of CS on the site would have no practical effect and is unnecessary to promote the primary goal of Community Separators to “Preserve the visual identities of communities by maintaining open space areas between cities and communities”.

Change Category 2d: Add SR for consistency with Community Separator. These 66 parcels are in a Community Separator and do not have the required SR for implementation. It is recommended to add the parcels within the following Community Separators to the SR district for General Plan/Zoning consistency:

- Glen Ellen/Agua Caliente (1)
- Northeast Santa Rosa (19)
- Petaluma/Novato (18)
- Petaluma/Rohnert Park (18)
- Rohnert Park/Santa Rosa (3)
- Windsor/Healdsburg (2)
- Windsor/Larkfield/Santa Rosa (5)

Zoning Database Changes to Scenic Resource (SR). A more detailed discussion and analysis of the recommended Scenic Resource (SR) Zoning Database changes to provide General Plan/Zoning consistency is provided below:

Change Category 2e: Add SR for consistency with Scenic Corridor. These 10 parcels are in a Scenic Corridor and do not have the required SR zoning for implementation. It is recommended to

add the parcels within the following Scenic Corridors to the SR district for General Plan/Zoning consistency:

- Hwy 116 (2)
- Faught Road (8)

Change Category 2f: Add SR for consistency with Scenic Landscape Unit. These 52 parcels are in a Scenic Landscape Unit and do not have the required SR zoning for implementation. It is recommended to add the parcels within the following Scenic Landscape Units to the SR district for General Plan/Zoning consistency:

- Alexander and Dry Creek Valleys (2)
- Atascadero Creek (15)
- Coleman Valley Road (3)
- Eastside Road (1)
- Highway 116 (8)
- Hills East of Windsor (2)
- Laguna de Santa Rosa (8)
- River Road (2)
- Sonoma Mountains (10)
- South Sonoma Mountains (1)

Change Category 2g: Add SR for consistency with Scenic Landscape Unit (The Coast). These 231 parcels are in The Coast Scenic Landscape Unit, were zoned SR prior to the conversion of paper zoning maps to the electronic Official Zoning Database but were inadvertently dropped off the database when the database conversion was complete. These parcels have Scenic Landscape Unit designation, but do not have the required SR zoning for implementation. It is recommended to add these 231 parcels that are within The Coast SLU to the SR district for General Plan/Zoning consistency. Note that because these parcels are in the Coastal Zoning, additional public notice and procedure consistent with the Local Coastal Plan will occur. The parcels are located in the following areas:

- Bodega Bay (13)
- Jenner (2)
- Monte Rio (3)
- Sea Ranch (3)
- Timber Cove (210)

Change Category 2i: Remove SR for consistency with Santa Rosa General Plan Farmer's Lane Extension Alignment. These 20 parcels retain a decades old SR zoning from the South Santa Rosa Area Plan intended to preserve a Scenic Corridor for an obsolete alignment of a southerly extension of Farmer's Lane. The Farmer's Lane Extension is now being constructed in phases with new development within the City of Santa Rosa. The City of Santa Rosa General Plan shows a different alignment, and portions of the new alignment are already built and/or the right of way dedicated. The conceptual alignment shown in the South Santa Rosa Area Plan is now obsolete, and the associated SR zoning to preserve it should be removed.

Change Category 2j: Remove SR: Developed Urban Area (Temelec). No CS, SLU, SC. Only 37 of the hundreds of parcels in Temelec are zoned SR. A Scenic Landscape Unit is located on the property to the west of Temelec, but the SLU does not extend into Temelec. Temelec is a developed, higher density residential community. Further design review for any remodels or expansions of existing Temelec properties would have minimal scenic resource benefit to the general public.

Change Category 2k: Remove SR: Property not in SC, CS, or SLU. The 140 properties in this category include the following areas:

- In Rohnert Park Urban Service Area, Urban Growth Boundary and Sphere of Influence west of City Limits (41 parcels).
- In Glen Ellen area: 29 RR 5 acre zoned parcels in the Sonoma Valley Urban Service Area, all but 4 are less than a half acre
- In Geyserville area: 47 parcels zoned K, R1, R2, PC 16 du/ac, LIA (3 acre average lot size), or railroad corridor parcels
- In Forestville area: 5 LIA zoned parcels, 1 DA zoned parcel, 1 RR zoned parcel, 1 K zoned parcel
- In Graton area: 1 DA zoned parcel
- In Healdsburg area: 2 LIA zoned parcels, 1 PF zoned parcel
- In Penngrove area: 2 railroad corridor parcels
- In Santa Rosa area: 5 parcels zoned DA, LEA or LIA

In order to retain the SR zoning, the parcels would require a General Plan Amendment to the CS or SLU category. The 41 parcels in the Rohnert Park area are near a Community Separator, but are within a County Urban Service Area, Rohnert Park's Sphere of Influence and Urban Growth Boundary so it would be inappropriate to designate land planned for City expansion into a County Community Separator. The parcels in Glen Ellen and Geyserville that are in Urban Service Areas are in zoning districts that already require design review (multi family and commercial) or are small developed lots.

Of the parcels not in an Urban Service Area or railroad property that are listed below, the combination of zoning, lack of new primary use development or subdivision potential, environmental constraints (flooding) and design review exemptions for agricultural structures, make it inappropriate to recommend a General Plan Amendment to a Scenic Landscape Unit and retention of the SR zoning. The implementation of the Scenic Resource zoning standards to the parcels below would have negligible effect in achieving General Plan Scenic Landscape Unit objectives and would have minimal scenic resource benefit to the general public.

- 078-010-002, 12 acres, 1 home, LIA 60 zoned
- 078-010-030 SCWA owned flood control land
- 078-010-031 .64 acre vacant parcel, LIA 60 zoned
- 078-040-012, 6.84 acre County owned parcel, LIA 60 zoned
- 081-161-018, 2 acre vacant parcel, RR1.5 zoned (Summerhill Park Rd, Forestville)
- 081-250-056, 9.25 acre private camp parcel, K zoned (Summerhill Park Rd, Forestville)
- 083-010-009, 3.78 vacant parcel, LIA 60 zoned
- 088-220-046, 3.75 City of Healdsburg owned, PF zoned
- 089-050-029, .72 acre, 1 home, LIA 20 zoned
- 089-050-030, .17 acre, 1 home, LIA 20 zoned
- 127-111-103, 3.85 acre, 1 home, AR zoned
- 130-190-054, .69 acre, road parcel, DA 20 zoned

Issue #3a: LG (Local Guidelines) Combining Zone Additions

Purpose/General Plan Authority. The purpose of Local Area Development Guidelines (LADG) is to provide a greater level of detail for allowed uses and development in sub-units of the 9 General Plan Planning Areas. LADG's consist of defined area boundaries and adopted development policies and/or standards to be used in the review and approval of new development. They are different from Area Plans in that they do not regulate land use, density or intensity; do not provide baseline conditions or assess environmental and infrastructure constraints and needs; and do not contain plans for amenities for community benefit such as trails, parks, or new roadways. General Plan policy LU-1j and Land Use Program 6 authorizing Local Area Development Guidelines are discussed in the General Plan

Consistency section above. See Exhibit F: County Map Showing All Local Area Development Guidelines Boundaries.

Local Area Development Guidelines (Article 90) Revision. Article 90 of the Zoning Code contains the following LADG's:

- Canon Manor West (added 2006)
- Glen Ellen Subarea 1 and 2 (added 1993)
- Highway 12/The Springs (added 1998)
- Penngrove Main Street (added 2010)
- Russian River Corridor (added 2010)
- Sebastopol Road Urban Vision Plan (added 2010)
- Taylor/Sonoma/Mayacamas Mountains (added 1999, rev. 2011)

All but two (Canon Manor and Taylor/Sonoma/Mayacamas Mountains) of the LADG's are separately bound documents on file at PRMD. Article 90 currently contains images of the maps of these areas except for Highway 12/The Springs which is precisely defined instead. Article 90 is poorly organized and the individual sections are very inconsistent in style and substance leading to confusion regarding what permits and standards apply. Staff recommends a major re-organization and re-write that includes the following general sections applicable to all areas:

- Purpose
- Applicable areas
- Applicable projects
- Adoption/amendment process
- Permit requirements for all areas

Each specific area would have the following structure:

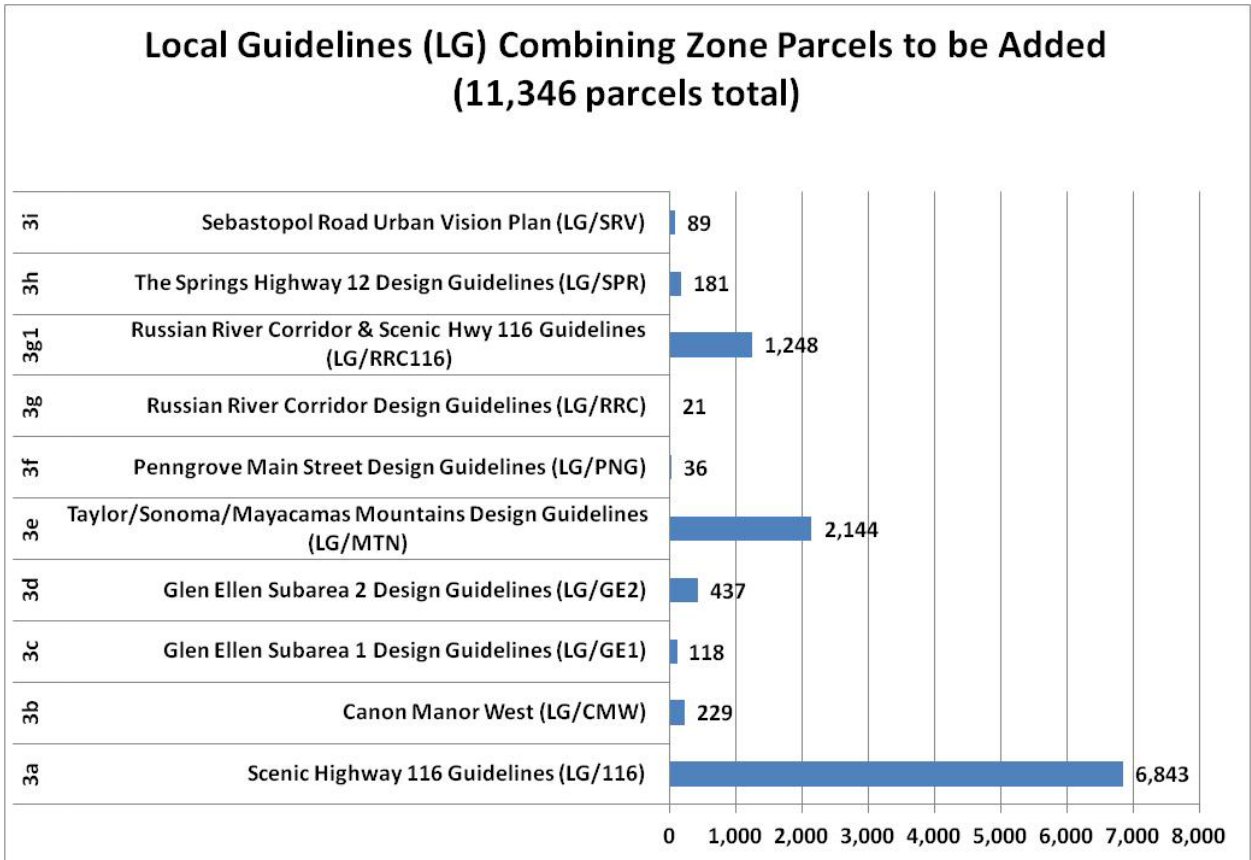
- Purpose
- Additional permit requirements or exemptions
- Standards (in most cases, this section will reference the separate document on file at PRMD)
- Boundaries

The Article 90 re-write (Exhibit W (Planning Commission Resolution, Attachment 10 (Zoning Text Amendment Revising Article 90 Local Area Development Guidelines) establishes that all projects within Area Plan boundaries that require another discretionary permit (i.e. Use Permits, Subdivisions, etc.) would also require a Design Review Permit that triggers the review of project applications for conformance with the applicable Local Area Development Guideline. Ministerial projects would only trigger a new Design Review permit if already required in the Board adopted Local Area Development Guideline. Exemptions from additional Design Review permit requirements would be allowed as specifically stated in the already adopted LADG – such as for the Canon Manor area which would only require a Planning Clearance to verify compliance with a very narrow set of water conservation standards.

The table below summarizes the existing permit requirements by Local Area Development Guideline:

Local Area Development Guideline	Exempt Projects	Design Review Permit			Planning Clearance
		Ministerial Projects (building permits) for exterior modifications or new structures	Discretionary Projects (Use Permits, Subdivision, Design Review as otherwise required by code)	Public Projects	Building Permit for new dwelling or Sewer/Water Connection
Canon Manor West		No	No		Yes
Glen Ellen Subarea 1		Yes	Yes		
Glen Ellen Subarea 2		No	Yes		
Highway 12/The Springs		Yes	Yes	Yes	
Hwy 116	Discretionary projects not visible from Hwy	No	Yes	Yes	
Penngrove Main Street		Yes	Yes	Yes	
Russian River Corridor	Dwellings of 3 or less units	Yes	Yes		
Sebastopol Road Urban Vision Plan		Yes	Yes	Yes	
Taylor/Sonoma/Mayacamas Mountains	-Accessory structures not requiring a building permit -Ag structures -Ag employee housing -Structures not visible from public roads	Yes	Yes		

Proposed new Local Area Development Guidelines Combining Zone. In order to provide better awareness of the applicability of Local Area Development Guidelines, staff recommends the creation of the new LG (Local Guidelines) combining zone to be added as Article 63 (Exhibit W Planning Commission Resolution, Attachment 11 Zoning Text Amendment Adding the Local Guidelines (LG) Combining Zone). The purpose of the LG combining zone is to identify in the Official Zoning Database parcels subject to Local Area Development Guidelines that are to be considered during the permit review process. It is appropriate to create a new combining district for area subjects to Local Area Development Guidelines, as combining districts are a tool to apply standards to specific property that are above and beyond the other applicable code requirements. The proposed LG combining zone is intentionally concise providing for a cross reference to the applicable requirements of Article 90 (Local Area Development Guidelines) and a listing of the LG combining zone subareas established. The proposed LG combining zone will allow for specific areas to be identified in the online zoning map, as well as appear when a specific parcel or address is queried by the public for a zoning property report. Many users do not know that Local Area Development Guidelines even exist, but typically do know to search online for zoning as the first step in determining what development regulations will apply.



Issue #3b: Highway 116 Scenic Corridor Guidelines

Background. During the General Plan update which concluded in 2008, one of the specific scope of work issues added by the Board at the request of local citizens was to better implement the Highway 116 Scenic Corridor Guidelines adopted by Board Resolution 88-0847 on 5/24/88 (Exhibit I 1988 Board Adopted Scenic Highway 116 Guidelines Report). That Board resolution recommended to the State of California that Highway 116 between Sebastopol and Jenner be designated an Officially Designated State Scenic Highway, and to use the Scenic Highway 116 Study as a guideline for protecting the scenic qualities of the corridor. Highway 116 was so designated by the State. Sonoma County contains only two officially designated State Scenic Highways: the 12 mile northern Sonoma Valley Highway 12 Corridor between Santa Rosa and Agua Caliente, and the 28 mile Highway 116 corridor (Exhibit G: County Map Showing Scenic Highway 116 Corridor Boundary and Proposed Scenic Landscape Unit Expansions). The official designation process requires a local plan and implementation program to be put into place, after which Caltrans works with appropriate agencies to ensure the protection of scenic corridors to the maximum extent feasible (Exhibit H: Information from Cal-trans State Scenic Highway Program Website). On state designated scenic highways, Cal-trans identifies impacts to scenic corridors (i.e., degradation and obstruction of scenic views) as an integral part of its project planning, project development and maintenance operations. The guidelines apply to public highway and utility projects as well as private development.

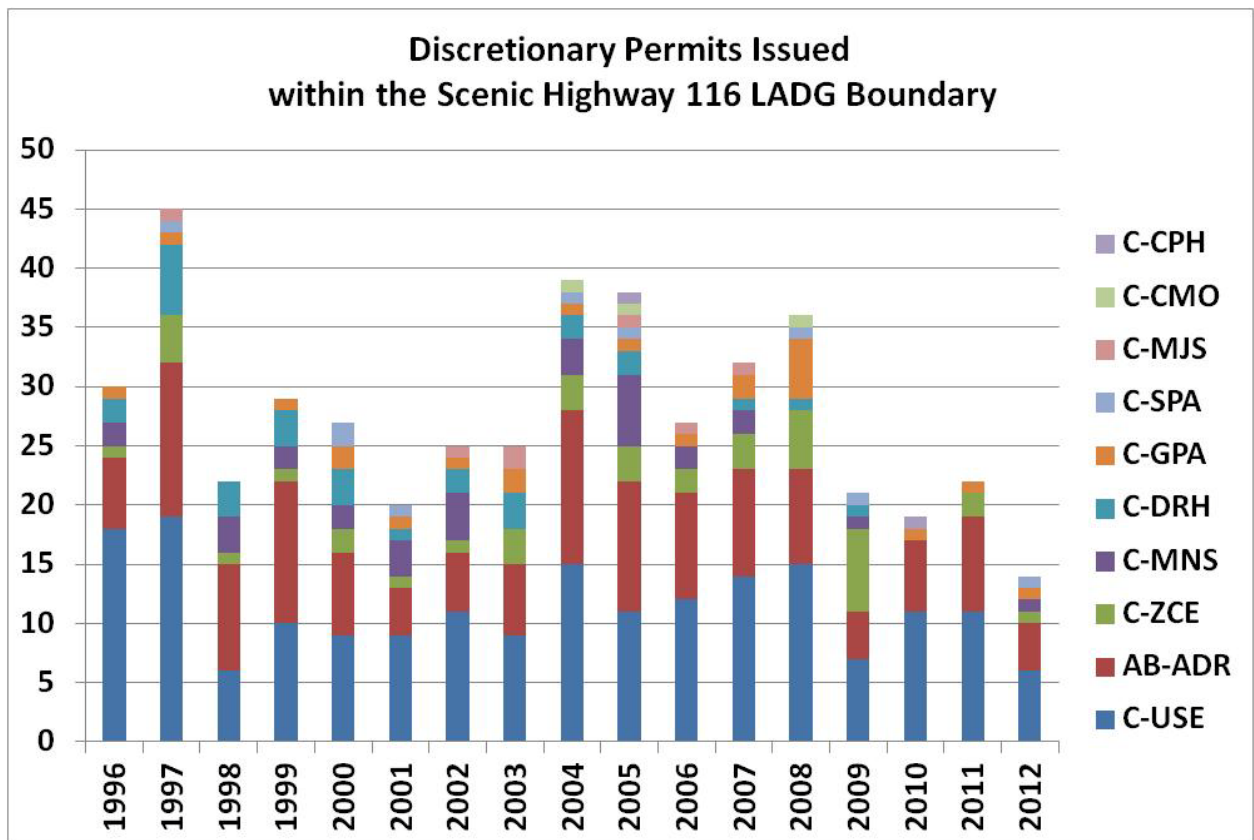
With the adoption of General Plan 2020, the Board adopted Policy OSRC-3i and Implementation Program OSRC 8 to better implement the Scenic Highway 116 Guidelines.

Implementation of Scenic Hwy 116 Guidelines in Article 90 (Local Area Development Guidelines).

To implement the above program, staff recommends amending Article 90 to include the permit requirements and a reference to the Scenic Highway 116 Guidelines document and map adopted by the

Board in 1988, similar to most of the other Local Area Development Guidelines are referenced in Article 90.

Implementation of Scenic Hwy 116 Guidelines in Article 63 LG Combining Zone. The guidelines also call for rezoning the entire corridor to the SD (Scenic Design) combining zone. Instead, staff recommends eliminating the SD zone and rezoning to the proposed new LG (Local Guidelines) combining zone. This would affect approximately 8,100 parcels, of which approximately 1,000 are already located in a Scenic Landscape Unit, and 1,248 parcels are also located in the Russian River Corridor Design Guidelines. The existing Scenic Highway 116 Guidelines only apply to discretionary projects (ex: Use Permits, Subdivisions, Design Review as otherwise required by zoning such as in the SR or a commercial district). Discretionary permit activity in this area has averaged 28 permits/year over the last 17 years (see “Discretionary Permits Issued” table below). The guidelines contain a provision that allows for exemption of discretionary projects if it is demonstrated that the project is not visible from Highway 116. Ministerial projects such as for a new home or accessory structure not in SR would be exempt from any additional permit or review requirements.



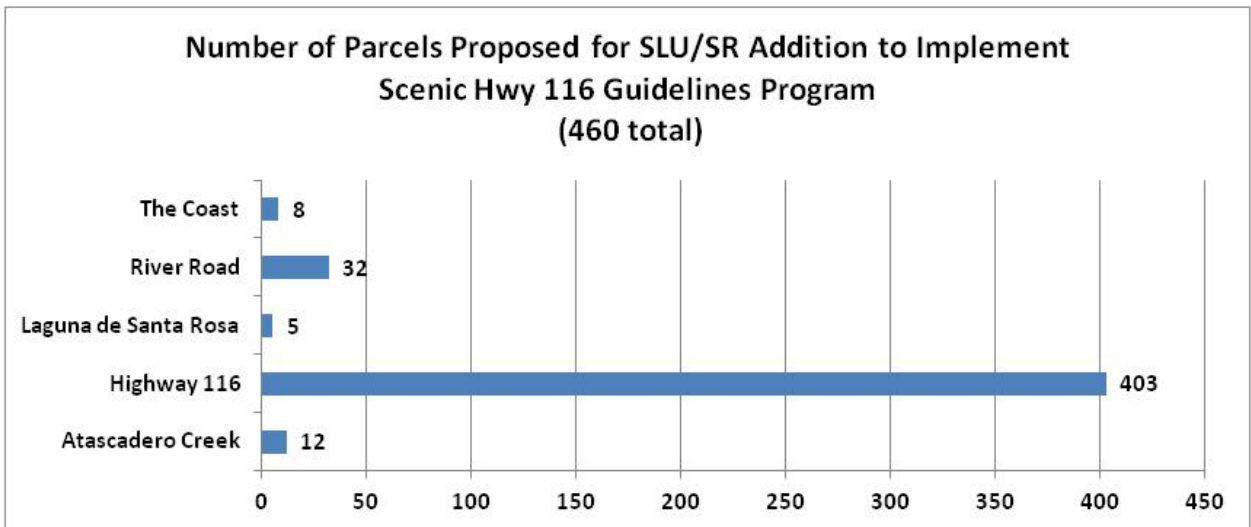
Implementation of Scenic Hwy 116 Guidelines in Scenic Landscape Units (SLU). General Plan Implementation Program OSRC 8 (see General Plan Consistency section above) calls for adding the Highway 116 corridor to the Scenic Landscape Unit and the Scenic Resource (SR) zone. A large percentage of the land area (62%) within the Highway 116 corridor has already been added to Scenic Landscape Units (~1,000 parcels representing about 18,000 acres). Applying the SLU designation to all properties within the Highway 116 Guidelines is inconsistent with the basic General Plan objective for Scenic Landscape Units. General Plan Objective OSRC-2.1 discourages applying the SLU designation to lands within spheres of influence of public service providers. Only 69 of the County’s 7,724 parcels currently in a Scenic Landscape Unit (SLU) are in Urban Service Areas (USA). (The unincorporated County contains over 71,000 parcels.) Most Urban Service Areas are in the sphere of influence of public

sewer and/or water providers, therefore it is inappropriate to add parcels in an Urban Service Area to a Scenic Landscape Unit.

Staff has analyzed the following alternatives for expanding Scenic Landscape Units in the Highway 116 Corridor consistent with Objective OSRC-2.1 and OSRC Program 8:

- a. Apply SLU to all parcels outside of USAs (~3,300)
- b. Apply SLU to parcels outside of USAs which have commercial, industrial, institutional or other land use designations with densities of 2 acres/unit or larger acreage requirements (~2,100)
- c. Apply SLU to parcels outside of USAs which have commercial, industrial, institutional or other land use designations with densities of 5 acres/unit or larger acreage requirements (~800)
- d. Apply SLU to parcels outside of USA with RRD, LEA, LIA, DA, RR10+, or commercial, industrial, institutional zones (~700)
- e. Apply SLU to parcels outside of USA with RRD, LEA, LIA, DA, RR10+ (~628)
- f. Apply SLU to parcels outside of USA with RRD, LEA, LIA, DA, RR10+, with deletions for parcels that are clearly not visible from Highway 116 and additions for parcels that have a higher density but are in highly visible hillsides in view of Highway 116 (~460 parcels).

Staff recommends alternative “f” above, which would result in 460 parcels (~5,837 acres) primarily in the RRD, LEA, LIA, DA, and RR10 or greater land use designations being added to the SLU and rezoned to the SR district (Exhibit G: County Map Showing Scenic Highway 116 Corridor Boundary and Proposed Scenic Landscape Unit Expansion). A Visual Assessment was prepared showing the visibility of existing and proposed Scenic Landscape Unit areas as seen from various points along the Scenic Highway 116 (Exhibit L: Discussion Paper: Visual Assessment of SD Removals and SLU Additions on Scenic Highways). Existing SR zoning regulations would require a Design Review Permit for new structures, except for ag structures not requiring a Use Permit in the RRD, LEA, LIA, DA and AR zones. Residential accessory structures in the SR zone such as second dwelling units, garages, hobby rooms, etc. would require a Design Review Permit – typically done at the staff level at a cost of ~\$650 for structures less than 1,000 square feet, and ~\$1,500 for structures over 1,000 square feet. Staff’s practice is to waive the Design Review permit requirement if the applicant submits documentation showing that the new development could not be seen from public roads. Review of this documentation is done at the planning counter with a Zoning Permit Level 1 fee of ~\$150. The table below summarizes the Scenic Landscape Units that are proposed to be expanded to implement the Scenic Highway 116 Guidelines:



The LG combining zone will provide notice to users of the applicable design guidelines associated with discretionary planning permits for the remainder of the area.

Overlap between Russian River Corridor Guidelines (RRC) and Scenic Hwy 116 Guidelines. 98% of the 1,269 parcels subject to the Russian River Corridor Design Guidelines (adopted in 2010) overlap with the Scenic Highway 116 Guidelines. The Russian River Corridor Guidelines apply only to:

- Single family residential projects of 4 or more units (new construction only)
- Multifamily projects (new construction and exterior modifications)
- Commercial projects (new construction and exterior modifications)

The Russian River Corridor Design Guidelines are focused on preserving and enhancing the historical community character of the more intensely developed parcels that make up the commercial areas and single and multifamily neighborhoods along the Russian River. The preparation of the Russian River Corridor Design Guidelines were initiated by the former Sonoma County Redevelopment Agency in consultation with an urban design firm and apply within the boundaries of the former Redevelopment Area, a primarily urbanized area.

The Russian River Corridor guidelines provide:

- A specific checklist of architectural guidelines and standards for commercial and residential building types.
- A Historic Resources appendix including specific properties that contain some degree of historic significance.
- Sign, lighting and bike facility standards.

The Scenic Highway 116 guidelines apply to hillsides, agricultural, rural and urban areas and provide:

- A broad policy framework to guide both public road and utility projects and private projects.
- Building setbacks from Highway 116.
- Policy to minimize tree removal.
- Authority for broad discretion to minimize visual impacts to the scenic quality of Highway 116 associated with discretionary development (use permits, subdivisions, projects otherwise subject to Design Review by the zoning code such as wineries that require a use permit).

Generally, Local Area Development Guidelines should not overlap and any future new Local Area Development Guidelines added should not have overlapping boundaries with other LADG's or Area Plans. However, the Russian River Corridor Guidelines are within the larger boundary of the Scenic Highway 116 Guidelines but lack provisions that apply to public projects and make no reference to the Scenic Highway 116 Guidelines. In spite of the existing overlap, it is important to continue the applicability of the Scenic Highway 116 Guidelines in the area subject to the Russian River Corridor Guidelines. Staff does not recommend excluding the overlapping RRC guidelines parcels from the applicability the Scenic Highway 116 Guidelines because this would have the result of losing the power of the Scenic Highway 116 Guidelines to influence the design of Caltrans Highway 116 projects and public utility projects. Staff recommends the combining zone for this area of overlap should be LG/RRC116 indicating that both guidelines apply.

Issue #4: SD (Scenic Design) Combining Zone Rescission

History/Purpose of SD. The Scenic Design (SD) zone primarily implements Area Plans. Of the 4,686 parcels currently zoned SD, only 39 are not associated with an Area Plan. 24 of these 39 are Rincon Valley County Islands, the remainder are in developed rural residential areas, government land exempt from zoning, in Community Separators, or in areas that already require design review or use permits for all uses.

The SD district appears in the 1966 version of the zoning code and has been constant in its purpose to preserve the scenic beauty of the County as an economic asset that contributes to the general welfare of

the County. The SD district does not contain standards and does not regulate building height, lot size, lot width, setbacks or lot coverage which are instead regulated by the base zone. The SD primarily serves as a reminder to review Area Plans for applicable policies for new development.

The codified text of the SD zone is very brief and merely provides broad authority to require a design review permit to implement the open space policies of adopted specific or area plans or other similar design criteria adopted by the Board.

Many of the Area Plans adopted in the 70's and 80's contained requirements to rezone portions or the entirety of Area Plans to the SD district to trigger implementation of Area Plan policies. Not all of the SD rezoning called for in Area Plans actually occurred. When Area Plans were repealed with the 1989 General Plan, the SD zonings associated with those plans were not repealed.

In 1992 the Planning Commission recommended deletion of the entire SD district as a part of the 1993 zoning code re-write that occurred following adoption of the 1989 General Plan. The 1989 General Plan Open Space Element provided new scenic protection policies for targeted areas of the County. The 1989 General Plan open space policies were built upon the foundation of protected open space lands contained in the open space maps of older Area Plans. The comprehensive zoning code update that occurred in 1993 included the addition of a new Scenic Resource (SR) zone and a requirement to rezone all lands within Community Separators, Scenic Landscape Units, and Scenic Corridors to the SR zone. The Planning Commission recommended deletion of the SD district with the adoption of the new SR zone at that time (20 years ago) because:

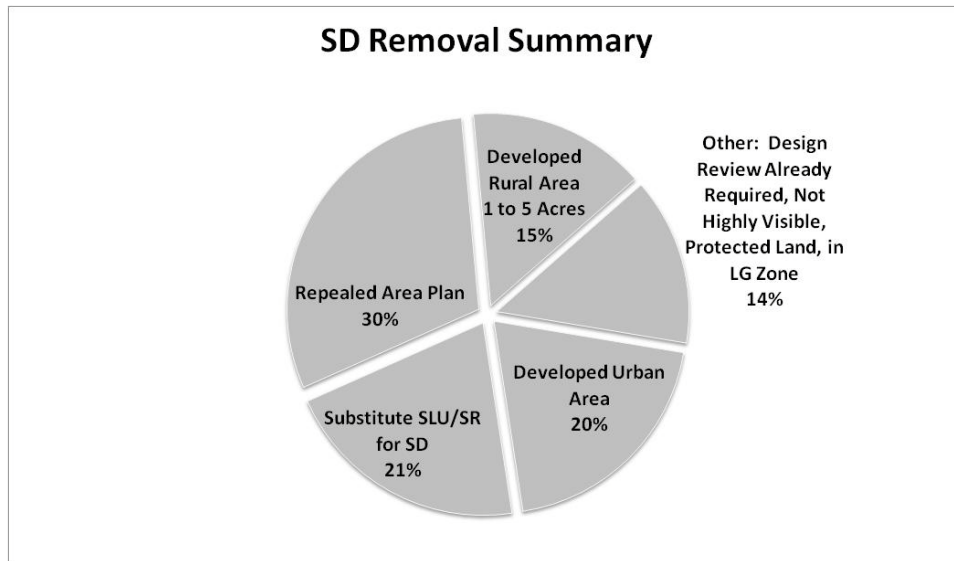
The Commission has recommended that the SD District be deleted entirely from the Zoning Ordinance text and maps. Commissioners felt that since the new SR zoning adequately protected Scenic Resources areas identified in the General Plan, there was no reason to zone other areas SD. (Board Staff report 12/1/1992).

The Board did not approve the deletion of the SD district at that time based upon a staff recommendation to continue to use SD “because SD has long been used as a protective zoning in cases where specific standards are not always appropriate . . . and allows administrative review of building permits to address visual impacts”.

Change in Circumstances regarding Area Plan applicability and effect. The table below summarizes how many parcels in Area Plans have Scenic Design (SD) zoning, and the change in circumstance that should be considered in removing the SD zone or substituting for a more current and effective scenic protection tool. Most of the Area Plans are near build out with respect to subdivision potential and construction of the primary land use. Additional development in these areas will be mostly the addition of accessory structures and uses, remodels, or replacement structures and uses. The majority of visual change allowed by these Area Plans has occurred since their adoption 30 to 40 years ago.

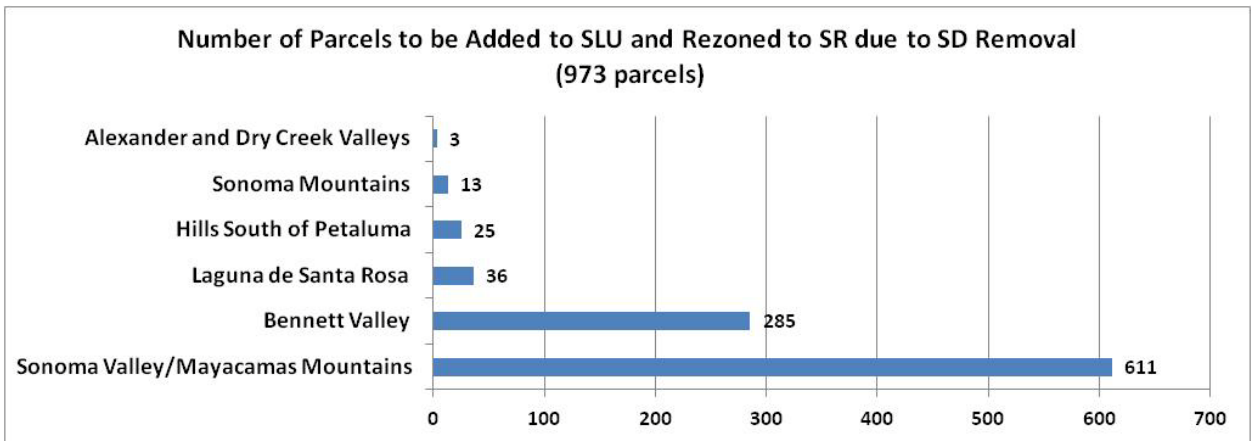
Active Area Plans # of parcels in SD	Change in Circumstance
Lower River Area Plan ~3 SD parcels	All but 3 of these SD zonings were associated with the repealed Forestville Area Plan and Harrison Grade Area Plan which had overlapping boundaries. Of the remaining 3 parcels, two were in commercial zones that require design review, and one was subject to a Sonoma County Agricultural Preservation and Open Space Preservation easement to protect open space.
North Sonoma Valley Area Plan ~2,785 SD parcels	342 parcels overlap with the more specific and protective Glen Ellen and Taylor/Sonoma/Mayacamas guidelines. 801 parcels are in developed urban residential areas and 359 are in developed rural residential areas of 1 to 5 acres where the majority of the parcels are built out. 239 are in flat, not highly visible areas. 898 parcels are proposed to be added to an adjacent Scenic Landscape Unit (Sonoma Valley, Sonoma Mountains and Bennett Valley) to better implement the North Sonoma Valley Area Plan scenic resource policies. The remaining ~146 parcels are recommended for SD removal because of the following change of circumstance since the 1981 SD zoning for this area: commercial zoning that already requires design review; government land exempt from zoning; parkland or land with a Sonoma County Agricultural and Open Space Preservation easement; Community Separator or SLU already requiring design review;
Penngrove Area Plan ~10 SD parcels	10 parcels with RR 1 acre zoning in the Urban Service Area. Majority of parcels are built out.
Petaluma Dairy Belt Area Plan ~82 parcels	12 of these parcels are in a Community Separator already requiring design review. 61 of these parcels are in area which call for open space protection in the Area Plan, and addition to SLU would accomplish this better rather than the SD zone. The remaining 9 parcels are developed rural residential parcels 1 to 5 acres, railroad track and/or government land, or in commercial zones which already require design review.
South Santa Rosa Area Plan ~4 parcels	Two parcels are shown near, but outside the “Community Land Form” designation on the South Santa Rosa Area Plan open space map and should not have an SD designation. Two parcels are associated with the former Farmer’s Lane extension alignment Scenic Corridor designation which is obsolete.
South Sonoma Valley Area 1 ~76 parcels	13 parcels are in the more specific Highway 12 The Springs Local Area Development Guidelines. 56 are in developed urban residential areas. The remaining 7 parcels are in commercial areas requiring design review or government land exempt from zoning.
West Petaluma Area Plan ~269 parcels	256 parcels are zoned Agriculture and Residential with a density of 1.5 to 3 acres and are mostly built out along the scenic corridors of Bodega Avenue and Petaluma Boulevard North. The remaining 13 parcels are zoned commercial or industrial and require design review.
Repealed Area Plans # of Parcels in SD	Change in Circumstance
Barnett Valley Area Plan ~140 parcels	This area plan was repealed in 1989 and the associated SD zoning should have been repealed at that time.
Forestville Area Plan ~1,007 parcels	This area plan was repealed in 1989 and the associated SD zoning should have been repealed at that time.
Harrison Grade Area Plan ~268 parcels	This area plan was repealed in 1989 and the associated SD zoning should have been repealed at that time.
Larkfield Wikiup Area Plan ~3 parcels	This area plan was repealed in 1989 and the associated SD zoning should have been repealed at that time.

Reasons for removing SD. The pie chart below summarizes the basic change of circumstance categories establishing why SD is no longer effective for or needed for scenic resource protection.

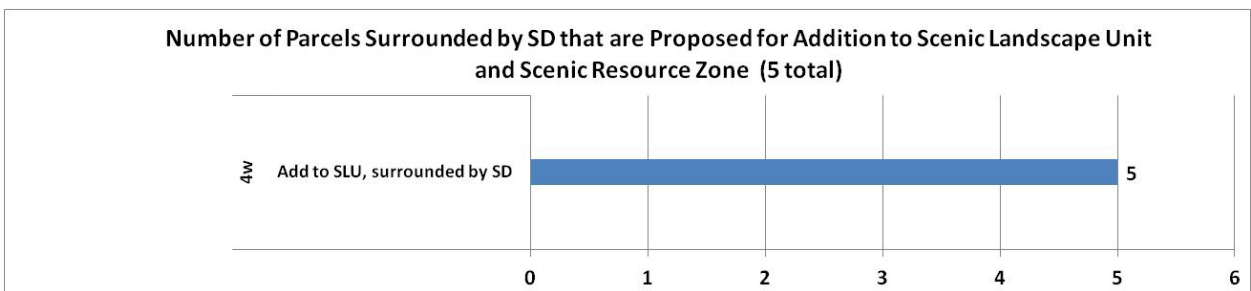
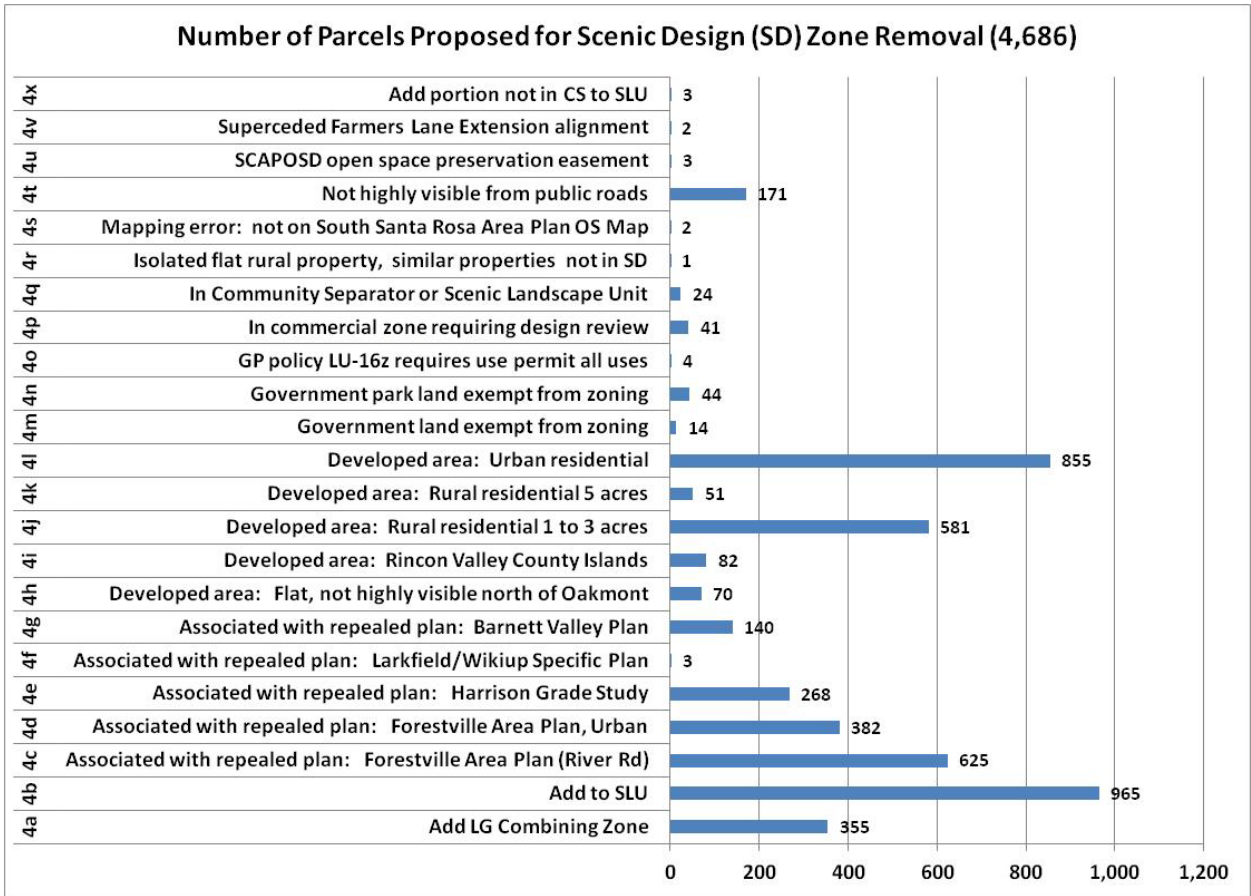


The developed urban and rural areas proposed for SD removal include: Kenwood, The Springs, rural areas north of Oakmont, and Rincon Valley County islands surrounded by Santa Rosa.

The bar chart below shows how many parcels (973 total) are proposed for addition to Scenic Landscape Units and rezoning to Scenic Resource (SR) as a substitution for removing the Scenic Design (SD) zone. 99% of the parcels proposed for SLU/SR substitution for SD are located in two active Area Plan areas: North Sonoma Valley (92%) and Petaluma Dairy Belt (7%). Exhibit K (County Map Showing SD Removals only and SD Removals with SLU/SR Replacement) provides a Countywide overview of where SD is being removed and where it is being replaced with a Scenic Landscape Unit expansion and SR zoning. Exhibit L (Discussion Paper: Visual Assessment of SD Removal/SLU Additions on Scenic Highways) provides views from Highway 12 showing photos of existing conditions and a three dimensional view of various Open Space and Zoning designations, with a recommendation as whether or not to replace the SD with Scenic Landscape Unit based on the visibility of areas with SD zoning.



A more detailed ranking of the reasons for SD removal is provided in the bar chart below:



Issue #5: Integration with Draft Development Code

The preparation of the revised Local Area Development Guidelines Article and the new LG (Local Area Development Guidelines) combining zone have been developed with the style and formatting principles of the draft Development Code. The draft Development Code is anticipated to be brought forward for public hearing review this year.

The draft Development Code has the following basic structure:

- Applicability/Authority
- Zones and Allowed Uses (district setbacks/heights/use tables/permit requirements)

- General Development Standards (Countywide standards: design, parking, signs, landscaping, etc.)
- Specific Use Regulations (ex: second dwelling units, mixed uses, etc.)
- Local Area Development Guidelines (standards applicable only in certain areas)
- Permit Procedures (ex: planning clearance, zoning permit, use permit, etc.)
- Nonconforming Uses
- Impact Fees
- Administration (public hearing, appeal, code amendment procedures)
- Enforcement
- Glossary

The Local Area Development Guidelines would continue to be a separate Article of the Development Code. Combining zones (such as the Scenic Resource (SR) zone would be contained in the Zones and Allowed Uses Article. Standards and guidelines applicable County-wide (such as the future Urban Design Standards and Rural Character Design Standards) would be contained in the General Development Standards. The format of the attached zoning text amendments would require only renumbering to be integrated into the draft Development Code. Exhibit M (Discussion Paper: Area Plan History and Development Trends) will be provided again in the future review of the Development Code project to provide a factual basis for making decisions with regard to regulations affecting the location of development, specific uses, and permit streamlining procedures tailored to discretionary versus ministerial planning permits. Note that currently, all discretionary permits in Area Plans are subject to an additional review for consistency with Area Plans prepared 30 to 40 years ago.

Issue #6: Environmental Review

The Program Environmental Impact report (EIR) for Sonoma County General Plan 2020, certified by the Board of Supervisors in 2008, disclosed, evaluated and mitigated potential environmental impacts of General Plan policies. The EIR found that implementation of General Plan policies requiring rezoning to the Scenic Resource (SR) zone in Community Separators, Scenic Landscape Units and Scenic Corridors was necessary to mitigate cumulatively significant visual impacts to less than significant levels (OSRC-1e, 2c and 3a). The proposed Zoning Code amendments would implement General Plan policies OSRC-1e, 2c and 3a. Scenic view protection will be achieved through the zoning database and planning process. The proposed zoning amendments would not relax any existing General Plan standards or policies.

The proposed code amendment would not result in any new significant impacts, or a substantial increase in the severity of any previously-identified impacts, due to substantial changes in the project or its circumstances, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan Program EIR in 2008. The proposed Project is within the scope of the General Plan covered by the EIR, and would not have effects that were not examined in the EIR. As a result, pursuant to CEQA Guidelines Section 15168 (c) (2), no new environmental document is required. The Program EIR for the General Plan 2020 is available for review at the PRMD office and online at <http://www.sonoma-county.org/prmd/divpages/complandiv.htm>.

ALTERNATIVES

1. Recommend all changes as proposed by staff.
2. Recommend some changes but exclude specific parcels/areas.
3. Recommend General Plan consistency and map correction changes only and not LG or SD changes.
4. Recommend General Plan consistency, map corrections, and the LG changes, but not SD changes.
5. Any combination of the above.

STAFF RECOMMENDATION

Staff recommends alternative 1.

FINDINGS FOR RECOMMENDED ACTION

1. The project is consistent with the Sonoma County General Plan Open Space Element in that it implements Policies OSRC-1e, 2c, 3a and 3i, and furthers the General Plan goals, objectives, policies and programs and such General Plan amendments are internally consistent with the other elements of the General Plan. The particular circumstances in this case are that the proposed General Plan Amendments and Rezoning are being undertaken to protect the scenic resources of the County consistent with the General Plan Open Space Element.
2. The Official Zoning Database and electronically mapped General Plan Open Space Map contain known errors that occurred during the transition from the previously adopted Zoning Maps and/or General Plan Open Space map to the current digital database. This project will correct those errors and restore the subject parcels to the correct zoning and/or General Plan Open Space designation for the reasons specified in the staff report. The properties identified in the attached Exhibit W Planning Commission Resolution shall be amended and rezoned as indicated.
3. The project is consistent and/or will ensure consistency with the General Plan by ensuring that parcels within a Community Separator, Scenic Landscape Unit or Scenic Corridor are zoned SR (Scenic Resources) and/or have the correct and intended General Plan Open Space designation for the reasons indicated in the staff report. The properties identified in the attached Exhibit W Planning Commission Resolution shall be amended and rezoned as indicated.
4. The project will ensure the Official Zoning Database provides accurate and accessible information with regard to parcels subject to the Local Area Development Guidelines contained in Article 90 of the Zoning Code, by identifying those parcels with the LG (Local Guidelines) combining zone and making non-substantive editorial improvements to the text of Article 90 for the reasons indicated in the staff report. The properties identified in the attached Exhibit W Planning Commission Resolution shall be amended and rezoned as indicated. The existing Article 90 shall be rescinded in its entirety and replaced with the revised Article 90 attached to Exhibit W Planning Commission Resolution.
5. The project implements General Plan Policy OSRC-3i and program OSRC 8 by adding the Scenic Highway 116 Guidelines previously adopted by the Board in 1998 to Article 90 (Local Area Development Guidelines) and designating certain properties to be added to the nearest Scenic Landscape Unit and zoned SR (Scenic Resources). Properties subject to the Scenic Highway 116 Guidelines as identified in the attached Exhibit W Planning Commission Resolution shall be amended and rezoned as indicated.
6. The SD (Scenic Design) zone is obsolete and shall be rescinded for the reasons specified in the staff report, and where indicated shall be replaced with the designation of Scenic Landscape Unit and the SR (Scenic Resource) zone. The properties identified in the attached Exhibit W Planning Commission Resolution shall be amended and rezoned as indicated.
7. The Program Environmental Impact report (EIR) for Sonoma County General Plan 2020, certified by the Board of Supervisors in 2008, disclosed, evaluated and mitigated potential environmental impacts of General Plan policies. The EIR found that continued implementation of General Plan policies requiring rezoning to the SR zone in Community Separators, Scenic Landscape Units and Scenic Corridors was necessary to mitigate cumulatively significant visual impacts to less than significant levels (OSRC-1e, 2c and 3a). The proposed Zoning Code amendments would implement General Plan policies OSRC-1e, 2c and 3a. Scenic view protection will be achieved through application of the zoning database and planning process. The proposed zoning amendments would not relax any existing standards or policies in the General Plan.

The proposed code amendment would not result in any new significant impacts, or a substantial increase in the severity of any previously-identified impacts, due to substantial changes in the project or its circumstances, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan Program EIR in 2008. The proposed Project is within the scope of the General Plan covered by the EIR, and would not have effects that were not examined in the EIR. As a result, pursuant to CEQA Guidelines Section 15168 (c) (2), no new environmental document is required. The Program EIR for the General Plan 2020 is available for review at the PRMD office and online at <http://www.sonoma-county.org/prmd/divpages/complandiv.htm>.

LIST OF SEPARATE ATTACHMENTS FOR COMMISSIONERS BINDER:

Overview

Overview Memo

Technical Corrections (Mapping and General Plan Consistency):

EXHIBIT A: County Map showing technical corrections: Proposed CS Removals
EXHIBIT B: County Map showing technical corrections: Proposed SLU Removals
EXHIBIT C: County Map showing technical corrections: Proposed SLU Additions
EXHIBIT D: County Map showing technical corrections: Proposed SC Removals
EXHIBIT E: County Map showing technical corrections: Proposed SC Additions

Local Area Development Guidelines (including addition of Scenic Highway 116 Guidelines):

EXHIBIT F: County Map showing all Local Area Development Guidelines boundaries
EXHIBIT G: County Map showing Scenic Highway 116 Corridor boundary and proposed SLU expansions
EXHIBIT H: Information from Cal-trans State Scenic Highway Program website
EXHIBIT I: 1988 Board adopted Scenic Highway 116 Guidelines Report

Scenic Design (SD) Combining Zone Rescission:

EXHIBIT J: County Map showing all Active Area Plan boundaries
EXHIBIT K: County Map showing SD Removals only and SD Removals with SLU Replacement

Visual Assessment:

EXHIBIT L: Discussion Paper: Visual Assessment of SD Removal/SLU Additions on Scenic Highways

Area Plan History:

EXHIBIT M: Discussion Paper: Area Plan History and Development Trends

OS Map Changes by Planning Area

EXHIBIT N: Open Space Map Changes in Planning Area 1: Sonoma Coast
EXHIBIT O: Open Space Map Changes in Planning Area 2: Cloverdale/NE County
EXHIBIT P: Open Space Map Changes in Planning Area 3: Healdsburg and Environs
EXHIBIT Q: Open Space Map Changes in Planning Area 4: Russian River Area
EXHIBIT R: Open Space Map Changes in Planning Area 5: Santa Rosa and Environs
EXHIBIT S: Open Space Map Changes in Planning Area 6: Sebastopol and Environs

EXHIBIT T: Open Space Map Changes in Planning Area 7: Rohnert Park/Cotati
EXHIBIT U: Open Space Map Changes in Planning Area 8: Petaluma and Environs
EXHIBIT V: Open Space Map Changes in Planning Area 9: Sonoma Valley

PC Resolution:

EXHIBIT W: Planning Commission Resolution with Attachments

Attachment 1: Draft General Plan Figure OSRC-5a Open Space Plan Map: Sonoma Coast
Attachment 2: Draft General Plan Figure OSRC-5b Open Space Plan Map: Cloverdale/NE County
Attachment 3: Draft General Plan Figure OSRC-5c Open Space Plan Map: Healdsburg and Environs
Attachment 4: Draft General Plan Figure OSRC-5d Open Space Plan Map: Russian River Area
Attachment 5: Draft General Plan Figure OSRC-5e Open Space Plan Map: Santa Rosa and Environs
Attachment 6: Draft General Plan Figure OSRC-5f Open Space Plan Map: Sebastopol and Environs
Attachment 7: Draft General Plan Figure OSRC-5g Open Space Plan Map: Rohnert Park/Cotati
Attachment 8: Draft General Plan Figure OSRC-5h Open Space Plan Map: Petaluma and Environs
Attachment 9: Draft General Plan Figure OSRC-5i Open Space Plan Map: Sonoma Valley
Attachment 10: Zoning Text Amendment revising Article 90 (Local Area Development Guidelines) including the addition of the Scenic Highway 116 Guidelines
Attachment 11: Zoning Text Amendment adding the Local Guidelines (LG) Combining Zone
Attachment 12: Zoning Text Amendment rescinding the Scenic Design (SD) Combining Zone in its entirety
Attachment 13: Coastal Zoning Text Amendment adding Article XL (Local Area Development Guidelines) including the addition of the Scenic Highway 116 Guidelines
Attachment 14: Coastal Zoning Text Amendment adding Article XLI (Local Guidelines Combining Zone) containing the Scenic Highway 116 Guidelines only
Attachment 15a: Table: Coastal Zone Table of Assessor Parcel Numbers amending the General Plan Open Space Map and zoning database to correct technical mapping errors
Attachment 15b: Map: Coastal Zone Proposed Scenic Landscape Unit Removals – Technical Corrections (Mapping, Change Category 1c)
Attachment 15c: Map: Coastal Zone Proposed Scenic Corridor Removals – Technical Corrections (Mapping, Change Category 1b)
Attachment 16: Table: Coastal Zone Table of Assessor Parcel Numbers amending the General Plan Open Space Map and zoning database to correct General Plan inconsistencies
Attachment 17a: Table: Coastal Zone Table of Assessor Parcel Numbers amending the General Plan Open Space Map and zoning database to and rezone properties to or from the Local Guidelines (LG) and/or Scenic Resource Combining Zone.
Attachment 17b: Map: Coastal Zone Proposed Scenic Highway 116 Scenic Landscape Unit Additions
Attachment 18: Table: Interior Zone Table of Assessor Parcel Numbers amending the General Plan Open Space Map and/or rezoning properties to or from the Scenic Resource (SR) Zone to correct mapping errors
Attachment 19a: Table: Interior Zone Table of Assessor Parcel Numbers amending General Plan Open Space Map designations and/or rezoning properties to or from the Scenic Resource (SR) Zone to correct General Plan/Zoning inconsistencies
Attachment 19b: Map: Interior Zone Proposed Community Separator Removals – Technical Corrections (Mapping and General Plan Consistency, Change Categories 1a & 2h)
Attachment 19c: Map: Interior Zone Proposed Scenic Landscape Unit Additions – Technical Corrections (General Plan Consistency, Change Category 2c & 2m)
Attachment 19d: Map: Interior Zone Proposed Scenic Landscape Unit Removals – Technical Corrections (Mapping and General Plan Consistency, Change Category 1c, 1d, 2l)
Attachment 19e: Map: Interior Zone Proposed Scenic Corridor Additions – Technical Corrections (General Plan Consistency, Change Category 2a, 2 pages)

- Attachment 19f: Map: Interior Zone Proposed Scenic Corridor Removals – Technical Correction (Mapping, Change Category 1b)
- Attachment 20a: Table: Interior Zone Table of Assessor Parcel Numbers amending the General Plan Open Space Map to add certain parcels to the Scenic Landscape Unit and the Scenic Resource (SR) Combining Zone to implement General Plan Program OSRC 8 (Scenic Highway 116 Guidelines); and rezoning properties to the Local Guidelines (LG) Combining Zone
- Attachment 20b: Map: Interior Zone Proposed Scenic Highway 116 Scenic Landscape Unit Additions
- Attachment 21a: Table: Interior Table of Assessor Parcel Numbers amending General Plan Open Map to add certain parcels to the Scenic Landscape Unit and Scenic Resources (SR) Combining Zone and removing the Scenic Design (SD) Combining Zone on all properties where it occurs
- Attachment 21b: Map: Interior Zone Proposed Scenic Landscape Unit Additions and SD Removals



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

TO: Planning Commission

FROM: Denise Peter, Planner III

DATE: 10/3/2013

SUBJECT: ZCE 13-0003 Streamlining Place-Based Development Guidelines, Continued Consideration of Scenic Highway 116 Guidelines Scenic Landscape Unit/Scenic Resource Zoning Additions, SD Zoning Removal in the Sonoma Valley, and all SD Zoning removal involving Scenic Landscape Unit/Scenic Resource Zoning Substitution

Background

The Planning Commission held and closed a public hearing on September 5, 2013, and made a recommendation on September 5th to approve the following project components:

1. General Plan Open Space Map and Scenic Resource (SR) Zoning changes to correct mapping errors and General Plan/SR zoning inconsistencies with a motion to ensure that Scenic Landscape Units were not expanded to exceed any existing SR zoning, to correct any Open Space Map/SR zoning inconsistencies on portions of parcels, and to ensure that no Community Separator designation was removed on portions of parcels.
2. Addition of the 1988 Board adopted Scenic Highway 116 Guidelines to Zoning Code Article 90 (Local Area Development Guidelines).
3. Addition of a new combining zone, Local Guidelines (LG) to the Zoning Code as Article 63, and rezoning of all properties subject to existing Board adopted Local Area Development Guidelines to the new Local Guidelines (LG) Combining Zone, including the Scenic Highway 116 Guidelines.
4. Revision of the text of Article 90 (Local Area Development Guidelines) for clarity and consistency and to reference the Scenic Highway 116 Guidelines.
5. Removal of SD zoning as indicated in the staff report for properties where the LG zone was recommended, where an Area Plan was repealed, in developed areas except for the Sonoma Valley, on government land exempt from zoning, on park land, where a Use Permit was required, where commercial zoning already required design review, where already in a Community Separator or Scenic Landscape Unit, and other SD removal categories not in the Sonoma Valley.

On September 5, 2013, the Planning Commission continued action on the following project components to October 3, 2013:

1. Any new Scenic Landscape Unit/Scenic Resource change associated with the Scenic Highway 116 and SD removal project so that those property owners could be notified directly by mail of such change.
2. Additional visual assessment be conducted in the Sonoma Valley for SD removals with regard to views from Highway 12.

Analysis

Issue 1: Scenic Landscape Unit and Rezoning to Add SR Combining Zone

The area affected includes properties primarily visible from Highway 116 from Sebastopol to Duncans Mills and from Highway 12 between Santa Rosa and the Agua Caliente community. A very small percentage of affected properties are also located near Petaluma, Cotati and Healdsburg.

The Scenic Landscape Unit is a Sonoma County General Plan Open Space map designation that provides policies for scenic resource protection for the most scenic areas in the County. In approving the General Plan's scenic resource protection policies, the Board of Supervisors have determined the the visual quality of Sonoma County's landscapes contribute to the quality of life of residents as well as promote the economic vitality of the County by supporting visitor serving uses. Scenic Landscape Unit areas are typically hills and mountains, but also may include flat open space lands that contribute to the rural character of the landscape. Lands within Scenic Landscape Units are required by the General Plan to be zoned to the Scenic Resource (SR) combining zone which triggers a design review permit requirement and specific design criteria. Rezoning to the SR district would not change the base zone or any allowed land uses or development intensities. The Scenic Resource zone protects scenic resources by requiring design review prior to the issuance of a building permit. If it can be demonstrated the development would not be visible from a public road, it is staff's practice to waive the design review requirement.

Staff has mailed notices to approximately 450 owners of property in the Scenic Highway 116 Guidelines corridor proposed for Scenic Landscape Unit designation and Scenic Resources (SR) zoning. Currently these properties are only subject to the Scenic Highway 116 Guidelines for projects requiring a discretionary approval such as a Use Permit or Subdivision. If rezoned to SR, then a design review permit would be required for new development. The Scenic Highway 116 Guidelines specifically state that if the development is not visible from Highway 116 then the design review is waived. Typically, such review is done at the staff level in conjunction with the building permit review with no public notice.

Staff has also mailed approximately 1,200 notices to owners of property where an SD zoning is being proposed for replacement with Scenic Landscape Unit designation and Scenic Resources (SR) zoning. The overwhelming majority of these properties are currently subject to the North Sonoma Valley Area Plan which requires design review for all development with SD zoning to assess visual impacts from Highway 12. Replacement with the Scenic Landscape Unit designation and SR zoning would also require design review for new development, but the SR design review standards (Zoning Code Section 26-64-020) would be more clear and less subject to interpretation. The following standards are the existing SR criteria for design review:

1. Structures shall be sited below exposed ridgelines;
2. Structures shall use natural landforms and existing vegetation to screen them from view from public roads. On exposed sites, screening with native, fire resistant plants may be required;
3. Cuts and fills are discouraged, and where practical, driveways are screened from public view;
4. Utilities are placed underground where economically practical;

Staff recommends that the Planning Commission conduct an additional public hearing to consider comments received as a result of the expanded public notification process, and further consider staff's recommendation to designate certain properties to the Scenic Landscape Unit and rezone to the Scenic Resource (SR) districts to either implement the Scenic Highway 116 Program as called for in the General Plan, or as a substitution for removal of Scenic Design (SD) zoning.

Issue 2: Provide additional documentation as to the visibility from Highway 12 of properties in the Sonoma Valley subject to SD removal with no proposed SLU/SR replacement.

The Commission expressed concern with visual impacts associated with expansion of existing structures or removal/replacement with large homes that could be visible from Highway 12. Staff has conducted additional visual analysis from Highway 12 in the Sonoma Valley for properties proposed for Scenic Design (SD) combining zone removal (Exhibit A, Visual Assessment of Scenic Design (SD) Combining Zone Removal and SLU Additions Along Scenic Highway 12, Part Two, September 2013).

The additional visual assessment covers the following twelve areas currently zoned SD in the Sonoma Valley:

1. Rincon Valley County Islands
2. Wildwood Road Area
3. Frey/Lawndale/Hoff Roads Area
4. Kenwood
5. Adine/Sylvia/Bonnie Way Area
6. Glen Ellen Local Area Design Guidelines Area
7. London Ranch/Hill Road Area
8. Morningside Mountain/El Rancho Feliz/Heaven Hill/Sobre Vista Area
9. Eldridge
10. Arnold/Serres/Agua Caliente/Hwy 12 Area
11. Rancho Bonita/Cavedale Area
12. Agua Caliente/Hwy 12/Verano/Arnold Drive Area

As discussed in the Visual Assessment Part Two, of the above twelve areas that were previously not recommended for SLU/SR replacement, three are now being recommended for SLU/SR replacement:

1. Wildwood Road Area
2. London Ranch/Hill Road Area
3. Morningside Mountain/El Feliz/Heaven Hill/Sobre Vista Area

Staff notes that in all of the above three areas there are parcels visible from Highway 12 where the SD zoning was inadvertently removed sometime after 2007 and the parcel or portion of the parcel has no SR zoning. There have been no staff reports or analysis for removing SD other than a project a couple of years ago that removed SD where it was contiguous with SR in the Sonoma Valley. SD should not have been removed in the past for this area unless there had been existing SR. For purposes of this project these parcels are considered as if they had SD zoning because it cannot be determined how the SD was inadvertently removed.

Recommendation

Staff recommends that the Planning Commission consider further testimony received during the public hearing and continue consideration of adopting a resolution (Exhibit B: Draft Planning Commission Resolution, 10/3/2013) making recommendation to the Board of Supervisors for amending the General Plan Open Space Map, removing the SD combining zone from the

remainder of properties where it occurs, rescinding the SD in its entirety from the Zoning Code, and rezoning the properties identified in the draft resolution to the SR combining zone.

Exhibits

- A: Visual Assessment of Scenic Design (SD) Combining Zone Removal and SLU Additions Along Scenic Highway 12, Part Two, September 2013
- B: Draft Planning Commission Resolution, 10/3/13 with Attachments



*Sonoma County Combined Planning Commission
and Board of Zoning Adjustments*
DRAFT MINUTES

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: September 5, 2013
Meeting No.: 13-010

ROLL CALL

Commissioners

Don Bennett
Paula Cook
Jason Liles
Pam Davis
Greg Carr, Chair

Staff Members

Jennifer Barrett
Denise Peter
Ken Ellison
Sue Dahl
Sue Gallagher, Deputy County Counsel

PLANNING COMMISSION REGULAR CALENDAR

Item No. 1 Time: 1:05 p.m. File: ZCE13-0003
Applicant: Sonoma County PRMD Staff: Denise Peter
Env. Doc: The project implements and is consistent with the Sonoma County General Plan and is within the scope of the General Plan 2020 EIR.
Proposal: The Sonoma County Permit and Resource Management Department proposes to amend the General Plan Open Space Map Figures OSRC-5a through OSRC-5i and amend the Zoning Code to streamline and simplify place-based development guidelines and provide a simplified and improved method of implementing the Scenic Highway 116 Guidelines (previously adopted by the Board in 1988) as called for in the General Plan. The project will consist of 1) correcting technical mapping errors on the General Plan Open Space Map figures; 2) providing General Plan consistency with regard to the Scenic Resource (SR) zone and the General Plan Open Space Map designations of Community Separator, Scenic Landscape Unit, and Scenic Corridor; 3) simplifying the implementation of Local Area Development Guidelines (Article 90 of the Zoning Code) by revising the text into a standard and consistent format and substituting the existing mapped graphics in Article 90 for a new Local Guidelines (LG) combining zone which will provide a more transparent and user-friendly method of determining the existence of applicable Local Guidelines to a specific property; 4) implementing General Plan Program OSRC 8 (Scenic Highway 116 Guidelines) by adding such to Article 90 (Local Area Development Guidelines) of the Zoning Code with related General Plan Amendments to the Scenic Landscape Unit and rezoning to the Scenic Resource (SR) and new Local Guidelines (LG) combining zone; 5) rescinding the obsolete Scenic Design (SD) combining zone due to past repeal of Area Plans no longer in effect, no further need for design review due to near build-out conditions, redundancy with other standards or guidelines, or substitution for a more effective scenic resource protection method

consisting of Scenic Landscape Unit General Plan designation and Scenic Resource (SR) zoning. The approvals associated with the entire project involve approximately 16,000 parcels and would not change allowable land uses or base zoning districts.

Location: Various
APN: Multiple
Zoning: Various
Supervisory District: All

Denise Peter summarized the staff report, which is incorporated herein by reference.

Public Hearing Opened: 1:55 p.m.

Speakers: Jamie Zukowski, Knights Valley, expressed concern that there is a proposal to eliminate area plans. The Franz Valley Area Plan covers a large area but has the least number of parcels. The area plans act to regulate development pressure, even in areas that have been built out. They contain important standards, and the streamlining should make the Franz Valley Area Plan more accessible. Residents hope for increased protection in Franz Valley.

Commissioner Carr stated that the Franz Valley Area Plan was not being considered for appeal. **Commissioner Liles** commented that there are many issues in Franz Valley, and he would never support repealing the Franz Valley Area Plan until better solutions come about.

Public Hearing Closed: 2:00 p.m.

Commission Discussion: Discussion was broken into topics.

Technical corrections: Commissioner Carr expressed concern about areas where SD is being eliminated in Sonoma Valley and thought that it could cause additional development within the scenic corridors. **Commissioner Carr** said that the proposal appears to be a policy change, and does not follow the General Plan.

General Plan Map Changes. Commissioner Liles said he was not worried about changes proposed in the 4th District. **Commissioner Carr** stated that the County needs to be careful when doing things like removing community separators, as the need for a ballot measure may be triggers, and wondered if staff had discussed this with counsel. **Staff Peter** noted that most of the community separator removals were mapping errors, many involving a hairline edges of parcel., **Staff Peter** said, to be conservative, the Commission should recommend no changes to Community Separators except for where it was only an edge or parcel mapping error. **Commissioner Carr** added that the Board will need to make findings so that the issue does not have to be voter approved.

Local Area Development Guidelines: Commissioner Carr stated that he was glad to see better way of implementing the Local Area Development Guidelines, which have always been problematic to administer. He noted that the Highway 116 Design Guidelines overlap with the Russian River Guidelines. **Staff Peter** indicated that when this happens, the more restrictive rules apply.

Commissioner Carr was very concerned about removing SD along Highway 12 in the Sonoma Valley. When the state highway was approved, the SD zone applied ridgeline to ridgeline, requiring administrative design review for projects visible from Highway 12. **Commissioner Carr** was concerned that elimination could cause additional development. **Commissioner Carr** opposed placing SR and SLU zoning over entire parcels, when SLUs were intended to reflect ridgelines and a certain area in the the Sonoma Valley the 1,600 elevation contour. In those areas where the boundary was not intended to follow property lines, he prefers they follow General Plan map designations or existing SR zoning. He does not want to divert from General Plan policies.

Commissioner Liles did not support making Open Space Map changes without public outreach, adding that a newspaper posting is insufficient in his opinion.

Staff Peter said she would review all the SR zoned lands and extend the Scenic Landscape Unit for the designated portion of the property instead of the entire parcel. Property owners og land proposed for SLU/SR addition will be notified.

Highway 116. **Staff Peter** indicated that there is a General Plan program to expand the scenic landscape unit in the Highway 116 Scenic Corridor. **Commissioner Davis** expressed concern about adding more restrictive zoning without involving the individual property owners. **Commissioner Carr** and **Commissioner Bennett** concurred that affected property owners need to be given mailed notification. **Commissioner Liles** agreed.

Commission Carr said he could support adding SR zoning where SD currently exist and also removing the SD designation from park lands. However, in the Boyes Hot Springs and Kenwood urban areas, future development could be visible from Highway 12, and the SD designation is a good tool to protect views from the highway. Staff Peter stated that past practice has been inconsistent, the code is too complicated for the average person to understand, and the SD is associates with Area Plans that do not have clear standards. The areas are almost at buildout, and staff needs better tools to implement design review.

Commissioner Cook commented that the Sonoma Development Center may be decommissioned in the future, and it is a huge piece of property. **Staff Peter** indicated that the General Plan calls for the North Sonoma Valley Plan to be repealed and Local Area Development Guidelines implemented instead. SR zoning is much more specific, and SD accomplished most of what was intended in the area plans it implements.

Deputy Director Barrett said she could take another look at the converting the standards in the North Sonoma Valley Area plan into the Local Development Guidelines.

Staff was directed to work on the Sonoma Valley SD removal issue and notification to owners of property proposed for SLU. The Commission did not approve of removal of SD and will look at other alternatives, such as scenic landscape units. In North Sonoma Valley, staff was directed to do more analysis and find more alternatives. The resolution will be split into two. The SD / Highway 116 SLU issues will be under a separate resolution.

Changes to Draft Conditions:

Approve resolution with following corrections:

1. Staff recommendations as presented in power point resolution.
2. No change to CS parcels except for edge only mapping corrections. Keep small portions of parcels in CS to remain consistent with voter approved ballot measures.
3. No expansion of SLU beyond existing SR boundaries for parcels that have only a portion in SR (particularly area above golf course on Arnold Drive where.
4. Approve all LG and Hwy 116 changes, except for SLU/SR designation for the 460 parcels proposed for SLU/SR. Renotice those 460 parcels of proposed SLU/SR designation and bring back additional PC resolution for separate public comment.
5. Approve all SD changes, except areas proposed for SLU/SR replacement and for areas in Sonoma Valley where no SR replacement is proposed. Bring back alternatives and analysis for those parcels in Sonoma Valley where no SR replacement is proposed to ensure scenic protection. Notice all property owners where SLU/SR replacement is proposed or being considered as an option.

Action: Commissioner Davis moved to approve the resolution with changes. The public hearing for all of the project except those properties proposed for SLU/SR is closed. The item was

continued to October 3, 2013 for additional hearing and discussion on expansion of Scenic Landscape Units and will be renoticed to include affected property owners. Motion seconded by Commissioner Liles and passed with a 5-0 vote.

Appeal Deadline: n/a

Resolution No.: 13-011

Carr: Aye

Ayes: 5

Bennett: Aye

Noes: 0

Cook: Aye

Absent: 0

Liles: Aye

Abstain: 0

Davis: Aye



Sonoma County Planning Commission **MINUTES**

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: October 3, 2013
Meeting No.: 13-012

ROLL CALL

Commissioners

Don Bennett
Paula Cook (absent)
Jason Liles
Pam Davis
Greg Carr, Chair

Staff Members

Jennifer Barrett
Scott Hunsperger
Denise Peter
Yolanda Solano
Sue Dahl
David Hurst, Chief Deputy County Counsel

REGULAR CALENDAR

If you wish to speak on an item under discussion by the Planning Commission which appears on this agenda, you may do so upon receiving recognition from the Chairperson. State your name and address for the record before making your presentation. All hearings are taped. Time limitations on public testimony are limited to 3 minutes, or as imposed at the discretion of the Chair.

Item No. 2 Time: 1:05 p.m. File: ZCE13-0003
Applicant: County of Sonoma PRMD Staff: Denise Peter
Env. Doc: The project implements and is consistent with the Sonoma County General Plan and is within the scope of the General Plan 2020 EIR.
Proposal: The Sonoma County Permit and Resource Management Department proposes to streamline procedures for applying scenic resource standards by eliminating the Scenic Design (SD) combining zone where not necessary to protect scenic resources and to substitute the Scenic Landscape Unit (SLU) Open Space Map designation and Scenic Resource (SR) combining zone where needed. These proposed changes will eliminate redundancy and provide clear standards for design review and will affect approximately 1,200 properties in several areas of the County by replacing the SD combining zone with the SLU designation and SR combining zone, and approximately 1,300 properties in the Sonoma Valley by removing the SD combining zone without replacement. No new permit requirements would be triggered, as the SD zone already requires design review for new development.

The project also proposes to add certain properties subject to the 1988 Board adopted Scenic Highway 116 Guidelines to the General Plan Open Space Map Scenic Landscape Unit (SLU)

designation and rezone to the Scenic Resource (SR) combining zone. The General Plan adopted in 2008 contains a specific implementation program that calls for adding properties in the Scenic Highway 116 corridor between Sebastopol and the intersection of Highway 1 to the Scenic Landscape Unit. These proposed changes affect approximately 450 parcels and would result in a design review requirement for building permits, except for agricultural projects not requiring a Use Permit. Currently, the Scenic Highway 116 Guidelines require design review only for discretionary projects such as Use Permits. The Scenic Highway 116 Guidelines also contain a provision to exempt any project from design review if the project will not be visible from Highway 116.

Location: Various
APN: Multiple Supervisorial District: All
Zoning: Various

Denise Peter summarized the staff report, which is incorporated herein by reference.

Public Hearing Opened: 2:00 p.m.

Speakers. **Darrell Sukovitzen** expressed concerned about tree removal in the lower Highway 116 corridor. Several redwood trees have been removed and people cited by CalFire for working without permits. Sukovitzen encouraged the County to include CalFire in the permitting process. Redwood trees are an important part of the Highway 116 guidelines. Sukovitzen has been involved with the guidelines 30 years and was on the original committee. He said he was not notified, and neither were any of the original highway committee members, and he wants to be kept in the loop. There was error in the time and date for the hearing in the Sonoma West paper and Sukovitzen asked for news affecting the area to be published in the west county papers, where the community is highly concerned about protecting the scenic Highway 116 corridor.

Harvey Goldberg stated that the notice was too ambiguous and legal and the project involves "takings." The County should use eminent domain instead and pay the affected landowners. The 5th amendment prohibits taking without just compensation. The proposal will affect people's property, and Mr. Goldberg wants his property rights to be protected.

Bruce Campbell said that Staff Peter gave an excellent presentation. Mr. Campbell was representing a friend from Monte Rio who was concerned about the impact on property taxes and hidden fees. Staff Peter indicated that taxes would not be increased, and Design Review would be required for new development visible along Highway 116. This could be vetted out at the staff level, but if there are disagreements or violations such as serious clearcutting, building on the ridge, or the use of glaring colors, it could be appealed and cost more money. This has only happened a few times, and there is not a lot of development in the river area because of sewer and septic constraints. During the General Plan update, there was emphasis to better implement the Scenic Highway 116 Design Guidelines, and staff are now starting to implement all the programs in the General Plan update.

Mr. Campbell said that there are many visible hillsides in Monte Rio and that they should be included in the visual analysis.

Lenny Weinstein, tried for four years to stop Caltrans from cutting 70 trees, and was part of the original Design Guidelines committee. The highway is a County icon that attracts bikes and tourists. Weinstein expressed concern about road safety for bicyclists, wants it pursued, and also supports a Scenic Highway 116 sign.

Lloyd Guccione stated that staff did a good presentation and he learned a lot. Guccione said to start streamlining the procedures at PRMD. The County has a good reputation for maintaining the scenic character. Guccione said the map colors were confusing, and development needs to be considered in connection with the guidelines. In Guerneville, tree cutters are competing for business, and are often not aware of the guidelines. The County needs to do a positive proactive outreach effort. At one time, we were told there would be no ridgetop development at Fountain Grove. When Guccione first came to the county, Highway 101 was considered to be a scenic corridor.

Bruce St. John Maher supports protection of the scenic highway, but stated that Caltrans can ignore the guidelines. Caltrans put in a retaining wall on his property and cut into the hillside, and never had to go through the County or Scenic Highway Commission. Mr. Maher said he had to get a loan to rehabilitate his property, and it was a disastrous experience which remains uncompleted to this day. He does not want to have to come in and pay for additional design review when the issue is health and safety and he didn't cause it.

Nick Tibbets, representing Canyon Rock Quarry, stated that the proposal could result in additional hearings for his client. When the original quarry was put in, Canyon Rock had to put in berms to protect the views from the road. The proposed changes could impact future expansion of the quarry, and is in conflict with the ARM Plan and the purpose of mining, which is to take out gravel, which will lower the hill. Tibbets asked what purpose extension of the SLU serves for this site, and said it could create future problems. The vested rights don't include the expansion area. Staff Peter acknowledged that the quarry presents a unique situation. Deputy Director Barrett stated that inclusion in the SLU could affect expansion. Mr. Tibbets said that existing setbacks represented by the blue lines on the graphic are satisfactory and should be kept. The quarry is not like other development projects, and mining has to be conducted where the rock is.

Rick Coates, Cazadero, Forest Unlimited and Ecorain, stated that the County supports trails along the scenic corridor, and expressed concern that the designation could impede this along Highway 116.

Public hearing closed 3:00

Commission discussion. **Commissioner Davis** asked for more information about the impact of the SLU on the quarry. She was concerned about a conflict with mining. **Commissioner Liles** said that the Board spent a lot of time developing the ARM Plan and it would be a mistake to include the quarry. **Commissioner Bennett** concurred. **Commissioner Carr** thanked **Staff Peter** for the revised analysis and supported the revised recommendation.

Action: **Commission Davis** moved to recommend approval to the Board of Supervisors with one modification : Extend SLU on the Canyon Rock Quarry properties only to the extent of the existing Hwy 116 Guidelines Corridor boundary shown in blue in the staff report. Seconded by **Commissioner Liles** and passed with a 4-0-1 vote

Appeal Deadline: n/a
Resolution No.: 13-014

Carr:	Bennett:	Cook:	Liles:	Davis:
Ayes: 4	Noes: 0	Absent: 1	Abstain: 0	

Minutes adopted October 31, 2013

ATTACHMENT G
COMMENT LETTERS RECEIVED

1. LENNY WEINSTEIN
2. HARVEY GOLDBERG

LENNY WEINSTEIN
P.O. BOX 526
MONTE RIO, CA 95462

IT TOOK A NUMBER OF CITIZENS 4 YEARS + 2 ^{about}
TO ACHIEVE THE DESIGNATION OF SCENIC HWY. ^{70 TREES}
FOR HW. 116. ^{that}
^{CALTRANS}
^{wanted}
^{to}
^{KILL}

THANK YOU → NOW IS THE TIME FOR US ALL TO "POLISH" IT
SO THE PUBLIC CAN REALLY ACKNOWLEDGE IT AND
UNDERSTAND THAT IT IS A COUNTY ICON.

IT BRINGS MANY PEOPLE (TOURISTS) ALONG
WITH MANY (BICYCLISTS)... AND ONE THING THAT
NEEDS 'POLISHING' IS, SAFETY *

WITH YOUR HELP BY COMMUNICATING WITH CALTRANS,
BICYCLE RIDERS, WHO ARE ^{OF} ALL AGES, ESPECIALLY SENIORS,
ARE RIDING ON THE SCENIC HWY... AND TAKING THEIR
LIVES IN THEIR HANDS.

ONE ASSET THAT YOU HAVE, IS WE, THE PEOPLE WHO
LIVE HERE AND EXPERIENCE THE ROADS EVERY DAY
AND NITE, WANT TO HELP WITH SAFETY... WE MUST
PREVENT A BAD ACCIDENT!

I WILL BE HAPPY TO WORK WITH YOU AND
CAL-TRANS.

PLEASE NOT:

HWY 116 going thru (WEST)
Monte Rio rd, # 7 - RIVER SIDE
A GOOD VIEW ~~OF~~ SIGHT can be a
Beautiful spot for scenic APPRECIATION

Jenner, California



At River's End Restaurant, you can watch the sun slip below the horizon.

Perched on the Sonoma coast where the Russian River empties into the Pacific, Jenner offers a ringside seat for a wildlife extravaganza starring river otters, harbor seals, great blue herons, and ospreys. You can contemplate the watery vistas while paddling in a kayak, standing on beaches and bluffs, or dining in a restaurant. It's quite a show. Area code is 707.

- Gaze at the Russian River at **Cafe Aquatica**, a cozy coffeehouse that dishes up freshly baked apple scones and focaccia, as well as creamy chowder crowded with clams and organic veggies. Jazz on Sundays on the deck. 10439 Hwy. 1, 865-2251, cafeaquatica.com.
- Inside the old Jenner Boathouse, the **Sonoma Coast State Park Visitors Center** includes an education center and a bookshop, with puzzles, trail maps, and exhibits for kids on river ecology. 10439 Hwy. 1, 865-9757.
- Take a guided kayak outing with **WaterTorks EcoTours** and learn about the flora, fauna, and American Indian history of mid-river Penny Island.

- Local crab and citrus salad, Sonoma lamb sirloin bordelaise, and wild mushroom soup are just a few of the offerings at **Alexander's** inside Timber Cove Inn. Dine on the outdoor patio or indoors, where the river rock hearth and floor-to-ceiling windows face the untamed ocean. 21780 Hwy. 1, 847-3231, timbercoveinn.com.
- Just north of the village proper on a ridge with dynamic views, you can sample complex, estate-grown pinot noirs, zesty chardonnays, and the lush pinotage at **Fort Ross Vineyard Tasting Room**. 15725 Meyers Grade Rd., 847-3460, fortrossvineyard.com.
- Indulge in a sunset feast at the inti-

OUTDOORS

SUNDAY DRIVE: SONOMA COAST BEACHES

What you'll see: From Bodega Bay to Jenner, Highway 1 provides a 17-mile cruise with spectacular ocean views and access to 14 beaches and a great little-known trailhead. This is best done in the early morning before traffic picks up, where you take the coastal route from Marin past Stinson Beach, Bolinas Lagoon and Point Reyes Station.

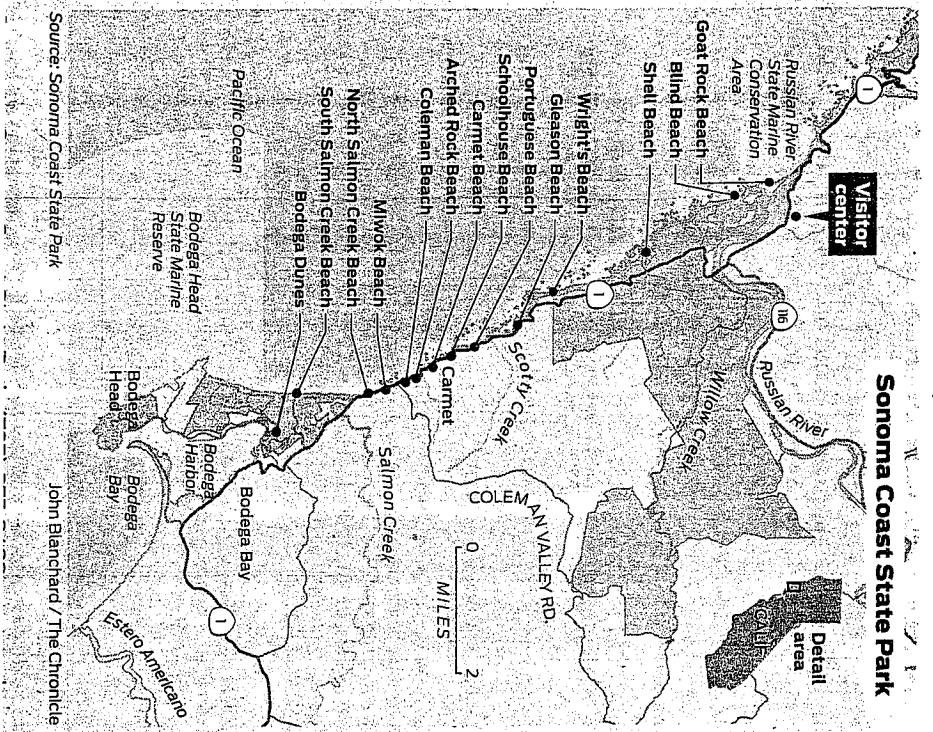
State beaches (Bodega Bay to Jenner): Bodega Dunes, South Salmon Creek Beach, North Salmon Creek Beach, Miwok Beach, Coleman Beach, Arched Rock Beach, Carmel Beach, Schoolhouse Beach, Portuguese Beach, Gleason Beach, Wright's Beach, Shell Beach, Blind Beach, Goat Rock Beach.

Best hike: Park at Shell Beach. Across the highway, look for the trailhead for the Pomo Canyon Trail. It leads up the coastal hills to a ridge for views of the lower Russian River, Goat Rock and the Sonoma Coast. The trail continues over the top of the ridge, and down the other side in a series of valleys and sub-ridges, then gets steep at the end into Pomo Canyon and second-growth redwoods. The hike is about 1.5 miles one-way to the ridge; 6.6-mile round-trip to heart of redwood groves and back.

Dogs: State parks are not dog friendly; dogs allowed on leash mainly in paved areas only, like parking lots.

Map/brochure: PDF available at www.parks.ca.gov.

Cost: \$8 per vehicle at Bodega Dunes, Wright's Beach, Willow Creek and Pomo Canyon; free elsewhere. Note:



Source: Sonoma Coast State Park

Sonoma Coast State Park

Visitor Center

Detail area

Coastal route

Highway 101 Bridge and take the exit for Point Reyes. Take that exit to the stoplight on Shoreline Highway (it's 12 miles from Reyes Station). Drive right (signs) to Tivoli Road. Turn left and drive eight miles (you will see the Sonoma Coast sign) to Highway 101. Highway 101 is the center of the coast.

Inland route

Highway 101 Bridge and take the exit for Railroad West. Drive 0.4 miles to the right and go 1.7 miles on Roblar at Ford Road.

October 3, 2013.

To: Denise Peter

Re: Gen. plan open space map and zoning changes for streamlining design review for scenic resources.

Because the second paragraph from the end of your notice of public hearing reads, "if you challenge the decisions on the project in court, you may be limited to raising only those issues previously raised before the planning commission at the hearing or in written form delivered to the planning commission prior to or at the hearing.

In the past I have noticed the county that I do not except this paragraph. And reserve the right to challenge the decisions of this hearing and any other hearing in the past or in the future at any time, regarding my private property.

There are land patents recorded on my title, that gives me certain rights.

Today I will simply enter into evidence an original, Certified to be a true copy, from the California State office of the Bureau of land management. It is provided that all the "Swamp and Overflowed Lands" made unfit there by for cultivation.

Such Swamp and overflowed lands, by definition, are taking free of the common law, public trust for commerce, navigation, and fisheries.

M Harvey Goldberg
7345 Castille ct.
Rohnert Park, California State

innocent man. 41 N. 20 450, 456,
457.

RIPARIAN RIGHTS rights which ac-
cruer to owners of land on the banks of
water ways, such as the use of such wa-
ter, ownership of soil under the water,
etc.; "rights not originating in grants,
but [arising] by operation of law, and
[which] are called 'natural rights,' be-
cause they arise by reason of the owner-
ship of lands upon or along streams of
water, which are furnished by nature,
and the lands to which these natural
rights are attached are called in law
'riparian lands.' Riparian lands, in the
language of the cases and treatises, in-
clude by nature the lands over as [well
as] those along which the stream flows,
and riparian rights are incident to lands
on the bank, as well as those forming
THE BED OF THE STREAM

United States of America

No. 7

To all to whom these presents shall come. Greeting
 Whereas, by the Act of Congress approved September 28, 1850 entitled
 An Act to enable the State of Arkansas and other States to reclaim
 the Swamp lands within their limits, it is provided that all the
 Swamp and Overflow lands made unfit thereby for cultivation, within
 in the State of California which remained unsold at the passage
 of said Act, shall be granted to said State
 And whereas, in pursuance of instructions from the General Land
 Office of the United States, the several tracts or parcels of land
 herinafter described have been selected as "Swamp and Over-
 flow lands" inuring to the said State under the Act aforesaid
 situate in the District of Lands subject to sale at Low Tran-
 scribed. Val. to wit-

At Diablo Meridian

Township Five North of Range Two East
 The South East quarter of the North East quarter, the North East qu-
 arter of the South East quarter and the South half of the South East
 quarter of Section Three, the North East quarter of the North East
 quarter, the South half of the North East quarter, the South East
 quarter of the North West quarter and the South half of Section Six-
 teen and the whole of Section thirty six. Containing in all One
 thousand two hundred and eighty Acres.

Township One North of Range Three East
 The whole of Section thirty six, Containing in all Six hundred
 and forty Acres.

Township Two North of Range Three East
 The North West quarter of Section Four, the whole of Section
 sixteen and the whole of Section thirty six, Containing in all
 One thousand four hundred and forty Acres.

Township Four North of Range Six West
 The lots numbered one, two, three, four and five of Section Six, the West
 half of the North East quarter, the South East quarter of the North
 East quarter, the East half of the North West quarter, the East
 half of the South West quarter, the South East quarter and the lots
 numbered one, two, three, four and five of Section Seven, the lots
 numbered one, two, three, four and five and the South West quarter
 of the South West quarter of Section Eight, the lots numbered
 one, two, three, four and five and the West half of Section Seventeen
 the East half, the East half of the North West quarter, the East
 half of the South West quarter and the lots numbered one, two, three,
 three, four and five of Section Eighteen, the East half,
 Attachment G-7

CERTIFIED TO BE A TRUE COPY

Nicola Hartung
 CERTIFYING OFFICER

PUBLIC INFORMATION SECTION
 CALIFORNIA STATE OFFICE
 BUREAU OF LAND MANAGEMENT

SEP 24 2012

the East half of the North West quarter, the East half of the South West quarter and the lots numbered one two three and four of Section sixteen, the West half of the North East quarter, the South East quarter, the West half and the lots numbered one and two of Section twenty, the lots numbered one two three and four of Section twenty one, the lots numbered one two and three of Section twenty seven, the lots numbered one two three and four of Section twenty eight, the whole of fractional Section twenty nine.

the North East quarter, the East half of the South East quarter, the North West quarter of the South East quarter and the lots, numbered one two three four five six and seven of Section thirty, the lots numbered one two three and four the East half of the North East quarter and the East half of the South East quarter of Section thirty one, the whole of fractional Section thirty two, the whole of fractional Section thirty three the lots numbered one two three four five six seven and eight and the North East quarter of the South East quarter of Section thirty four, the lots numbered one two three four five and six and the South West quarter of Section thirty five and the lot numbered one of Section thirty six. Containing in all six thousand two hundred and fifty acres and seventy three hundredths of an acre

Township 30N North of Range Seven West

the lots numbered one two three and four the South half of the North West quarter, the South West quarter, the West half of the South East quarter and the South East quarter of the South East quarter of Section One, the lots numbered one two three four six and seven the South half of the North East quarter, the East half of the South East quarter and the North West quarter of the South East quarter of Section Two, the North East quarter, the North half of the North West quarter, and the South East quarter of the North West quarter of Section Three, the lots numbered one two eight nine ten eleven and twelve, the North West quarter of the South West quarter and the South half of the South East quarter of Section thirteen, the lots numbered one two three four and five of Section twenty four, and the lot numbered one of Section twenty five, Containing in all one thousand four hundred and ninety seven acres and fifty eight hundredths of an acre

Township 30N North of Range Seven West

the South West quarter of Section Eleven, and the South West quarter of the North West quarter of Section fourteen. Containing in all two hundred acres and containing in the aggregate eleven thousand three hundred and eight acres and thirty one

drafts of an Act According to the Official Plans of Survey of the said lands returned to the General Land Office by the Surveyor General

And for which the Governor of the said State of California has requested a Patent to be issued to the said State as required in the aforesaid Act

Now therefore Know Ye that the United States of America in consideration of the premises and in conformity with the Act of Congress aforesaid. Have given and granted and by these presents Do Give and Grant unto the said State of California in fee simple subject to the disposal of the the Legislature thereof the tracts of land above described

To have and to hold the same together with all the rights privileges immunities and appurtenances thereto belonging unto the said State of California in fee simple and to its assigns forever.

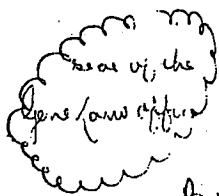
In Testimony Whereof I Ulysses S Grant President of the United States of America have caused these letters to be made Patent by the seal of the General Land Office to be hereunto affixed.

Given under my hand at the City of Washington the Twenty Ninth day of July in the year of Our Lord one thousand eight hundred and seventy six and of the Independence of the United States the One hundred and first

By the President U. S. Grant

By W. H. Bone Secretary

S. W. Clark Recorder of the General Land Office





County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 29
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: February 4, 2014

Vote Requirement: Majority

Department or Agency Name(s): Permit and Resource Management Department

Staff Name and Phone Number:

Melinda Grosch 565-2397

Supervisorial District(s):

First

Title: Appeal of the Board of Zoning Adjustments approval of the Request for a Use Permit for expansion of an existing Commercial Dog Kennel (PLP11-0042).

Recommended Actions:

Adopt a resolution denying the appeal and upholding the Board of Zoning Adjustments' approval of a Use Permit for expansion of an existing dog daycare to add overnight boarding, grooming, and training for a maximum of 35 dogs located at 6445 Highway 12, Santa Rosa.

Executive Summary:

Regulatory Setting:

Dog Daycare is a relatively new concept in dog boarding which started in the late 1980's. Many kennels already offering boarding added it to their list of services. The majority of the kennels in Sonoma County do not have Use Permits that specifically include daycare because this type of service didn't exist when most kennel Use Permits were approved. Many kennels offer the service assuming there is no distinction, in terms of permitting, between dogs that stay only during the day or up to several weeks. However, dog daycare generally results in more daily traffic than overnight boarding as the dogs come and go on the same day. There may also be a need for more kennel staff as daycare usually involves play groups which must be monitored by an adequate number of people to ensure safety and noise control. Daycare would not involve overnight stays; thus, the potential for nighttime noise is non-existent for daycare. However, since boarding kennels keep dogs in at night noise can be easily controlled through sound proofing of the building and ensuring that dogs are enclosed inside from evening to morning.

Application History:

Prior to purchasing the property the applicant requested a Use Permit for a 10-dog daycare facility. The request was approved and the applicant started operating in 2011 after completing her purchase of the property. The kennel received requests for overnight services almost immediately, so the operator started exploring her options to provide a full service boarding kennel offering daycare, boarding, training, and grooming. In April 2011 an application for a commercial boarding kennel serving up to 20

dogs was submitted. The proposal was modified several times with the final proposal including the construction of a new 1,496 square foot kennel building and space for up to 50 dogs. On March 15, 2012 the Board of Zoning Adjustments heard the item. There was a large amount of neighborhood opposition which was fully expressed at the hearing and the Board of Zoning Adjustments continued the item so that the applicant could provide information on: 1) building insulation, particularly how the heating/cooling system will be insulated to provide full sound mitigation; 2) methods to reduce or eliminate customers making left turns from the east-bound Highway 12 into the private roadway (Richards Road) serving the site; 3) consider reducing the number of dogs to be boarded; and 4) add a Condition of Approval requiring one-year review of the operation to ensure that the kennel is not negatively impacting the neighborhood.

In response the applicant submitted a revised proposal statement phasing the project and reducing the total number of dogs to 35 and provided additional noise (11-12-2012) and traffic (9-28-2012) studies. The Board of Zoning Adjustments heard the request again on February 25, 2013. The primary issues discussed at the hearing were: 1) insulation of the proposed main kennel building and dog management; 2) traffic; and 3) the one-year operational review.

The project is conditioned for a one-year operational review to occur after Phase I is implemented. Implementation of Phase II is subject to a favorable one-year operational review.

Building Insulation:

The applicant hired a new noise consultant, Lumina Technologies, which provided additional clarification of the proposed kennel building insulation and management of outdoor dogs to ensure that barking is controlled. The Board of Zoning Adjustments found the analysis by Lumina Technologies adequately addressed the noise impacts and determined that the proposed kennel design and insulation along with established operational measures would meet the noise standards established in the General Plan.

Traffic on Highway 12 and Turning Movements:

The majority of public testimony at the Board of Zoning Adjustments hearing included concerns about the danger of allowing any additional uses along this stretch of Highway 12 (Melita Road to Oakmont Drive). Speakers expressed that the Richard Road/Highway intersection is more dangerous than other Highway 12 intersections and described accidents that they have been involved in or witnessed. Caltrans records indicate that the subject road segment actually has an accident rate lower than the state average for similar roadway segments. Caltrans did not require a left turn lane for eastbound traffic entering the facility or a right turn pocket for westbound traffic entering Richards Road from Highway 12.

The Board of Zoning Adjustments asked staff to formalize the applicant's analysis that trips would be 10% daycare and 90% boarding as an assurance that the addition of boarding to the services offered would result in a reduction of trips from those that currently occur with the dog daycare facility especially during the a.m. and p.m. peak hours. The traffic consultant states that there will be no more than three round-trips (total of six trips – one in, one out for each round trip) during each of the peak hours (7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.) The facility will also be operated on an appointment only basis so that trips will be spread out over the day. The applicant proposes 8 dogs for daycare and 12 dogs for boarding during Phase I, and 10 dogs for daycare and 25 dogs for boarding for Phase II in her

August 2013 revision to the proposal statement. A 1,496 square foot kennel building for day boarding is proposed in Phase II.

Project neighbors interpreted the applicant and consultant presentation of a 10% / 90% split as being a limitation on the number of dogs in the daycare program vs. the number in the boarding program. Thus the neighbors are expecting the limitation to be roughly 4 dogs for daycare and 31 dogs for boarding. However, the 10 / 90 split was used by the transportation consultant to state the traffic split with 10% of daily trips generated by daycare while 90% would be related to the dogs boarded overnight. The number of dogs in daycare vs. overnight boarding is important because each daycare dog results in 2 roundtrips (4 trip ends – one in, one out for each roundtrip) per day. With overnight boarding the trips are generally spread out over a couple of days to a week or more.

Under the current Use Permit the applicant is allowed 10 dogs for daycare. Thus there is the potential for 40 one-way trips per day. Since half-day daycare is currently allowed, there could be as many as 80 trips per day under the current permit. However, some dogs currently come in cars carrying more than one dog, and the half-days may not always result in twice as many daycare clients, thus resulting in fewer trips. Under the proposed project no half-day daycare will be allowed.

Reduced Number of Dogs:

The Board of Zoning Adjustments had asked the applicant to consider what would be the minimum number of dogs required to make her business viable. In response he applicant, in conjunction with her noise consultant and traffic consultant, reduced the number of on-site dogs she is requesting from 50 to 35 (for both daycare and boarded dogs) and proposed that the project be implemented in phases. If the first phase is successful and the one-year operational review finds that the kennel has been operating in accordance with the conditions of approval, then the second phase may commence. Phase One will allow up to 20 dogs (8 for daycare and 12 for boarding). Phase Two allows up to 35 dogs (10 for daycare and 25 for boarding).

Condition Requiring One-Year Operational Review:

The Board of Zoning Adjustments requested that they have the opportunity to review the operation of the kennel once it had been operating for one year. Condition # 43 has been added to the conditions and reads as follows:

43. *After one-year of operation as a 20-dog kennel and prior to issuance of the building permit for Phase II the applicant shall apply for an operational review with the Board of Zoning Adjustments to review whether the conditions have addressed neighborhood concerns. If the review is favorable then Phase 2 may commence and the maximum number of dogs may be raised to 35 dogs.*

Issues Raised With the Appeal:

On February 21, 2013 the opponents of the project filed an appeal. The issues forming the basis for the appeal are stated in a letter dated February 19, 2013 by Bob Haroche, attorney for the neighbors opposing the project (See Exhibit C):

Incompatible Use:

Mr. Haroche raises the issue of compatibility with the Diverse Agriculture zoning designation because the parcel is not devoted to agriculture. The Diverse Agriculture zoning designation is one of three zoning districts that are devoted to agriculture. Mr. Haroche states that the parcel will not be primarily devoted to agriculture if the kennel is approved.

Staff Analysis:

The minimum parcel size is 10-acres in the Diverse Agricultural zoning district. Diverse Agriculture Zoning was designed to apply to parcels where agriculture may not be the primary occupation of the owner. The subject parcel and the two parcels to the north along Richards Road (6447 and 6451 Highway 12) were created in the 1970's, before the current General Plan and Zoning Designations were developed. At 3-acres in size the parcels do not meet the current minimum parcel size of 10-acres. There are many substandard parcels in agricultural areas due in part to Certificate parcels and older subdivisions. The Agricultural Zoning was placed on many smaller lots to prevent further residential development in agricultural areas. The surrounding area is primarily residential in nature supporting single family residences with no agricultural uses. It is unlikely that any of these parcels could support a viable commercial agricultural use due to their small size and considerable area dedicated to residential use. The applicant has agreed to graze sheep on the property in order to meet the policy that the primary use be agriculture. Given the amount of the parcel that was already taken up with the single family dwelling, landscaped yard/pool, and detached garage, slightly less than 2 acres of land remains for agriculture at the time that the property was purchased by the applicant. Some of that area is also devoted to the septic system and reserve areas. In the past leaving a minimum of 51% of the parcel "available" for agriculture has been determined to meet the criteria requiring that the parcel be primarily agriculture. The Board of Zoning Adjustments did not discuss this topic at length. The neighbors and appellants have routinely described the area as a "residential neighborhood" despite the agricultural zoning designation. The Board of Zoning Adjustments agreed with past practice and recognized the applicant's attempt to establish an agricultural use (sheep grazing) on the majority of the land as complying with the policy.

Project Requires an Environmental Impact Report:

Mr. Haroche states that the Mitigated Negative Declaration is inadequate and that a full Environmental Impact Report is required because traffic and noise impacts will be significant.

The applicant's attorney, Bradley Hindley, wrote a letter on February 21, 2013 disputing the need for an Environmental Impact Report stating that the opponents do not provide substantial factual evidence of a potential impact.

Staff's Analysis:

In addition to mitigation measures developed by the applicant's consultants, staff has proposed mitigation measures to ensure that impacts remain less than significant for the proposed project. The applicant has agreed to these mitigation measures and they are incorporated into the project and the conditions of approval. They include: 1) a limit on the number of dogs out together in one area at any one time; 2) establishing a ratio of 10 dogs to one person for times when dogs are outside exercising; 3) requiring the dogs to be inside the kennel between 8:00 p.m. and 7:00 a.m.; 4) limitations on outdoor lighting; 5) limiting trips in the a.m. and p.m. peak hours; and 4) requirements for landscaping, building colors, signage, etc.

Traffic:

Mr. Haroche raises issues discussed in Transpedia Consulting Engineers' critique of the transportation studies prepared for the project by TJKM. He focuses on trip generation and the breakdown of the number of dogs that will be on-site daily for daycare vs. overnight boarding.

Staff Analysis:

There are two traffic studies prepared by the applicant's transportation consultant, TJKM. A peer review of the TJKM studies prepared for the appellant by Transpedia Engineering dated February 19, 2013, a Focused Traffic Analysis prepared for the appellant by Transpedia also dated February 19, 2013, and a September 4, 2013 memo from TJKM addressing issues raised by Mr. Haroche and Transpedia. These documents are attached as Exhibit I.

The appellant notes that neighbors have been in a number of accidents at the Highway 12/Richard's Road intersection. However, the California Highway Patrol accident statistics show that this section of roadway has a lower accident rate than other sections of Highway 12 and similar facilities throughout California. Both Transpedia and TJKM have come to the same conclusion.

Both staff and Transpedia raised the issue of the elevation change from Richards Road onto Highway 12 making entering the Highway difficult. TJKM notes that the actual road/highway interface is already elevated to create a similar grade level area before dropping down onto Richards Road thus creating a relatively long sight distance in both directions and reducing the difficulty of entering the highway. Additionally, the applicant has all clients sign a "no left turn" agreement (either off of Highway 12 or coming out of Richards Road) and reminds them verbally when they are scheduling appointments that they should not make a left turn either when leaving Highway 12 onto Richards or exiting Richards onto Highway 12.

Mr. Haroche's letter notes that Transpedia found that the proposed project will result in a drop in the Level Of Service (LOS) for the Highway 12/Richards Road intersection from LOS A to LOS E. TJKM states that the current Level Of Service for the intersection is LOS C and that there is no evidence that the current use as a dog daycare has resulted in a drop in the Level Of Service. With the applicant's proposed limitations on pick-up and drop-off during the a.m. and p.m. peak hours there will be only three trips to the site during peaks, not enough traffic to result in a change in the Level Of Service.

The appellant disputes the adequacy of the site distance for vehicles traveling east on Highway 12 towards Richards Road from Santa Rosa. TJKM (the applicant's consultant) states that they have measured it at 510 feet. Transpedia (the appellant's consultant) states that the site distance is "approximately 475 feet in the westerly direction." Both consultants measured the distance in the field.

Per Caltrans standards the minimum site stopping distance for cars traveling at the speed limit of 55 MPH is 500 feet. Transpedia states that a left-turn pocket on Highway 12 is required. As indicated above the applicant has her clients sign a "no left turn" agreement thus minimizing or eliminating the number of people who will be turning left from Highway 12 onto Richards Road or left onto Highway 12 from Richards Road. Therefore, TJKM argues, the westerly sight distance is less critical and a left-turn pocket would not be required. Caltrans has reviewed the matter in detail and has not required a left-

turn pocket on Highway 12. On January 8, 2014, the project planner and Sonoma County Traffic Engineer met Andrew Kluter, Traffic Engineer for TJKM, on-site and reviewed how the measurements were taken. The measurements were taken using the standard Caltrans and County of Sonoma methods. Additionally, Sonoma County Public Works staff note that cars queued in a left-turn pocket would obscure the view of traffic eastbound on Highway 12 to cars on Richards Road waiting to get out onto Highway 12 and vice versa. The project is not conditioned to have a left-turn pocket on Highway 12.

Noise:

Mr. Haroche states that the noise studies prepared by the applicant's two noise consultants are incorrect in concluding that the proposed kennel will not result in any noise impacts to the neighbors. The appellants did not hire a noise consultant to provide their own analysis of the noise impacts. Mr. Haroche quotes a former employee of the Canine Companions for Independence program stating that there is no way that a kennel facility can have 35 dogs and not have constant barking.

Staff Response:

Noise is always a concern with dog kennels. In this case the applicant has had two different noise consultants review her proposal and provide information on noise generation and develop noise attenuation measures to ensure that the facility will be compliant with the Noise Standards established in the Sonoma County General Plan. These measures include: 1) pre-screening of dogs prior to allowing them to stay for daycare or boarding; 2) providing direct supervision when dogs are outside; 3) managing the number of dogs outside at any one time; 4) managing the number of dogs in any play area/group; 5) fully insulating the kennel building and the play room/grooming area; and 6) keeping the dogs indoors during the evening and night hours.

While these measures do not mean that the facility will be entirely silent, they ensure that the noise will not be louder than the limitations established in the General Plan. Based on past experiences with commercial kennels, staff concurs with the noise analysis concluding that the proposed mitigation measures will prevent noise from exceeding the County standards. Two newer Sonoma County kennels had similar noise concerns raised during their hearings. Many of the same mitigation measures were imposed on these kennels as are being proposed for the current request. Those kennels have now been in operation for a number of years with no noise complaints having been reported subsequent to them having opened for business. Staff has visited both facilities and there has been no barking. One facility, Tappen Hill, had at least 50 dogs on-site at the time and there was no barking upon staff arrival or during the visit although almost all of the dogs were outside in various play groups.

Applicant's Disregard for Zoning Restrictions:

In his appeal letter Mr. Haroche discussed the applicant's self admitted "boarding" (without a Use Permit for boarding) of dogs for Oakmont residents who had a catastrophic life event. The applicant explains that, unlike typical boarding facilities, she did not charge for the limited occasions she boarded dogs overnight for customers who had emergencies, thus she believed she was not actually boarding the dogs; rather it was done as a favor without compensation. However, frequent customer requests for overnight care was a driving factor in the applicant's decision to seek a Use Permit for a full service boarding kennel.

The appellants have frequently stated that they felt that the applicant was not being honest when she presented her concept for a dog daycare facility which they did not oppose. They feel that the submittal of a request for a Use Permit almost immediately after getting permission for the dog daycare shows that the applicant always intended to operate a boarding kennel at this site and that the daycare proposal was a “bait and switch” tactic.

Staff Analysis:

There is nothing in the Sonoma County Code that prevents an applicant from asking for a new Use Permit to expand or modify an existing use or change to an entirely new use. For example many of the wineries in Sonoma County have gone through the Use Permit process multiple times as their businesses evolve over the years due to market demand. This allows a business to expand or change over time to accommodate the success of their business, the needs of their customers, and/or changes in the market.

Mr. Haroche’s letter also discusses some building projects that the applicant undertook without building permits. According to Code Enforcement the applicant’s contractor believed that no permits were needed to replace awnings. A half bath in the detached garage was also started without permits. Immediately after receiving the notice of violation, the applicant applied for building permits and completed the work under permits and inspections from the Permit and Resource Management Department’s Building and Plan Check sections. The applicant has indicated that she is now clear about the building permit process and will comply with the needed permitting process for all new construction.

Revised Proposal Statement:

On August 28, 2013 the applicant submitted a revised proposal statement to clarify the issue of the split between dogs that will be on-site for daycare and those that will be there for boarding. As requested she has provided a hard number rather than the previously stated percentage of the total. During Phase I the applicant will have up to 8 dogs daily for daycare and up to 12 dogs for overnight boarding for a total of 20 dogs. The applicant is also proposing to limit the number of trips to 50 per day and will continue to offer a van service for pick-up and drop-off of multiple dogs to help minimize the number of trips. Half-day daycare will be prohibited in order to reduce the number of trips. Employee trips are included in the 50 trip total.

In Phase II the number of dogs would increase to a maximum of 10 dogs for daycare and 25 dogs for overnight boarding for a total of 35 dogs. The applicant will limit the number of trips to 75 per day. Again the applicant will use a combination of van pick-up and drop-off and prohibiting half-day daycare to maintain the trips to 75. Employee trips are included in the 75 trip total. Trips that are not included in the totals are “normal” household trips by family members, which would be the same in any scenario.

Recommendation:

Deny the appeal and uphold the Board of Zoning Adjustments’ approval of a Use Permit for a dog boarding, daycare, grooming, and training facility for a maximum of 35 dogs located at 6445 Highway 12, Santa Rosa.

Prior Board Actions:

None

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship			
The Use Permit process provides the opportunity to establish a dog boarding business in close proximity to a customer base needing its services.			
Fiscal Summary - FY 13-14			
Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$
Narrative Explanation of Fiscal Impacts (If Required):			
None. The costs of the County processing the application are paid for by the applicant.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None			
Attachments:			
Exhibit A: Resolution Denying the Appeal Exhibit B: Conditions of Approval Exhibit C: Appeal Form and February 19, 2013 Letter from Bob Haroche Exhibit D: Board of Zoning Adjustments Resolution No. 13-005 Exhibit E: Board of Zoning Adjustments Staff Report dated February 21, 2013 Exhibit F: Board of Zoning Adjustments Minutes dated February 21, 2013 Exhibit G: Board of Zoning Adjustments Staff Report dated March 15, 2012 Exhibit H: Board of Zoning Adjustments Minutes dated March 15, 2012 Exhibit I: Mitigated Negative Declaration Exhibit J: Traffic Studies and Reviews			

Related Items "On File" with the Clerk of the Board:

None.



County of Sonoma
State of California

Date: February 4, 2014

Item Number: _____

Resolution Number: _____

PLP11-0042 Melinda Grosch

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Denying The Appeal, Adopting A Mitigated Negative Declaration, And Granting A Use Permit
For A 35-Dog Daycare And Boarding Kennel, For Property Located At 6445 Highway 12, Santa
Rosa; APN 030-110-036.**

Whereas, the applicant, Heidi Niemann, filed an application with the Sonoma County Permit and Resource Management Department for a Use Permit and Design Review for a Boarding Kennel and Dog Daycare for up to 35-dogs. The facility will include training and grooming, for property located at 6445 Highway 12, Santa Rosa; APN 030-110-036; Zoned DA (Diverse Agriculture), B6-10 acre density, SR (Scenic Resource), VOH (Valley Oak Habitat); Supervisorial District No 1; and

Whereas, a Mitigated Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines in March 2012; and

Whereas, the Mitigated Negative Declaration was updated in January 2013 to include information from the revised proposal statement and the supplemental noise studies; and

Whereas, the revised Mitigated Negative Declaration was posted for the proposed project in accordance with the appropriate law and guidelines; and

Whereas, on March 15, 2012, the Board of Zoning Adjustments held a public hearing on the matter, took public testimony and, with a 5-0 straw vote, continued the hearing to a time and date uncertain to allow the applicant to provide additional information on the following issues: 1) building insulation, particularly how the heating/cooling system will be insulated to provide full sound mitigation; 2) explore methods to reduce or eliminate customer left turns into Richards Road from Highway 12 and from Richards onto Highway 12; 3) consider reducing the number of dogs to be boarded; and 4) require a one-year review of the Use Permit to ensure that the operation is not impacting the neighborhood; and

Whereas, in accordance with the provisions of law, the Board of Zoning Adjustments held a continued public hearing on February 21, 2013, at which time all interested persons were given an opportunity to be heard; and

Whereas, on February 27, 2013 the appellant filed a timely appeal of the Board of Zoning Adjustments' approval of the project; and

Whereas, in accordance with the provisions of law, the Board of Supervisors held a public hearing on February 4, 2014, at which time all interested persons were given an opportunity to be heard; and

Now, Therefore, Be It Resolved that the Board of Supervisors makes the following findings:

1. The primary use of the three-acre parcel is not agriculture. However, the parcel will conform to the general appearance of adjoining parcels in that it will remain open paddocks which will be grazed by sheep in addition to their use as play areas for the dogs. The owner will continue to raise sheep each year on a seasonal basis in the paddocks which comprise approximately 50% of the parcel. The site has a Diverse Agriculture General Plan and Zoning Designation. The site is also located within a Community Separator. The DA (Diverse Agriculture) zoning designation expressly allows commercial kennels subject to approval of a conditional Use Permit. Commercial and industrial uses allowed by the agricultural and resource land use categories are allowed in Community Separators. Implementation of the conditions established for location, landscaping, colors, and lighting for the new kennel building will ensure compliance with the SR (Scenic Resources) designation of the site.
2. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because mitigation measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
3. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are: a) the potential visual impacts from the construction of a new kennel building are adequately mitigated by the proposed location, colors, landscaping, and lighting; b) the potential noise impacts will be mitigated by a dog management plan, insulation in the building, pre-screening of dogs who are allowed to stay at the kennel, and confining dogs to the kennel building between 8:00 p.m. and 7:00 a.m.; c) the accident rate for the affected section of Highway 12 is substantially

lower than for similar roads in California, thus a left-hand turn pocket is not warranted for this project; d) the Richards Road entrance has adequate sight distances for the travel speeds based on standards established by CalTrans; e) the applicant has reduced the number of dogs requested for boarding/ daycare from 50 to 35 with training and grooming services offered only for those dogs on-site for boarding or daycare; f) the applicant has offered to phase the project and only move to full operation after undergoing a favorable operational review by the Board of Zoning Adjustments; and g) the applicant has limited the total number of dogs for daycare to 8-dogs and 12-dogs for boarding in the first phase and 10-dogs for daycare and 25-dogs for boarding in the second phase.

Be It Further Resolved that the Board of Supervisors hereby denies the appeal and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program set forth in the Conditions of Approval. The Board of Supervisors certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment of the Board.

Be It Further Resolved that the Board of Supervisors hereby grants the requested Use Permit, subject to the Conditions of Approval in Exhibit "A," attached hereto.

Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin:	Zane:	McGuire:	Carrillo:	Rabbitt:
Ayes:	Noes:	Absent:	Abstain:	

So Ordered.

**DRAFT Conditions of Approval
Exhibit A**

Date:	February 4, 2014	File No.:	PLP11-0042
Applicant:	Heidi Niemann	APN:	030-110-036
Address:	6445 Highway 12, Santa Rosa		

Project Description: Request for a Use Permit for a Boarding Kennel and Doggie Daycare for up to 35 dogs. Training and grooming will also be included. Site development includes conversion of an existing 880 square foot garage into a dog play area and grooming area, and construction of a new 1,496 square foot kennel building to house 35 indoor/outdoor runs.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,181.25 (or latest fee in effect at time of payment) because a Negative Declaration was prepared, for a total of \$2,231.25 made payable to Sonoma County Clerk and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

BUILDING:

"The conditions below have been satisfied" BY _____ DATE _____

2. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (PRMD). The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.
3. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.

HEALTH:

"The conditions below have been satisfied" BY _____ DATE _____

PRIOR TO PROJECT OPERATION AND VESTING THE USE PERMIT:

Water:

4. Prior to project operation and vesting the Use Permit, the applicant shall provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of the well water tested by a California State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this department may be required. Copies of all laboratory results must be submitted to the Project Review Health Specialist.

Septic:

5. Prior to project operation and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit and any additional sources from the parcel.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require soils analysis, groundwater, and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

6. Toilet facilities shall be provided for employees prior to vesting the Use Permit. A copy of the Floor Plan showing the location of the restrooms shall be submitted to the Project Review Health Specialist prior to issuance of building permits.

Vector Control:

7. A Mosquito and Vector Control Plan (mosquitoes for the pond and rats for the dog food) acceptable to the Marin-Sonoma Mosquito and Vector Control District (telephone 707-285-2200) shall be submitted prior to the construction of any ponds and prior to vesting the Use Permit. The Project Review Health Specialist shall receive a copy of the Mosquito and Vector Control Plan and an acceptance letter from the Marin-Sonoma Mosquito and Vector Control District.

OPERATIONAL REQUIREMENTS:

Water:

8. A safe, potable water supply shall be provided and maintained.

Septic:

9. Maintain the Annual Operating Permit for any alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable waste discharge requirements set by the Regional Water Quality Control Board.
10. Prior to project operation and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit and any additional sources from the parcel.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require soils analysis, groundwater, and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements.

Mitigation Monitoring: The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

11. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
12. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the

requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.

Noise:

13. All dogs being considered for care shall be screened to eliminate dogs that are not well behaved in the absence of their owners.
14. Only neutered dogs shall be accepted for care at this kennel.
15. A kennel attendant shall be present when client dogs are allowed outdoors.
16. Disciplining collars (i.e., bark activated citronella spray or electronic shock or vibration) shall be used as needed.
17. Management of Dogs:
 - a. In Phase I no more than 20 dogs are permitted on site (including interior locations) at one-time.
 - b. In Phase II no more than 35 dogs are permitted on site (including interior locations) at one-time.
 - c. All Phases: No client dogs are permitted outdoors between 8 p.m. and 7 a.m. each day of the week.
 - d. All Phases: No more than 20 dogs will be permitted outdoors at any time, including any dogs having access to outdoor runs.
 - e. All Phases: Grouping of dogs in the four "Exercise Areas" (as described on the project site plan dated October 1, 2012) combined shall not exceed 10 dogs total at any time.
 - f. All Phases: Grouping of dogs in the "Yard" and "Garden" areas (as described on the project site plan dated October 1, 2012) shall not exceed 10 dogs total at any time.
18. Kennel Building:
 - a. The new kennel building to be constructed in Phase II shall be located no closer to State Route 12 than the existing kennel building.
 - b. All doors and windows of existing and new kennel buildings shall be kept closed at all times except as needed for entrance and egress.
 - c. The new kennel building shall have a building shell equal or superior to the existing kennel building shell regarding sound transmission characteristics. In particular, such new shell will include (1) wood siding, (2) roofing material equal or superior in mass density to the existing kennel roof, (3) interior surfaces covered with gypsum board both for walls and ceiling, (4) total window area less than ten percent of total wall area.
 - d. Dog doors for both the new and existing kennel shall have double covers including hard panel sliding members and heavy flat type members. Sliding panels shall have gaskets or seals for best practicable perimeter sealing.
 - e. Dog doors for the new kennel shall be positioned only such that they face an existing building on site, such that sound emanations off site will be at an absolute minimum. All dog doors shall have an insulated internal door with a insulated noise barrier flap and an additional external door for nighttime containment. Outside dog doors shall be located

across from a berm, trees and redwood privacy fence.

- f. Ductwork above ceilings of the new kennel shall have exterior wrap insulation.
- g. All windows of the new kennel shall be non operable and shall be permanently sealed. Such windows shall be of superior thickness (e.g. double glazed or one quarter inch in total thickness) for sound insulation properties. Windows are Milgard Quietline series, raising each window Sound Transmission Class (STC) to 47 from 30.
- h. The existing kennel building shall have upgraded insulation including the following: permanent sealing of the garage door; increasing the insulation of all windows to provide a minimum of three decibels reduction; replacement of exterior doors with solid core assemblies; additional layer of sound reducing drywall with the following specifications: Quiet Rock on all interior walls bringing the overall STC rating of the wall assemblies to 53 from the prior rating of 34 to 39. (These mitigation measures have been completed for the existing kennel building.)

Mitigation Monitoring: PRMD staff shall review the building permits to ensure that the proposed noise mitigation measures are installed in the buildings.

Any noise complaints will be investigated by PRMD staff and Sonoma County Animal Care and Control. If such investigation indicates that the appropriate noise standards have been or may have been exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measures. Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If noise complaints continue, PRMD shall investigate complaints. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. Animal Control may initiate their own enforcement actions for barking dogs which could lead to the revocation of their kennel license. Loss of the kennel license will result in revocation of the Use Permit.

- 19. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2:Maximum Allowable Exterior Noise Exposures*

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (5 minutes in any hour)	60	55
L02 (1 minute in any hour)	65	60
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour. *The maximum allowable Exterior Noise Exposures were reduced 5 dBA for barking dogs and then increased 5 dBA due to ambient noise.		

- 20. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Solid Waste:

21. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY _____ DATE _____

22. Prior to issuance of any permit that results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code.

FIRE AND EMERGENCY SERVICES:

"The conditions below have been satisfied" BY _____ DATE _____

23. Development on this parcel is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals shall be accompanied by plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall include but not be limited to the following:
- a. The subject property shall be in full compliance with Zoning regulations, Building Code regulations, Hazardous Materials regulations, and Fire Code Regulations, consistent with the 2010 California Fire Code as adopted and amended by Sonoma County Code.
 - b. A building permit shall be obtained for any change in the use or character of a building that will place it in a different occupancy group.
 - c. Applicable Fire Code construction permits shall be obtained prior to the commencement of project improvements requiring such permits as required by the 2010 California Fire Code as adopted and amended by Sonoma County Code.
 - d. Applicable Fire Code operational permits shall be obtained prior to the operation of any activity that would require such permit as required by the 2010 California Fire Code as adopted and amended by Sonoma County Code.
 - e. Applicable Hazardous Materials Business Plan and Inventory Statement shall be provided where required by the 2010 California Fire Code as adopted and amended by Sonoma County Code.
 - f. Roadways, driveways, bridges and gates shall be in compliance with Sonoma County Fire Safe Standards Division-B, including but not limited to the following: roadway grades, widths, lengths, surfaces; turnouts and turn-arounds; bridge load capacities, widths, and signage.
 - g. Addressing shall be in compliance with Sonoma County Fire Safe Standards Division-C.
 - h. Defensible space shall be required and maintained throughout the life of the building(s) as required in Sonoma County Fire Safe Standards Division E, and the 2010 California Fire Code as adopted and amended by Sonoma County Code.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

24. This Use Permit allows a boarding kennel, dog daycare, training, and grooming facility for a maximum of 35 dogs on-site at any one time (including the owner's own dogs) as described on the application form, the proposal statement, and the site plan submitted to this department as modified by these conditions and mitigation measures.

This is a phased project:

Phase I:

Up to 20 dogs will be allowed for boarding, training, and dog daycare including the owner's own dogs. No more than 8-dogs for daycare and 12-dogs for boarding are allowed on-site at any one time. No grooming will be available during this time. The existing garage building shall be retrofitted to provide increased noise insulation and provide adequate kennel space for up to 20 dogs. An accessible restroom shall be constructed in the kennel building (garage conversion).

Employees:

In Phase I up to three full-time employees will be required to provide adequate supervision for all dogs in outside areas. No more than 10 dogs are allowed outside in any one area with a maximum of 20 dogs outside at any one time. Dogs must be supervised at a ratio of no less than one person per 10 dogs when in the outside areas. Currently two of the employees live on-site.

Training shall be a board-and-train program with the dog's owner(s) working one-on-one with the dog trainer after training is complete to help the owner understand the dog training received and how to use the commands. Group classes of up to five owners at a time will also be conducted. Both private instruction and group classes are to be held on Saturdays – private lessons from 9:00 a.m. to 11:00 a.m. and group lessons from 1:00 p.m. to 3:00 p.m. The dog trainer will be on an on-call basis as demand for services dictates.

Phase II:

A maximum of 35 dogs shall be allowed on-site for boarding, training, dog daycare, and grooming including the owner's own dogs. No more than 10-dogs for daycare and 25-dogs for boarding are allowed on-site at any one time. Training will be accomplished through a board –and–train program and is available for boarded dogs only. Grooming will only be for boarded dogs or dogs participating in the dog daycare program for a minimum of five hours per week. The groomer will be on an on-call basis as demand for services dictates. Dog bathing and grooming will be conducted inside the former detached garage that was converted to a kennel.

A new 1,496 square foot kennel building will be constructed to house up to 35 kennel runs in Phase II. The building shall be located adjacent to the south side of the single family dwelling a minimum of 140 feet from the south property line along Highway 12. Upon completion of the new kennel building the existing kennel building will be converted to an indoor play area and the grooming area.

Employees:

Up to five full-time and two part-time employees are permitted when the facility is in full operation.

Business Hours for All Phases:

The kennel will be open from 7:00 a.m. to 7:00 p.m., Monday through Friday, 8:00 a.m. to 4:00 p.m. Saturday, and 12:00 p.m. to 7:00 p.m. Sunday for pick-up and drop-off. All boarded dogs shall remain indoors between 8:00 p.m. and 7:00 a.m.

The use shall be operated in accordance with the proposal statement and site plan located in File No. PLP11-0042 as modified by these conditions.

Best Management Practices:

1. The Meadows Kennel is an appointment only business. Therefore, all pickups, drop offs and assessments will be by appointment only. This will allow the operator to schedule arrivals and departures during off-peak hours.
2. A maximum of three business related peak hour round-trips (pick-ups or deliveries - i.e., six one-way trips) will be allowed.
3. As a condition of contract only right-in/right-out turns from Richards Road will be allowed during peak hours and encouraged during all other times.
4. A pick-up and delivery service is available to clients for pick-up and delivery of dogs for either daycare or boarding. The vehicle used in this service accounts for one round-trip of the peak hour trips.
5. All dogs being considered for care will be screened through preliminary observation to determine (1) acceptable behavior, (2) compatibility, and (3) no separation anxiety from their owners.
6. A kennel attendant will be present with outdoor dogs at all times with a ratio no less than 1 attendant for every 10 dogs.
7. A maximum of 20 dogs separated into two (2) play areas (a maximum of 10 dogs per play area) will be allowed outdoors at any given time. This includes open kennel doors.
8. If a dog barks, attendant will separate the dog in time out. If barking continues, the owner or emergency contact person is called to pick up the dog or the dog will be dropped off to the owner or contact person.
9. In a worst-case scenario, and with the owner's consent, up-to-date disciplining collars could be used. Such collars would be set to vibrate or spray but not shock the dog.
10. No client dog will be outdoors between 8:00 p.m. and 7:00 a.m.
11. All employee arrival and departures will be scheduled outside peak hour times.
25. The applicant shall maintain a minimum of five parking spaces on-site to serve the boarding, dog day care, grooming, and training facility. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.
26. This Use Permit PLP11-0042 shall supersede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.
27. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation.
28. Prior to establishment of the use, a license from the Sonoma County Animal Regulation Division shall be obtained. A copy of the approved license shall be submitted to the Project Planner. If the license is revoked, proper notification shall be made to PRMD and the Use Permit may also be revoked at that time.

29. The applicant shall plant additional landscaping (oak trees) along the south side of the proposed kennel building subject to review and approval of Project Review staff prior to building permit final and issuance of an occupancy permit. The building plans shall show all lighting and clearly show the fixture types that will be located at each place where outdoor lighting is indicated.

Mitigation Monitoring: The project planner shall perform a final inspection before the building permit receives final occupancy to ensure that landscaping is installed and exterior lighting is fully shielded and downward facing and meet the International Dark-Sky Association's criteria as outlined in their website: <http://www.darksky.org/>

30. All light fixtures in the kennel buildings shall be fitted with low energy bulbs such as fluorescent or L.E.D. bulbs.

Mitigation Monitoring: The project planner shall not sign-off on project operation until all lights are shown to have the appropriate low energy use bulbs.

31. Prior to commencing the use or issuance of building permits, an exterior lighting plan shall be submitted for design review by PRMD Project Review. Lighting shall be downward facing, fully shielded, and located at the lowest possible point to the ground to prevent spill over onto adjacent properties, glare, nighttime light pollution and unnecessary glow in the rural night sky. Security lighting shall be put on motion sensors. Flood lights and uplights are not permitted. Luminaires shall have a maximum output of 1000 lumens per fixture. Total illuminance beyond the property line created by simultaneous operation of all exterior lighting shall not exceed 1.0 lux.

Light fixtures shall be full cut-off fixtures, take ground fog into consideration, shall not be located at the periphery of the property and shall shut off automatically when the use is not operating. No lighting shall be directed towards off-site areas.

Mitigation Monitoring: The Project Review planner shall not approve the construction of the kennel building or operation of the boarding kennel until a lighting plan has been reviewed and approved.

32. Lighting plans shall be designed to meet the Lighting Zone LZ2 for rural standards from Title 24 effective October 2005.
33. All exterior fixtures shall be limited to lamps not exceeding 100 watts (incandescent) or equivalent lumens.
34. The "Meadows" monument sign currently located at the intersection of Highway 12 and Richards Road shall be revised and the design shall be submitted for review and approval by PRMD Project Review staff prior to sign installation. The applicant shall provide a site plan indicating relocation of the sign unless it is replaced with distinctive fencing or sculpture. Additionally, the sign shall be landscaped and natural materials shall be used around the base to make the sign more compatible with the rural nature of the site.

Mitigation Monitoring: Prior to issuance of Final Occupancy for the new kennel building the project planner shall inspect the site, to ensure that the sign or alternative identification is appropriately landscaped and installed.

35. The following dust control measures will be included in the project:
- a. Water or other dust palliative will be applied to unpaved portions of the construction site, unpaved roads, parking areas, staging areas and stockpiles of soil daily as needed to control dust.
 - b. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.

- c. Paved roads will be swept as needed to remove any visible soil that has been carried onto them from the project site.

Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above measures are included on the building, grading and/or improvement plans. The applicant shall be responsible for notifying construction contractors about the requirement for dust control measures to be implemented during construction. If dust complaints are received, PRMD staff shall conduct an on-site investigation. If it is determined by PRMD staff that complaints are warranted, the permit holder shall implement additional dust control measures as determined by PRMD or PRMD may issue a stop work order.

36. Dog waste shall be removed as it is deposited and at a minimum two times per day (morning and evening) from all areas that the dogs have access to. Waste shall be placed in air tight containers and removed from the site at least once a week. Runs shall not be hosed down. Solid waste shall be removed and residue and liquid waste shall be mopped up and the area cleaned with a disinfectant solution. The gravel areas shall be disinfected routinely with a dilute mixture (typically 15%) of chlorine bleach and water.

Mitigation Monitoring: Kennels are routinely inspected by Sonoma County Animal Care and Control who are checking for overall cleanliness, as well as security, and proper control of dogs at the kennel. If complaints are received they will be investigated by both PRMD staff and Animal Control. Failure to comply with the manure management plan will result in more frequent inspections and may result in the revocation of the kennel license.

37. All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Mitigation Monitoring: Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans.

38. The project's landscaping shall comply with the Sonoma County Water Efficient Landscape Ordinance <http://library.municode.com/HTML/16331/level1/CH7D3WAEFLA.html>.

Mitigation Monitoring: The project planner shall ensure that the project has satisfactorily completed Water Efficient Landscape plan check and approval process prior to building permit issuance.

39. Construction activities for this project shall be restricted as follows:

- a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
- b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.
- c. There will be no start up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 7:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer's phone number for public contact.
- d. Pile driving activities, if any, shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
- e. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
- f. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Mitigation Monitoring: PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits. Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings.

40. The applicant shall pay all applicable development fees prior to issuance of building permits.
41. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owners shall execute and record a Right-to-Farm declaration on a form provided by PRMD.
42. At the time of submitting a building permit application, the applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.

43. After one-year of operation as a 20-dog kennel and prior to issuance of the building permit for Phase II the applicant shall apply for an operational review with the Board of Zoning Adjustments to review whether the conditions have addressed neighborhood concerns. If the review is favorable then Phase 2 may commence and the maximum number of dogs may be raised to 35-dogs.
44. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
45. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the dripline, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree protection implementation measures.
46. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
47. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

49. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if:
(a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

Phase 1 shall commence within two years from the date of approval. Phase II may not commence prior to the one year operational review as specified in condition #43. If the review is favorable Phase II may commence anytime within two years after the operational review.

In any case where a Use Permit has not been used within two (2) years after the date of the granting thereof, or the operational review, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

**Planning Commission/Board of Zoning Adjustments
Appeal Form**

PJR-021

To: Board of Supervisors
County of Sonoma, State of California

File # PLP11-0042

Appeal is hereby made by: Tammi and Michael Bernd, et al.
Please Print

Mailing Address: c/o Bob Haroche, Beyers Costin

P.O. Box 878 Santa Rosa, CA 95402

Phone: 707-547-2000

Email: bharoche@beyerscostin.com

The Sonoma County Planning Commission / Board of Zoning Adjustments (circle one) on

February 21, 20 13, approved (circle one) denied (circle one) a request by

Heidi Niemann for a CUP for a

20-35 dog kennel

located at 6445 Hwy 12, Santa Rosa

APN 030 - 110 - 036 Zoned DA B6-10 SR VOH Supervisorial District 1

This appeal is made pursuant to Sonoma County Code Chapter 26 Section 26-92-160 for the following specific reasons:

The BZA decision to adopt the MND and approve the CUP was not supported by substantial evidence in the record. Appellants incorporate their letter on file dated February 19, 2013.

Date: February 27, 2013

Appellant:

Bob Haroche
Signature Bob Haroche

Attorney for Appellant

Appeal Fee: See current PRMD Project Review Fee Schedule

----- DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff -----

This appeal was filed with the Permit and Resource Management Department on the 27th day of February, 20 13, receipt of which is hereby acknowledged.

MB Booth
PRMD Staff

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

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EXHIBIT C



200 FOURTH ST. SUITE 400 P.O. BOX 878 SANTA ROSA, CA 95402-0878
PHONE 707.547.2000 FAX 707.526.2746 WEB BEYERSCOSTIN.COM

A PROFESSIONAL CORPORATION

February 19, 2013

Board of Zoning Adjustments
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: *Meadow Kennels CUP Application; PLP11-0042*
BC File No.: 7617

Dear Chairman Liles and Board Members:

On behalf of Tammi and Michael Bernd and other concerned neighbors of the applicant Heidi Niemann, I am writing to oppose the adoption of the proposed Mitigated Negative Declaration ("MND") for the Meadow Kennels project. The project as proposed, even in Phase 1, *doubles* the size of the current business and expands its use from doggie "day care" to overnight kennel boarding, grooming and training. In so doing, it creates significant but unmitigated impacts in terms of traffic and noise, and results in a project that is detrimental to the safety and general welfare of area residents and commuters. Given these facts, a further conditional use permit, the second in as many years, should not be approved, and a focused EIR should be prepared instead.

To be clear, this opposition is not based on the quality of care the applicant provides the dogs in her charge, or the service she may offer their owners. Those factors are irrelevant to the land use decision before you. Instead, this project should be denied because of zoning incompatibility and the legitimate, substantial and widespread concerns about the additional traffic that would be generated in what is *already known* to be a dangerous stretch of highway, and the significant noise that would undoubtedly be imposed on those living next to a 35-dog kennel and boarding facility.

The Proposed Kennel Is an Incompatible Use

A commercial dog kennel, as proposed by the applicant, is certainly not a use permitted "by right" in the Diverse Agricultural (DA) district. To qualify for a use permit to conduct such a business, an applicant "must demonstrate," among other things, that the proposed use is consistent with Objective AR-4.1

and Policy AR-4a of the General Plan Agricultural Resources Element.¹
General Plan Policy AR-4a provides in turn:

The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals. (emphasis added).

Ms. Niemann's project is not consistent with the mandatory language of Policy AR-4a ("shall") because the primary use proposed is *not* agricultural production nor related thereto. The MND acknowledges that the occasional grazing of sheep "*is not* a commercial agricultural use." MND § 10(b) (emphasis added).² In an effort to finesse that problem, the MND simply re-interprets the General Plan's clear language of "agricultural *production*" to mean something different - a mere "intention" for "agricultural *use*," a phrase apparently flexible and vague enough to encompass even dog grooming and boarding as an "agricultural" pursuit. But dogs are not agriculture, and such linguistic legerdemain cannot create required General Plan consistency where none exists.³

The proposed kennel fails to meet the requirements for a use permit for the additional reasons, discussed below, that it would be detrimental to the community's general welfare. The County's zoning ordinance provides:

¹ County Code § 26-08-020(p). See *O'Hagen v. Board of Zoning Adjustment*, 19 Cal.App.3d 151, 158 (1971) (use permit requires showing that contemplated use "is compatible with the policies in terms of the zoning ordinances").

² Since 2011, to provide the appearance of agriculture, sheep have come and gone from the property, remaining on-site for a few months at a time. However, no one, including the applicant, contends that any "agricultural production" results from their intermittent presence.

³ The MND also notes that Ms. Neimann's 3-acre parcel could not easily support agricultural production, but that factual assumption is irrelevant. While the parcel's legal, non-conforming *size* may be "grandfathered" under existing zoning, there is nothing about the applicant's *expanded use* that qualifies as a pre-existing, vested right.

In order to grant any use permit, the findings of the board of zoning adjustments shall be that the establishment, maintenance or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort or general welfare of persons residing or working in the neighborhood or to the general welfare of the area.⁴

Thus, to qualify for a use permit, it is not simply enough that a proposed activity would be well managed or would serve a particular customer base.⁵ Rather it must also be found to "not impair the integrity and character of the zoned district or be detrimental to the public health, safety, morals or welfare."⁶

In this instance, there exists substantial evidence that the maintenance of a 20-35 dog kennel and grooming operation in this particular residential neighborhood would have significant impacts on the comfort, safety and welfare of the residents living in its vicinity. This project should not be approved without, at a minimum, the undertaking of further environmental review.

The Standard for Further CEQA Review

Public agencies are instructed to interpret the procedural and substantive requirements of the California Environmental Quality Act ("CEQA") "to afford the fullest possible protection to the environment within [the] reasonable scope of the statutory language."⁷ A primary purpose of CEQA is to provide decision makers and the public with meaningful information

⁴ County Code § 26-92-080(a) (emphasis added).

⁵ The applicant and her supporters have previously implied that environmental concerns might be disregarded or downplayed given the "great need" for dog boarding and grooming in the Sonoma Valley. In fact, as opponents have indicated in written correspondence, there exist no less than 36 daycare and boarding kennels throughout Santa Rosa, many of which are within easy driving distance of Oakmont.

⁶ *O'Hagen, supra.*, 19 Cal. App. 3d at 158 (revoking use permit because of nuisance created by, among other things, loud and disturbing noise and traffic congestion); *Snow v. City of Garden Grove*, 188 Cal. App. 2d 496, 503 (1961) (upholding city's denial of use permit for project deemed to be "detrimental...to the public health, safety, comfort and general welfare of the residents.")

⁷ *Friends of Mammoth v. Board of Supervisors*, 8 Cal. 3d 247, 259 (1972)

concerning the environmental effects of a proposed project, which can then be utilized to prevent or reduce its environmental impacts.⁸

If an agency's initial study indicates that there is no substantial evidence that a project will have a significant effect on the environment, the agency may issue a negative declaration.⁹ On the other hand, if there are facts indicating that a project will have a significant effect on the environment, an environmental impact report ("EIR") is required.¹⁰

Thus, an EIR is necessary whenever substantial evidence in the record supports a "fair argument" that significant impacts may occur, even if other substantial evidence supports the opposite conclusion.¹¹ Substantial evidence includes "facts, reasonable assumptions predicated upon facts, and expert opinion support by facts."¹² As defined by the CEQA Guidelines, "substantial evidence consists of:

[E]nough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency.¹³

The "fair argument" standard creates a "low threshold" favoring environmental review by means of an EIR rather than through issuance of negative declarations.¹⁴ An agency's decision not to require an EIR can therefore be upheld "only when there is no credible evidence to the contrary."¹⁵ Stated another way, because an agency's "adoption of a negative

⁸ 14 Cal. Code Regs. ("Guidelines") § 15002(a) and (a)(1).

⁹ Guidelines §§ 15063(b)(2), 15070.

¹⁰ *Id.*

¹¹ *CBE v. SCAQMD*, 48 Cal. 4th 310, 319 (2010); *Mejia v. Los Angeles*, 130 Cal. App. 4th 322 (2005); *Pocket Protectors v. Sacramento*, 124 Cal. App. 4th 903 (2005).

¹² Public Resources Code § 21080(e)(1); Guidelines § 15064(f)(5).

¹³ Guidelines § 15384(a).

¹⁴ *Citizens Action to Serve All Students v. Thornley*, 222 Cal. App. 3d 748, 754 (1990).

¹⁵ *Sierra Club v. County of Sonoma*, 6 Cal. App. 4th, 1307, 1318 (1992).

declaration...has a terminal effect on the environmental review process," a negative declaration is proper only where "the proposed project will not affect the environment at all."¹⁶

In this case, there is substantial evidence that this project will result in significant impacts on the environment.

The Project Will Result in Significant Traffic Impacts

The subject property, situated at the Richards Road turn-off from Hwy 12, is located at an already dangerous intersection. As confirmed by the neighbors' traffic engineer, Transpedia Consulting Engineers ("TCE"), over an eleven-year period, there have been on average three collisions per year within a ¼ mile of this intersection.¹⁷ Two of those accidents involved fatalities. Since last year's hearing alone, there have been four accidents within sight of the applicant's property, including a five-car collision on Hwy 12 in front of her property. Nearly every current neighbor on Richards Road has been in an accident, some quite serious, while turning onto or off from Hwy 12.

Because of the significant grade drop off of Richards Road, it is "impossible to enter the highway at [posted] speed."¹⁸ That fact makes for particularly dangerous turns onto the highway, especially considering that 34% of the drivers along that segment of highway were found to be driving faster than the posted 55 mph speed limit.¹⁹ Similarly, left hand turns onto Richard Road from the eastbound lane are often perilous, given the "long delays that vehicles experience to find an adequate gap in the opposing traffic" and the tendency of following cars to maneuver at full speed around stopped cars - thereby "increas[ing] the probability of rear-end accidents."²⁰

Nevertheless, the MND and the applicant's traffic analysis conclude that no significant impacts would result from the project - but only by relying on

¹⁶ *Citizens of Lake Murray v. City Council of San Diego*, 129 Cal. App. 3d 436, 440 (1982).

¹⁷ Transpedia Consulting Engineers Focused Traffic Analysis dated February 19, 2013 ("TCE Analysis") at p. 5.

¹⁸ See MND § 16(d).

¹⁹ TJKM Supplemental Traffic Analysis dated September 28, 2012, Attachment A.

²⁰ Transpedia Consulting Engineers Review of the Meadows Kennel Project's Traffic Study dated February 19, 2013 ("TCE Review") at p. 1.

improper assumptions, using questionable methodology, and ignoring relevant environmental conditions. Thus, for example, the applicant's analysis assumes 17,000 daily vehicle trips (1,500 peak hour) in the project vicinity, but it chose the wrong milepost to arrive at those figures. Using the correct milepost, one closer to the subject site, reveals there are 21,500 daily vehicle trips (1,850 peak hour) in the area.²¹

Likewise, the applicant's analysis assumes, without any basis, that only 5-10% of kennel traffic would be related to doggie daycare.²² Just last year, however, the same consultant estimated that such traffic would constitute 10-20% of kennel traffic.²³ No explanation is provided for this changed, more favorable assumption. Notably, neither the project description nor the draft conditions of approval refer to this, or any, percentage distinction between doggie day care and overnight boarding.²⁴

Because no such breakdown or limitation appears in the proposed project description or conditions, nothing would prohibit the kennel from actually having 35 dogs on-site for daycare only. That possibility in turn means that the "worst case scenario" is actually *not* 35 boarded dogs, but 35 daycare dogs - a difference in traffic generation of 105 more daily trips (and 21 more peak trips).²⁵

The applicant's analysis is further flawed because while it attempts to take into account client traffic generated by the kennel, it ignores the traffic generated by the proposed project's five full-time and three part-time employees.²⁶ Furthermore, it ignores the fact that the proposed kennel would be open weekends. It accordingly made no attempt to assess weekend traffic

²¹ *Id.*

²² TJKM Supplemental Traffic Analysis dated September 28, 2012 at p. 2.

²³ TJKM Traffic Analysis dated August 11, 2011 at p. 2.

²⁴ While the project description includes the availability of a shuttle van for kennel customers, this van has supposedly been available for the past two years, and has been rarely if ever seen. The applicant has estimated that the van would be used for approximately 30% of her clientele, but has offered no historical data to support that supposition.

²⁵ TCE Review at pp. 1-2.

²⁶ TCE Review at p. 2; TJKM Traffic Analysis dated August 11, 2011 at p. 2.

impacts in this heavily touristed area which often has numerous winery visits and events occurring during peak weekend hours.²⁷

A review and analysis by the neighbors' own traffic engineer TCE leads to very different conclusions than those of the MND. First, even using the applicant's same "best case" assumptions of 10% daycare traffic (20% assumed peak), TCE calculated the expanded project would generate a cumulative 65 daily trips, of which 16 would be in peak hours. This level of peak hour trip generation alone means that a focused study is required under Sonoma County's traffic study guidelines.²⁸ Furthermore, under a "worst case" scenario (35 dogs in daycare, plus kennel employees), the project would generate *a cumulative 158 daily trips, of which 35 would be in peak hours.*

TCE also reviewed the level of service ("LOS") at Richards Road, something the MND does not discuss, and determined that the increased traffic generated by the project would degrade the LOS during weekday peak hours from LOS A to LOS E. That steep deterioration in service would violate General Plan objectives and constitute a significant environmental impact.²⁹

TCE also determined, contrary to the applicant's analysis, that there was inadequate sight distance looking west from the Richards Road/Hwy 12 intersection. Specifically, while CalTrans standards require a sight distance in this area of 500 feet, the actual distance is only 475 feet. Under the County's Guidelines for Traffic Studies, *any increase* in traffic at such substandard intersections must be deemed a significant traffic impact.³⁰

Notably, even that 475-foot sight distance is a "best case" distance. Often eastbound cars passing the crest on Hwy 12 west of Richards Road find that there are multiple cars backed up and stopped behind a vehicle attempting

²⁷ TCE Review at p. 2.

²⁸ TCE Study at p. 4; TJKM Traffic Analysis dated August 11, 2011 at p. 2 (ten or more peak hour trips will trigger a need for a traffic study).

²⁹ General Plan Circulation and Transit Element Objective CT4.2 ("Maintain LOS D or better at roadway intersections").

³⁰ TCE Analysis at p. 6; Sonoma County Guidelines for Traffic Studies, Attachment C at ¶ 9 (significant impact exists where project "adds traffic to an existing unsignalized intersection approach that does not have adequate sight lines based upon Caltrans criteria for state highway intersections and County criteria for County roadway intersections.").

to make a left turn onto Richards Road. In those circumstances, the realistic sight distance to measure is not from the traveling car to the intersection itself but rather to the obstacle (*i.e.*, the stopped cars) that an eastbound driver will soon be confronting. This fact is a primary reason there have been so many rear end collisions along this stretch of highway.

Finally, TCE determined, based on industry accepted standards and guidelines, that left-turn and refuge lanes were warranted as appropriate mitigation measures under the circumstances. The MND did not discuss such measures other than to dismiss them as unnecessary.

In sum, substantial evidence already in the record, including neighbor accounts, CalTrans data and expert opinion, supports a "fair argument" that this project will have significant effect on traffic in the area.

The Project Will Result in Significant Noise Impacts

A stated goal and objective of the General Plan's Noise Element is to "protect people from the adverse effects of exposure to excessive noise" and "prevent intrusion of new noise sources which would substantially alter the noise environment."³¹ The proposed project violates these policies because it would generate significant noise impacts which the MND and applicant's acoustical studies do not adequately analyze.

Residents all along Richards Road, as well as in the Oakmont community south of Highway 12, have attested to the barking emanating from the subject property. Applicant's road in fact already has a 7-dog commercial kennel (only 1,000 feet away from the subject property), which generates spikes of intermittent barking.³² Establishing a new 35-dog kennel, only 130 feet from the nearest residence (the Bernd's), will unquestionably increase the noise level to the neighbors.

Yet the applicant's acoustical studies incredibly assert just the opposite – that literally living next door to a 35-dog facility may actually create a *quieter*

³¹ General Plan Goal NE-1 and Objective NE-1.3.

³² The Windrift Kennel (www.windriftkees.com) operates without a zoning use permit but under a license by Animal Care and Control as a "commercial kennel" (license no. 033120). Neither planning staff nor applicant's sound engineers ever refer to this kennel when describing the current acoustical environment.

environment for the concerned neighbors.³³ In order to reach that improbable conclusion, the studies begin with the unrealistic assumption that “in principle, virtually no barking is expected in practice”³⁴ – a rather convenient principle that would make applicant’s kennel unique among all dog boarding facilities.

The studies then use a flawed method to measure the expected noise impacts. While describing a “worst case scenario” involving 20 barking dogs located outside in the play areas in applicant’s backyard west of the residence, the updated study actually measured noise from as far as possible from that location while still along the common property line. So instead of measuring from the Bernd’s backyard, which is actually *adjacent* to the play areas, the study measured from the easterly front yard corner of the two properties over a hundred feet away.³⁵

Furthermore, it is unclear exactly how the studies defined the existing noise “baseline.” In order to evaluate a proposed activity’s effect on the environment, CEQA first requires an evaluation of the existing environment *prior to* the commencement of that activity. That evaluation establishes the relevant “baseline physical conditions” against which to measure project impacts.³⁶ In this case, the study states that an uncertain number of dogs were present on the subject property at the time of measurement.³⁷ Were there only two dogs, or 10 dogs (not including the applicant’s) allowed under the present permit, or some other number? The baseline noise environment should necessarily include the “full capacity” 10-dogs already permitted under the existing use permit.

Finally, the latest study is internally inconsistent. On the one hand, it lists no less 11 mitigation measures that should be “incorporated as integral components of the Meadows Kennel project design.”³⁸ Yet at the same time, it estimates that the proposed project expansion, *even un-mitigated*, would

³³ Lumina Technologies Technical Report (November 12, 2012) at 3 (“future sound levels at the northern residential receptor may actually decline...due to the fact that the new kennel building will partially block” highway noise).

³⁴ Sound Solutions Study (August 29, 2011) at p. 4.

³⁵ Lumina Technologies Technical Report (November 12, 2012), figure 1.

³⁶ Guidelines § 15125.

³⁷ Lumina Technologies Technical Report (November 12, 2012), at 1.

³⁸ Lumina Technologies Technical Report (November 30, 2012), at 6.

generate *less noise* than presently existing.³⁹ If expanding a dog boarding facility from 10 to 35 kennels would actually *reduce* noise levels, as the study implausibly concludes, what exactly are the negative impacts the measures are intended to mitigate?

As a representative of Canine Companions and other experts have attested, it is impossible to truly soundproof a boarding kennel of the proposed size, particularly where it is situated so close to so many residential parcels.⁴⁰ Notwithstanding the wishful assumptions and methodology of the acoustical studies, there is a "fair argument" that this project will indeed have significant noise impacts on its neighbors.

The Applicant's Previous Disregard of Planning Restrictions on Her Business

The applicant will undoubtedly argue that any environmental impacts created by this significant expansion of existing kennel operations will be mitigated by means of the numerous conditions imposed on the use permit. However, this Board should not ignore the fact that this same applicant has previously mis-represented the scope of her intended business, and ignored the existing conditions placed on it.

It is significant that the applicant's original use permit application was never subject to a public hearing. That hearing was waived by concerned neighbors after they were assured, repeatedly, by Ms. Niemann that her intention was to have only a 10-dog "doggie daycare," only "as a hobby," and only during weekday daytime hours.⁴¹ Yet unknown to the neighbors, as early as June 2010 the applicant was already informing staff planner Melinda Grosch that she wanted a capacity of "8 to 20 dogs" along with an ability to have overnight boarding.

The issuance of the existing use permit in February 2011 was itself suspicious. Although limited to allow only 10 dogs, the permit conditions

³⁹ *Id.* at 11-12.

⁴⁰ The Tappen Hill Kennel, to which Commissioner Fogg referred at the last hearing, is located on a secluded 58-acre rural site, in notable contrast to this 3-acre project site set among nearby residential parcels.

⁴¹ See, e.g., correspondence of Oakmont residents Estes and Elvera Yinger (April 24, 2012), Mary Graham (April 16, 2012), Bob Hoyas (April 15, 2012), and Donna Hopley (January 31, 2013).

included the unusual language, not found in similar permits, that there was "no prejudice against" future overnight boarding, and "no prejudice" against future grooming, training or group lessons. Such language reflected something far more than a hypothetical expansion, for *within a month* the applicant indeed filed a new use permit application - this time for 20 dogs, plus overnight boarding and training.

These facts suggest that the applicant's plans for an expanded kennel and boarding facility were well underway before she obtained even her original, limited use permit. And that in turn means that this entire project, when viewed in light of "the whole of the action, not simply its constituent parts," has essentially been a "bait and switch" form of development that impermissibly relies on CEQA segmentation or a "piecemealing" of what should be a comprehensive project review.⁴²

Making matters worse, almost as soon as she obtained her current permit, the applicant began violating its restrictive conditions. For instance, though she was required to undertake construction with all required permits, Ms. Niemann was soon cited by Code Enforcement for illegal construction of a bathroom and two roof structures. Likewise, though her permit prohibited overnight boarding and limited her hours of operation to weekday hours, within a month of opening her business, the applicant's website was promoting "day care and boarding" and advertised weekend hours of operation.

Furthermore, while neighbors would occasionally observe more than the permitted 10 dogs at the site, they rarely if ever observed the shuttle van that was to be available for the clientele. Finally, at last year's hearing several speakers, including project supporters, spoke of having overnight boarded their dogs at applicant's (non-boarding) daycare business.

Given the applicant's past conduct in pursuit of her approvals and operations, if the proposed 35-dog project were approved, the neighbors have serious, legitimate concerns that she would once again ignore or evade the

⁴² See Guidelines § 15003(h) ("The lead agency must consider *the whole of an action, not simply its constituent parts*, when determining whether it will have a significant environmental effect."); § 15378 ("'Project' means *the whole of an action*, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment...") (emphasis added).

limits and conditions imposed on her business. The Board should consider these concerns in its deliberations.

Conclusion

Had the Berndts and other neighbors known of Ms. Niemann's expansive plans for a 35-dog kennel back in 2009 when she first applied for a "hobby doggie daycare" business, this Board would have had an opportunity at that time to determine if such a large scale commercial kennel was suitable in this residential location. As it is, this Board must now decide whether the major expansion and intensity of use proposed is compatible with the applicable land use, and carries with it no significant impact on the immediate environment.

The answer to both those questions is a clear "no." This application should either be denied outright, or at a minimum required to undergo an EIR focused on traffic and noise impacts.

Sincerely,



Bob Haroche

BH:mw

cc: Clients
Melinda Grosch
Jean Kapolchok

County of Sonoma
Santa Rosa, California

February 21, 2013
PLP11-0042 Melinda Grosch

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS,
COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING A
MITIGATED NEGATIVE DECLARATION AND GRANTING A USE
PERMIT TO HEIDI NIEMANN, FOR PROPERTY LOCATED AT
6445 HIGHWAY 12, SANTA ROSA; APN 030-110-036.

WHEREAS, the applicant, Heidi Niemann, filed an application with the Sonoma County Permit and Resource Management Department for a Use Permit and Design Review for a Boarding Kennel and Doggie Daycare for up to 35 dogs. Training and grooming will also be included. Located at 6445 Highway 12, Santa Rosa; APN 030-110-036; Zoned DA (Diverse Agriculture), B6-10 acre density, SR (Scenic Resource), VOH (Valley Oak Habitat); Supervisorial District No 1; and

WHEREAS, a Mitigated Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines in March 2012; and

WHEREAS, the Mitigated Negative Declaration was updated in January 2013 to include information from the revised proposal statement and the supplemental noise studies; and

WHEREAS, the revised Mitigated Negative Declaration was posted for the proposed project in accordance with the appropriate law and guidelines; and

WHEREAS, on March 15, 2012, the Board of Zoning Adjustments held a public hearing on the matter, took public testimony and, with a 5-0 straw vote, continued the hearing to a time and date uncertain to allow the applicant to provide additional information on the following issues: 1) building insulation, particularly how the heating/cooling system will be insulated to provide full sound mitigation; 2) explore ways to reduce or eliminate having people make left turns into the roadway from Highway 12; 3) consider reducing the number of dogs to be boarded; and 4) add a review of the permit to ensure that the operation is not impacting the neighborhood; and.

WHEREAS, in accordance with the provisions of law, the Board of Zoning Adjustments held a continued public hearing on February 21, 2013, at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the Board of Zoning Adjustments makes the following findings:

1. The primary use of the three-acre parcel is not agriculture. However, the parcel will conform to the general appearance of adjoining parcels in that it will remain open paddocks which will be grazed by sheep in addition to their use as play areas for the dogs. The owner will continue to raise sheep each year on a seasonal basis in the paddocks which comprise approximately 50% of the parcel. The DA (Diverse Agriculture) zoning designation expressly allows commercial kennels subject to approval of a conditional Use Permit. Implementation of the conditions established for location, landscaping, colors, and lighting for the new kennel building will ensure compliance with the SR (Scenic Resources) designation of the site.
2. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because mitigation measures have been incorporated into the project as Conditions

of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.

3. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are: a) the potential visual impacts from the construction of a new kennel building are adequately mitigated by the proposed location, colors, landscaping, and lighting; b) the potential noise impacts will be mitigated by a dog management plan, insulation in the building, pre-screening of dogs who are allowed to stay at the kennel, and confining dogs to the kennel building between 8:00 p.m. and 7:00 a.m., c) The accident rate is substantially lower than for similar roads in California thus a left-hand turn pocket is not warranted at this time. The Richards Road entrance also has adequate sight distances for the travel speeds based on standards established by CalTrans, d) the applicant has reduced the number of dogs requested for boarding/doggie daycare from 50 to 35 with training and grooming services offered only for those dogs on-site for boarding or doggie daycare; and e) the applicant has offered to phase the project and only move to full operation after undergoing a favorable operational review by the Board of Zoning Adjustments.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program set forth in the Conditions of Approval. The Board of Zoning Adjustments certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment of the Board.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby grants the requested Use Permit, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Board's decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments' action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

Resolution # 13-005

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Plp11-0042

THE FOREGOING RESOLUTION was introduced by Commissioner Fogg, who moved its adoption, seconded by Commissioner Cook, and adopted on roll call by the following vote:

Commissioner Fogg	Aye
Commissioner Bennett	Aye
Commissioner Cook	Aye
Commissioner Liles	Aye
Commissioner Lynch	Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.



Sonoma County Board of Zoning Adjustments **MINUTES**

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: February 21, 2013
Meeting No.: 03-002

ROLL CALL

Commissioners

Greg Carr (Items 1 and 2)
Dick Fogg (Item 3)
Shawn Montoya (Items 1 and 2)
Don Bennett (Item 3)
Paula Cook
Tom Lynch
Jason Liles

Staff Members

Jennifer Barrett
Sigrid Swedenborg
Cynthia Demidovich
Melinda Grosch
Sue Dahl
David Hurst, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Correspondence

Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

Items scheduled on the agenda

REGULAR CALENDAR

Item No.1 Time: 1:05 p.m. File: UPE12-0036
Applicant: Mick Taylor Staff: Sigrid Swedenborg
Env. Doc: Categorical Exemption
Proposal: Use Permit for a Level I Medical Cannabis Dispensary in an existing 507 square foot tenant space on a 19,166 square foot parcel.
Location: 3599 Bohemian Highway, Occidental
APN: 074-320-019 Supervisorial District: 5
Zoning: LC (Limited Commercial), HD (Historic District), SR (Scenic Resources) and RR (Rural Residential) B6 10 acre density SR (Scenic Resources) HD (Historic District)

Sigrid Swedenborg summarized the staff report, which is incorporated herein by reference.

Questions from Commissioners: **Commissioner Lynch** asked where the residences are in proximity to the dispensary. He commented that the proposal did not meet the ordinance requirements and asked if staff had explained this to the applicant. **Staff Swedenborg** said she had and also gave the applicant a chance to withdraw their application.

Public hearing Opened: 1:10 p.m.

Speakers: **David Bush**, attorney for applicant, stated that he has been working with Debbie Latham on the civil suit. The applicants have been cooperative, want to offer safe access, and a dispensary is needed in that part of the county. Bush said he was involved in stakeholder meetings. So far only six of the nine spots allotted by the Board have been filled, and Occidental is not being served at all. Referring to concerns about the bus stop, it is important to educate kids about medical marijuana. In Occidental, the BZA could determine that the two lane highway could act as a separator, as they have done elsewhere. The buses create a barrier and the kids are not there very long. The kids will not be able to see into the dispensary, which is tucked behind the restaurant and not clearly visible. Bush claimed that the fact that medical marijuana is illegal under federal law should not influence the County, as there is no interstate commerce involved. It should be assumed that people will act legally. The Sheriff Office is interpreting the state law incorrectly and fails to realize that the federal jurisdiction does not apply. The dispensary is two blocks from the entrance to the closest residence, and the people who live there are members of the collective.

Commissioner Lynch asked about security. Mr. Bush stated that there are three employees and one security guard on site when the dispensary is open, and a camera operates 24 hours a day seven days a week. The location lends itself to being secure because it is out of the way. Commissioner Lynch expressed concern about the safety of the upstairs tenant in the event of a robbery. Mr. Bush replied that studies today show that dispensaries do not bring in crime. In fact, crime is actually lowered because dispensaries cut off the black market, which is the true source of crime. The dispensary will help the economy in Occidental.

Commissioner Carr suggested moving the bus stop.

Commissioner Carr mentioned an email which indicated there have been problems at two sites in Guerneville. Mr. Bush said that the Occidental project has nothing to do with Marvin's Gardens. The letter reflects discrimination towards medical marijuana patients.

John Knott, stated that the County has been involved with dispensaries for a couple of years, and that projects will be reviewed on an individual case by case basis. Some people run a good operation and some do not. The project would be a good source of taxes for Occidental. It would be difficult to comply with the 1,000 foot setback in Occidental, and the conditional use permit could be revoked if there were problems. Knott asked for approval of the use permit.

Stewart McBride, Occidental resident, supports denial. He read a letter from Pete Munson, Pastor of Occidental Community Church, which opposes the dispensary due to the proximity to residences and businesses. McBride mentioned that another 40 year resident was not opposed to medical marijuana, but did not approve of the location. The area is frequented by school age kids, the crowd for the farmers market, the library and bus stop. Occidental is too small for a dispensary. They have no bank, gas station, or police. The town will not be served by the dispensary, and the 1,000 foot setback cannot be overlooked.

Bill Wadsworth, adjoining property owner, supports medical marijuana, but not in this location. He argued against the claim that the community supports the dispensary. The upstairs resident has two young kids that could be affected by the chemicals, and the attorney did not mention the trail that goes up to the house 30 feet from the dispensary. Mr. Wadsworth asked if the security guard will have a weapon. He said that the dispensary opened without permits, there is no parking on site, and if the applicant is counting the parking across the street, that there is already a problem with parking in Occidental. The dispensary is not secure, alcohol is sold nearby,

and there are residences within 50 feet of the dispensary. The building has a shared bathroom that kids use, and the main problem is the bus stop. There will be many kids around by dispensary.

Fawn Nektom, Occidental resident, local business member, and member of School board, said that the School Board expresses opposition to the dispensary in Occidental, which is too small. There are many places for kids to hang out while waiting for the bus. The dispensary is in the wrong place. Opening prior to permit issuance shows a lack of respect for the community. Nektom passed around pictures of kids hanging around near the dispensary.

Robert Laurie, Monte Rio, medical marijuana patient, supports the request and would spend more money in Occidental. He suggested giving them the chance to relocate in Monte Rio.

David Bush, on rebuttal, said he was not aware of the parking problem. There are never guns around medical marijuana, it is against the law. No chemicals can leak upstairs to affect kids. Alcohol and marijuana do not go together. There is prejudice against medical marijuana, and people should not be judged by their looks. No marijuana is consumed at the dispensary.

Commissioner Montoya asked for an explanation of why the collective started without permits. Mr. Bush said that it is common practice to find a property, open, and then pay the fine as part of the permit process. He said he is aware of two other dispensaries that did this.

Public Hearing Closed: 1:45 p.m.

Commission discussion: **Commissioner Carr** commented that the Commission has been very supportive of medical marijuana, but could not support this project because there is too much of a conflict with surrounding uses. He was also displeased that the dispensary had opened prior to permit issuance.

Commissioner Montoya added that the Commission has consistently attempted to keep high standards for dispensaries, but there are too many issues with the location.

Commissioner Cook appreciated Bush's statement about internal biases, but agrees that the bus stop is a problem. There are more issues than just the bus stop in this location. She was surprised at lack of support from the users for the project.

Commissioner Liles said that it is clear that the project can't meet the ordinance and supported denial.

Commissioner Lynch supports the ordinance and there are good reasons to keep them away from kids and schools. He supports decriminalization of marijuana, and has advocated for more dispensaries. He opposed the location and was concerned about the security of the upstairs tenant.

Action: **Commissioner Lynch** moved to approve staff recommendation for denial. Seconded by **Commissioner Cook** and passed with a 5-0 vote.

Appeal Deadline: ten days
Resolution No.: 13-003

Carr: Aye	Montoya: Aye	Cook: Aye	Liles: Aye	Lynch: Aye
	Ayes: 5	Noes: 0	Absent: 0	Abstain: 0

Item No.2 Time: 1:30 p.m. File: PLP12-0020
Applicant: Jack Seifrick Staff: Cynthia Demidovich
Env. Doc: Mitigated Negative Declaration
Proposal: Use Permit and Administrative Design Review for a new 12,250 square foot winery with an maximum annual production capacity of 10,000 cases, public tasting, retail sale and 14 special events and four industry-wide special events, with no amplified sound and no weddings on a 14.99 acre parcel.

Location: 8500 Dry Creek Road, Geyserville
APN: 139-130-040 Supervisorial District: 4
Zoning: LIA (Land Intensive Agriculture); 20 acre density

Cynthia Demodovich summarized the staff report, which is incorporated herein by reference.

Commissioner Montoya stated that there was no phasing table in the conditions. Deputy Director Barrett stated that this will be clarified in the conditions, and typically, Phase II begins within two years of completion of Phase I. **Commissioner Carr** asked if the screening met Design Review criteria, and **Staff Demidovich** said that it does. **Commissioner Liles** expressed concern about the lodging accommodations.

Public Hearing Opened: 2:20 p.m.

Speakers: Jack Seifrick, owner, said he and his team have created what they hope is an economically viable project, and the site meets all the criteria. They plan to create a boutique wine brand that fits in with the natural surroundings of the winery. Buildings will be sited on areas that have already had buildings on them and will not be visible from road. Agency comments have been incorporated into the project. There is a vineyard already planted on site and they have 2,000 cases in production right now. The winery will be expanded after improvements go in, and will include a small wine cave which will contain a bottle library for collectors that can hold 3,000 bottles. They hope to produce artisanal wines. For their business to be successful, they need direct sales, and this is why they are asking for the marketing accommodation units. The units will be used by invitation only, and there are no kitchens, living rooms or garages located in the marketing accommodations.

Luke Wade, Wade Design Architects, said the appropriateness of the site was the key selection point. It will integrate with the existing landscape, has green building elements, and buildings will blend in with shadow from the tree canopy.

Andy Gustavson, consultant, said there will be no environmental impacts, the site can accommodate the facility, and there is a lot of groundwater. Gustavson objected to staff's comment that the project will have minimal displacement of agricultural activity, and the view impact is minimal. He asked for a correction to conditions 47 and 48 – in which ingress and egress directions are reversed. Gustavson noted that there is a discrepancy in the findings for the marketing accommodations in the staff report and resolution and asked that this be corrected add marketing accommodation units. Gustavson asked why promotional events were conditioned to stop at 5:00 pm without being discussed in the staff report or mitigated neg dec.

Commissioner Liles commented that it was unique to have an investment group with 20 partners, and expressed concern about the lodging units being viewed as a timeshare. Mr. Seifrick commented that the units would be used by investors when they come to the site, and they also use hotels in town.

Marc Bommersbach commented that approving the marketing accommodations could set a precedent and they are not appropriate for a 10,000 case winery. In the case of Hop Kiln, the Commission ruled that they could not justify the office complex prior to winery construction. The applicant is making it sound like wineries don't make it because they don't have marketing accommodations. The conditions of the project do not meet the test for visitor serving accommodations, which needs to be a secondary and subordinate use. The winery should go in first, get established and operational, and then have another hearing to discuss visitor serving uses. The marketing accommodations make the project appear to be a personal resort. Bommersbach stated that amplified sound indoors or outdoors should be prohibited and allow events on a quarterly basis.

Nancy Citro, Westside Community Assn, commented that LIA zoned lands are what draws tourists to Sonoma County. The committee is concerned that the applicant wants the cart before the horse by putting in the accommodations before the winery. If allowed, there is no guarantee winery will be built, and we will be left with a timeshare with 20 partners. Citro said it appears the application is a boutique resort timeshare on ag land. The BZA should require the winery production building to be built first, and then consider one marketing accommodation – four is too many. Citro approved of the two year review for events and supports no renting of the site, or amplified music.

Charlee Schanzer, President, Dry Creek Valley Assoc., said that the DCVCAC likes project as far as winery and buildings go, and are mainly concerned about the marketing accommodations, which can undermine density regulations. Variances on density regulations should be looked at for compelling reasons. The applicant wants a catering kitchen and marketing accommodations for Phase I and then to construct 2 more for Phase II. This is a guise to undermine density regulations in the LIA zone. There is no legitimate reason to have marketing accommodations for distributors of that small amount of wine that will be produced. The units will change the land use to commercial, and Ms. Schanzer warned the BZA to be careful because of precedent.

Kathy Pons, Kenwood, Valley of the Moon Association, said that the same issues are occurring in Sonoma Valley, and that two marketing accommodations seemed out of scale that for a 500 case winery. Pons also was concerned because once a permit is approved it stays with land.

Jack Seifrick, clarified that there would be no weddings and amplified sound, and asked for four promotional events and four industry-wide events for Phase I, in which they could showcase a certain brand of wine being released. He wanted to have early evening dinner parties because there is a marvelous sunset view. Regarding marketing accommodations, Mr. Seifrick agreed to reduce the total number to two least visible by the tasting room. He does not intend to be a timeshare developer. When they open, they will have a 5,000 cases inventory. Seifrick was offended that his winery was compared to Hop Kiln, which is massively out of scale.

Regarding time limits on phasing, Mr. Seifrick agreed to clarify this in the conditions. He respected the criticism, understands the need for control, and added that his immediate neighbors support the project.

Public Hearing Closed: 3:35

Commission discussion: Commissioner Liles commented that his concerns had been addressed, and said Mr. Seifrick had done his homework. He added that the application came in before the requirement for review by the DCVCAC.

Commissioner Lynch thanked the investors for investing in Sonoma County and listening to the community. He supported 14 events, but would prefer they were spread out through the year.

Commissioner Cook appreciated the concessions that the applicant made and the assurance that the project won't become a mini resort.

Commissioner Montoya concurred that the applicant made fair concessions. He liked the simple design, which fits with country and the site and is not trying to stand out.

Commissioner Carr stated that promotional events are traditionally secondary to ag production. He would like to see the events held off until the winery is put in and supported reducing the marketing accommodations to two. He expressed concerned about visibility from West Dry Creek Road, noting that scenic landscape units are impacted by bright units. Commissioner Carr wanted Design Review Committee to make sure the buildings are substantially screened from West Dry Creek Road.

Changes to Draft Conditions:

Condition 85, paragraph 2, was edited to read "In any case where the construction of Phase I has not been commenced within two (2) years after the date of granting thereof, this Use Permit shall become automatically void and of no further effect. The applicant must pull a Building Permit and commence construction of Phase II within two (2) years of completion of Phase I and Phase III must likewise commence within two (2) years of completion of Phase II or the Use Permit for subsequent phases shall not be vested and the approval for the subsequent phases shall become automatically void and of no further effect. However, upon written request by the applicant and payment of applicable fees, prior to the expiration of any phase, the permit approval may be extended one-time for not more than one (1) year by the planning director subject to public notice and opportunity

for hearing before the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

Condition 52 was modified as follows:

Add "Promotional events hours of operation shall be limited to 10:00 a.m. to 10:00 p.m., including clean up

Phase I Subsection (c) was removed.

Subsection (h) modified to say "Four promotional events and four industry-wide events for a total of eight events per year with a maximum occupancy of 60 people per event and public tasting. The promotional events are limited to 60 guests, with no amplified sound, and no weddings."

Phase II Subsection (a) was modified to add "prior to issuance of a building permit for construction of marketing accommodations" at the end of the sentence.

Subsection (c) – "347" square foot changed to "370" square foot, as identified on site plan. The sentence was modified to state that the units will be located near the tasting room.

Subsection (f) was modified to read Ten additional promotional events per year including up to four industry-wide events (18 total per year), with a maximum occupancy of 60 people per event and public tasting. The promotional events are limited to 60 guests, with no amplified sound, and no weddings

Condition 30 – modified to delete any amplified music indoors or outdoors.

Condition 47 – change "exit" to "entrance"

Condition 48 – change "entrance" to "exit."

Condition 58 was modified include a requirement for screening from public roads, including West Dry Creek and Dry Creek Road

Action: **Commissioner Liles** moved to adopt the negative declaration and approve the request with modified conditions. Seconded by **Commissioner Cook** and passed with a 5-0 vote

Appeal Deadline: ten days

Resolution No.: 13-004

Carr: Aye

Montoya: Aye
Ayes: 5

Cook: Aye
Noes: 0

Liles: Aye
Absent: 0

Lynch: Aye
Abstain: 0

Item No.3 Time: 2:00 p.m.

File: PLP11-0042

Con't from: March 15, 2012

Applicant: Heidi Niemann

Staff: Melinda Grosch

Env. Doc: Mitigated Negative Declaration

Proposal: Request for a Use Permit and Design Review for a boarding kennel. The Board of Zoning Adjustments heard the request on March 15, 2012 and continued the hearing to a date uncertain. The applicant has revised the project to include two phases. The continued hearing will allow the Board of Zoning Adjustments to assess the revised project.

Phase I: Boarding and Doggie Daycare for up to 20-dogs on-site at any one time. Three full-time employees will be allowed during this phase. Board-and-train dog training will be included as part of the services in this phase.

Phase II: Boarding and Doggie Daycare for up to 35-dogs on-site at any one time. Grooming for dogs that are boarded or participating in the doggie daycare program for a minimum of five hours per week will be added during this phase. A new 1,496 square foot kennel building will

be constructed during Phase II. Upon completion of the new kennel building the existing kennel building will be converted to an indoor play area and the grooming area. Up to five full-time and two part-time employees are permitted when the facility is in full operation.

The kennel will be open from 7:00 a.m. to 7:00 p.m., Monday through Friday, 8:00 a.m. to 4:00 p.m. Saturday, and 12:00 p.m. to 7:00 p.m. Sunday for pick-up and drop-off

Location: 6445 Highway 12, Santa Rosa
APN: 030-110-036 Supervisorial District: 1
Zoning: Zoning DA (Diverse Agriculture), B6-10 acre density, SR (Scenic Resource), VOH (Valley Oak Habitat)

Melinda Grosch summarized the staff report, which is incorporated herein by reference. Zoning District is DA, Diverse Agriculture, not a residential district.

Public hearing Opened at 4:15 p.m.

Speakers: Heidi Niemann, applicant introduced herself.

Jean Kapolchok, consultant, representing Heidi Niemann, applicant, stated that the applicant had tried to work with the neighbors, felt that all the issues and potential impacts had been addressed in the mitigated neg dec, and felt that the neighbors were dumping information at the last minute. The applicant met requirements, there is need in the community for dog kennels, and the property is properly zoned for the use. There is no plan to present one project and switch to another, and the applicant wants to run a sensible business.

Ms. Kapolchok stated that the traffic study found Highway 12 to a busy street, but accidents are less than statewide averages. The traffic consultant finds sight distance adequate at the driveway and the speed limit is appropriate. The applicant wants to have 35 dogs, of which 10% will be in daycare and 90% boarded. This will reduce in and out traffic. Traffic to and from the facility will be minimal during peak hours, and customers are asked to turn right on Highway 12 when exiting. According to Caltrans, no left turn pocket is needed.

Michael Hogan, noise expert, developed noise standards used by cities and counties. Hogan said that Sonoma County is strict compared to other counties, but the project will comply with Sonoma County standards. The kennels were developed to mitigate sound, and the applicant went above and beyond to minimize noise impacts by using sound proofing and very high tech windows.

Lana, Operations presented a power point presentation. Dogs are prescreened for compatibility and the statements made about barking dogs are not true. There is a demand in the community for dog boarding.

Commissioner Fogg and Commissioner Bennett both said they had visited the site unannounced.

Tim Badger, Sonoma Hwy, opposed the expansion, and thinks that the current application will lower his property values. The neighborhood does not support the project, and Heidi did not reach out to the neighbors. Badger is concerned wastewater from grooming, and extra nitrogen will impact the creek, said there are no restroom facilities for employees and guests and wondered where parking will take place.

Bob Haroche, Beyers Costin Santa Rosa, represents the neighbors on Richards Road. The kennel was originally approved for 8, approved for 10, then they wanted to up it to 50. This is a two phase, 35 dog project. Clients were told would be simple doggie day care for ten dogs and waived the public hearing.

The expansion has brought up concern about zoning, traffic, and noise. The parcel needs to be large enough to provide a buffer to residential uses. Haroche alluded to technical flaws in the traffic study and negative dec, and said there were discrepancies between the neg dec and current project description and conditions. The noise study is also flawed. Haroche said an EIR should be required.

Bianca Bailey is a customer of the kennel, supports the project, and said that pick up times are regulated and customers are asked to make right turns for safety reasons.

Douglas Payne, Sonoma Hwy resident, lives 350 feet north of proposed kennel, and is retired CHP. There have been four major accidents since the traffic report was done and there have been 37 accidents between Melita Road and Oakmont.

Michael Bernd, lives adjacent to the kennel, knows of the traffic problems and said that the location was not appropriate for a kennel.

John Felton, Oakmont, lives just west of the kennel, loves dogs, was concerned that people will not turn right when exiting, and said the kennel is in the wrong location.

Richard Cox, Oakmont, said the noise complaints are nonsense. Accidents don't happen because of the kennel but because people drive too fast. He disagreed that the kennel will reduce his property values. The applicant is providing a service and has cleaned up the property.

Kathy Gould, customer of kennel, also lives west of kennel. She makes right turns when exiting and has never noticed any noise from the facility. Heidi keeps the dogs organized, they are grouped by temperament, and they even can swim in the pool. The dogs love it.

Priscilla Cohen, said the problem is the location near a residential area on a busy highway.

Diane Noel said that the noise could be coming from another breeding facility, and that the applicant runs a safe kennel, and complied with county. She supported the project.

Mariellen Munson, Oakmont, hears the dogs barking, and complained that the applicant did not contract her, as President of the Aspen Meadows Homeowners Association. Munson felt betrayed because at first there were only supposed to be 8 to 10 dogs, the applicant got her foot in the door, and was originally approved with a use permit waiver. Most supporters do not live by the kennel.

Shirley Phillips Aspen Circle, clearly hears barking over the sound of traffic. People living near the kennel strongly oppose the expansion. Convenience should not outweigh health, safety, and well being of neighbors.

Tammi Bernd, Santa Rosa, lives next door to the project site, has survived collisions, and is worried that her kids won't be safe riding their horse with the dogs next door. The project is not appropriate or safe. She submitted a petition.

Cynthia Payne, Sonoma Highway, said she was also concerned about water. The applicant waters her fields constantly and Payne ran out of water. She opposed the expansion.

Clark Pappas, Canine Companions, said that it is difficult to study noise from barking dogs, and not all decibels are created equal.

John Knight opposed the project and said it is not the right location.

Richard Lee, neighbors, also opposed the project because of traffic and noise.

Lynn Bennett, customer and neighbors, said that the applicant runs a unique, state of the art program and dogs are evaluated before being allowed in. She supports the project, often walks by and never hears dogs barking.

Marna Hill, Sonoma Hwy, has been involved in accidents at corner. She submitted a petition of opposition because of safety and wondered how barking will be mitigated when dogs are outside. She was concerned that the permit will run with the land and passed out information about segmentation.

Gail Stockholm, former resident of Oakmont, supports the kennel and said Heidi being accused of draconian plans. As a customer, she never hears barking dogs.

Donna Hopley, Oakmont Community Development Commission, said many others had to leave the hearing. She and Ray Farris met with Heidi. She told them she would just be doing Phase I now. Even with the noise from the highway she can still hear barking.

Don Price, said that Heidi does an exceptional job, the location is convenient and needed.

Mousa Abassi, traffic consultant, said the original traffic study had errors.

Mary Przyblyshi, Oakmont, supports the project. She agrees traffic is an issue, but drivers need to be responsible for their own driving habits.

Kathy Pons, Kenwood, Valley Of the Moon Association, said they are concerned about cumulative traffic on that section of the highway. Since one site is the city and the other county, development and impacts not coordinated. She liked the condition for a one year review, and the applicant's dogs should be included in the total number. She was concerned that wells are going dry. VOMA is concerned about groundwater and conservation.

Heidi Niemann, on rebuttal, said she invited Donna Hopley and Ray Farris over when originally starting the project, and tried to contact them about the expansion but they never came to her property. Ray did not contact her until he saw an article in the Kenwood Press.

Jean Kapolchok added that Heidi has van for pick up and delivery which will reduce traffic, and this does not occur during peak traffic times. She disagreed with the Haroche comment about the inadequacy of the neg dec. She has been to the kennel and never heard barking, Caltrans reviewed the project, and there will be a one year review. The owner did not attempt to segment her business, she wants to expand it since it has been successful.

Commissioner Lynch asked about the water issue, and Ms. Kapolchok said that Heidi is complying with county ordinance, the project was reviewed by Jon Tracy and is in Zone 1 so no hydrology report was needed.

Michael Hogan said that vigorously barking dogs were figured in to the sound study.

Bradley Hindley, attorney for Applicant, commented that several speakers were representing organizations such as Aspen Meadows, Valley of the Moon Alliance, and there is no evidence in record that the Board authorizes these organizations. Hendley commented that a breeder up the road is running an unpermitted operation and that could be where the barking is coming from. The opposition is painting a picture of dog packs, and actually most of the "customers" of the kennel are lap dogs from Oakmont. The boarding will reduce traffic into the site.

Commissioner Fogg asked Hendley to respond to the request for an EIR. Hendley stated that an EIR is not required for project because substantial evidence of significant adverse environmental impacts that cannot be mitigated is required. Haroche's claim of fair argument does not come into play absent substantial evidence. An EIR is only required if fairly argued on the basis of substantial evidence that the project will have substantial environmental impacts. Public agency need not prepare an EIR unless the project will result on a significant effect on the environment. According to Mr. Hindley, Mr. Haroche only quoted 1/3 of the statute.

Public Hearing Closed: 6:10

Commission discussion: Commissioner Bennett asked about the surrounding zoning. Staff Grosch noted that the County lands are zoned LIA and RRD, and Oakmont is residential. Staff Grosch added that the owner of the other kennel pays for an annual license with Animal Control.

Commissioner Fogg commented that the project has reached the same level of community input as the asphalt plant on the Petaluma River and quarry mining. There is no question that Highway 12 is dangerous, although

Caltrans had reviewed the project and had no objections. The applicant reduced the amount of dogs to 35 (and this will include her own dogs), and the kennels are designed to minimize noise. The permit will be subject to a one year review and be monitored by PRMD and Animal Control. Kennels are allowed under the zoning, and Commissioner Fogg did not think an EIR was justified.

Commissioner Lynch concurred.

Commissioner Cook said that the project had been improved. Although there is fierce public opposition, she is convinced it is a good project, limitations have been put in the conditions, and an EIR is not necessary.

Commissioner Bennett noted that the applicant had done many things to address noise, scaled back the project, and the neighbors should meet her half way. The BZA wants to approve a project that will work, and the applicant will be responsible for meeting the conditions of approval.

Changes to Draft Conditions:

Condition 24 – 35 dogs allowed shall include those owned by the applicant.
Condition 43 - Modify to state if Code Violations occur before the review, the permit can be revoked.

Action: **Commissioner Fogg** moved to approve the request with modified conditions. Seconded by **Commissioner Cook** and passed with a 5-0 vote.

Appeal Deadline: ten days
Resolution No.: 13-005

Fogg: Aye	Bennett: Aye	Cook: Aye	Liles: Aye	Lynch: Aye
	Ayes: 5	Noes: 0	Absent: 0	Abstain: 0

Minutes adopted May 30, 2013



Sonoma County Board of Zoning Adjustments STAFF REPORT

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

FILE: PLP11-0042
DATE: March 15, 2012
TIME: 1:05 P.M.
STAFF: Melinda Grosch, Project Planner

Appeal Period: 10 calendar days

SUMMARY

Applicant/Owner: Heidi Niemann

Location: 6445 Highway 12, Santa Rosa
APNs: 030-110-036 Supervisorial District No.: 1

Subject: Use Permit and Design Review

PROPOSAL: Request for a Use Permit for a Boarding Kennel and Doggie Daycare for up to 50 dogs. Training and grooming will also be included. Up to five full-time and three part-time employees are anticipated when the facility is in full operation. The kennel will be open from 7:00 a.m. to 7:00 p.m. for pick-up and drop-off.

Environmental Determination: Mitigated Negative Declaration

General Plan: Diverse Agriculture 10 acres per dwelling unit density

Specific/Area Plan: North Sonoma Valley Specific Plan
Land Use: Agricultural and Residential 10 to 20 acres per Dwelling Unit

Ord. Reference: Section 26-08-020(n)6

Zoning: DA (Diverse Agriculture) B6-10 ac/du, SR (Scenic Resources), VOH (Valley Oak Habitat)

Application Complete for Processing: November 30, 2011

RECOMMENDATION: Adopt the Mitigated Negative Declaration and approve the Use Permit as modified by the conditions of approval and mitigation measures.

ANALYSIS

Background:

In 2010 the applicant requested and was granted a Use Permit for a 10 dog doggie daycare facility at the subject location. It has been in operation for approximately one year. Neighbors began complaining to staff about dogs barking in response to the public notices being posted for the doggie daycare, which was prior to Ms. Niemann completing her purchase and moving onto the subject site. However, no formal complaints about barking have been made to either Animal Control or PRMD's Code Enforcement section.

Due to continued requests for overnight boarding from her daycare clients and others, Ms. Niemann decided to expand her business and applied for a full-service boarding kennel on March 24, 2011. The file was deemed complete for processing on November 30, 2011.

Project Description:

The application is a request for a Use Permit for a boarding kennel and doggie daycare for up to 50 boarded/daycare dogs (not including Ms. Neiman's own dogs which cannot exceed four). Training and grooming will also be included. Training will be accomplished through a board-and-train program with the dog's owner(s) working one-on-one with the dog trainer after training is complete to help the owner understand the dog training received and how to use the commands. Group classes of up to five owners at a time will also be conducted. Both private instruction and group classes are to be held on Saturdays – private lessons from 9:00 a.m. to 11:00 a.m. and group lessons from 1:00 p.m. to 3:00 p.m. Grooming will be for dogs that are boarded or participating in the doggie daycare program a minimum of five hours per week. A maximum of two dogs per day will be groomed. Both the dog trainer and the groomer will be on-call.

Up to five full-time and three part-time employees are anticipated when the facility is in full operation. The kennel will be open from 7:00 a.m. to 7:00 p.m. for pick-up and drop-off.

A new 1,496 square foot kennel building is proposed and will be located along the south side of the existing single family dwelling. It will house 37 kennel runs and will be painted to match the existing house and detached garage which has been converted to a kennel for 13 runs. The former 880 square foot garage also is already plumbed for hot and cold water and has appropriate electrical outlets for dog grooming equipment. This is where the dog grooming will be established.

The Design Review Committee reviewed the proposed building and recommended that additional landscaping be planted along the south elevation (Highway 12 side). The committee particularly wanted to see additional oaks in naturalized plantings along this side. The applicant has agreed to the recommendation and will plant additional oaks.

Site Characteristics:

The three acre site is mostly flat, sloping from the south to north and also slightly east to west. The site is located on the valley floor and is open grassland. The site is developed with a single family dwelling with a large landscaped yard, a detached garage and semi-circular drive. The property is fenced and cross fenced and the detached garage has been converted to a kennel area to keep the doggie daycare clients inside for rest periods or to separate dogs into appropriate play groups. The site is served by a private, unnamed road, well, and septic system.

Surrounding Land Use and Zoning:

To the north is a hilly area going up into the Mayacamas Mountains. The use is rural residential and open space. To the east is the Sonoma Valley, and immediately adjoining the property is a vineyard. To the south is the Oakmont Retirement Community (City of Santa Rosa) comprised of single family dwellings. To the west are rural residential lands leading into the City of Santa Rosa.

Zoning:

North: DA (Diverse Agriculture) B6 10 acres/dwelling and RRD (Resources and Rural Development) B6 20 or 40 acres/dwelling.

East: LIA (Land Intensive Agriculture) B6 60 acres/dwelling.

South: City of Santa Rosa (Oakmont), single family residential

West: DA B6 10 acres/dwelling

DISCUSSION OF ISSUES

Issue #1: General Plan and Zoning Consistency

The General Plan for the site is Diverse Agriculture (DA) 10 acre density. This designation is applied to areas where the land is suitable for agriculture but the parcel sizes are too small to allow for agriculture to be the primary source of income for the owner of the parcel. The zoning designation is DA (Diverse Agriculture) B6 10 acres/dwelling unit. This designation includes the following under Section 26-03-020(n)6 Uses Allowed with a Use Permit.

26-03-020(n)6 reads: *The following nonagricultural uses; provided, that the applicant must demonstrate that the use meets a local need, avoids conflict with agricultural activities and is consistent with Objective AR-4.1 and Policy AR-4a of the Agricultural Resources Element.*

From the 2020 General Plan:

Objective AR-4.1:

Apply agricultural land use categories only to areas or parcels capable of the commercial production of food, fiber and plant material, or the raising and maintaining of farm animals including horses, donkeys, mules, and similar livestock. Establish agricultural production as the highest priority use in these areas or parcels. The following policies are intended to apply primarily to lands designated within agricultural land use categories.

Policy AR-4a: *The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.*

The three acre parcel is relatively small and not likely to support an agricultural use which could be the sole support of the property owner. However, the owner has raised and intends to continue to raise some sheep each year. They will be used to graze all the paddock areas to keep weeds and grasses short. Carrying capacity for grazing of sheep is probably no more than 3 or 4 sheep with supplemental feed, fewer without. Due to the small size of the parcel it is unlikely that more agriculture will be established, so agriculture is not the primary use of the parcel and has not been since at least the 1970's. However, the current fencing and cross fencing of the paddocks is similar to the horse facilities to the east and the dog kennel will not interfere with adjoining vineyards or horse facilities.

Staff believes that the proposed kennel is an appropriate use of the site despite that fact that agriculture is not the primary use of the property. The fact that dog kennels are an allowed use in agriculturally zoned areas likely reflects the need to locate them on large lots which allows them to be separated from adjoining residential uses. The site has not been under agricultural cultivation since at least the 1970's when the parcel was created.

The combining districts of SR (Scenic Resources) and VOH (Valley Oak Habitat) are also applied to reflect the Community Separator, Scenic Landscape Unit, and Scenic Corridor (Highway 12) designated areas that are a part of the site. Highway 12 is also a state designated Scenic Highway in this area. The site is in the North Sonoma Valley Specific Plan, a plan which is to be deleted and is used only for design guidelines. The guidelines contained in the specific plan are encompassed in the SR regulations. See the discussion of visual aspects of the property in Issue 2.

Issue #2: Design Review/Visual Impacts

Due to the site's multiple designations for scenic resources, Scenic Landscape Unit, Scenic Corridor, Community Separator, and State Scenic Highway, Design Review is required. On December 7, 2011 the Design Review Committee reviewed the proposed building and the sign to make recommendations on how the new building and sign meet the various criteria for the scenic areas.

Signage:

The sign is a particular concern, especially for the neighborhood. The committee made some recommendations for the sign to help it better convey the rural character of the neighborhood and also recommended moving it further onto the property so that it is visible from both directions of travel on Highway 12 to help people prepare for the turn onto the private road accessing the site. Additionally, the Committee recommended an alternative to signage by replacing it with distinctive fencing or other feature (i.e., a piece of sculpture) that is unique to the site thus notifying clients that they have arrived at the site without the use of signs. The fence would have the advantage of being more visible to people traveling east towards Sonoma on Highway 12 and allow them to prepare for a turn into the kennel in advance. At a minimum the Committee recommended that the sign incorporate natural materials and landscaping so that it has a more rural feel and blends in with the area.

Building and Landscaping:

The proposed new building will line up with the existing detached garage, outside the Scenic Corridor setback. The new kennel building is single story, housing 37 indoor/outdoor runs along both of the long sides. The wood siding will be painted to match the existing dwelling. The tile roof will match the existing roofs of the single family dwelling and detached garage previously converted to a 13-run kennel. A six foot high, solid wood fence on the south side of the building provides some screening of the building from Highway 12. The Design Review Committee recommended planting additional trees along this fence, preferably oaks, for additional softening and screening of the structure. The Committee recommended that they be planted in naturalized groupings rather than in a straight line along the fence. A number of evergreen trees have already been planted along the fence along Highway 12.

The Committee also made recommendations on the lighting. The lighting plan will meet Dark Sky International standards, be downward facing, fully shielded, and on motion detectors to reduce light to the absolute minimum necessary for safety purposes.

Issue #3: Noise

Barking dogs are always a concern for neighbors of any kennel facility. As requested by staff, the applicant had a Noise Study prepared. The results of the Noise Study indicated that with proper noise insulation, the building will sufficiently mitigate barking to allow the project to meet the noise standards for nighttime noise. During the day dogs will be allowed outside at which point management of the dogs will be important in maintaining the noise levels below the General Plan threshold. The applicant has provided a detailed supervision and management plan for play groups including having enough people supervising to ensure a ratio of 8 to 10 dogs per person. Also, dogs are screened before they are allowed to participate in doggie daycare. People who will monitor the dogs during play sessions will be instructed to interrupt inappropriate play, shush dogs making noise, and ultimately remove disruptive dogs to the kennel area for a time out. In addition, only 20 dogs will be allowed in the outside play areas

at any one time with a maximum of 10 in the paddocks and 10 in the garden areas. Dogs who bark chronically will not be allowed to return to the kennel.

In the event that there are any noise complaints, PRMD staff and Sonoma County Animal Care and Control will investigate. If it is determined that appropriate noise standards have been or may have been exceeded, PRMD will work with the applicant to resolve the issue. If voluntary compliance fails then PRMD may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. Animal Control can initiate their own enforcement actions for barking dogs which could lead to the revocation of the facility's kennel license. Loss of the kennel license from Animal Control will result in revocation of the Use Permit.

Issue #4: Traffic and Safety

The private lane off Highway 12 drops off rather steeply which means that cars entering the Highway must wait until there is a big enough gap to safely enter the highway since the elevation change makes it impossible to enter the highway at a speed consistent with the highway flow of traffic. The applicant has proposed the use of a van to pick-up and drop-off dogs which can help to reduce the number of trips in and out of the site as several dogs could be transported at a time. The traffic study prepared by TJKM indicates that there will be up to 100 trips per day generated by the proposed project with approximately 20 of these trips occurring in either the a.m. or p.m. peak hours. Potential changes to the intersection include left turn pockets, deceleration lanes or shoulder widening. However, neither CalTrans nor Sonoma County Department of Transportation and Public Works recommended any improvements for this intersection as the number of trips does not significantly increase the potential for accidents. The Mitigated Negative Declaration was forwarded to CalTrans for review.

STAFF RECOMMENDATION

Adopt the Mitigated Negative Declaration and approve the Use Permit request for a 50 dog boarding kennel and doggie daycare with training and grooming as modified by the mitigation measures and conditions of approval.

FINDINGS FOR RECOMMENDED ACTION

1. The primary use of the three acre parcel is not agriculture. However, the parcel will conform to the general appearance of adjoining parcels in that it will remain open paddocks which will be grazed by sheep in addition to their use as play areas for the dogs. The owner will continue to raise sheep each year on a seasonal basis in the paddocks which comprise approximately 50% of the parcel. The DA (Diverse Agriculture) zoning designation expressly allows commercial kennels subject to approval of a conditional Use Permit. Implementation of the conditions established for location, landscaping, colors, and lighting for the new kennel building will ensure compliance with the SR (Scenic Resources) designation of the site.
2. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because mitigation measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
3. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are: a) the potential visual impacts from the construction of a new kennel building are adequately mitigated by the proposed location, colors, landscaping, and

lighting; b) the potential noise impacts will be mitigated by a dog management plan, insulation in the building, pre-screening of dogs who are allowed to stay at the kennel, and confining dogs to the kennel building between 7:00 p.m. and 7:00 a.m.; and c) the project will generate as many as 100 trips per day which will be dispersed over the operating hours. No more than 20 trips are anticipated during the a.m. and p.m. peak hours.

LIST OF ATTACHMENTS

- EXHIBIT A: Draft Conditions of Approval
- EXHIBIT B: Proposal Statement
- EXHIBIT C: Vicinity Map
- EXHIBIT D: General Plan Map
- EXHIBIT E: Zoning Map
- EXHIBIT F: Site Plan
- EXHIBIT G: Building Elevations
- EXHIBIT H: Sign
- EXHIBIT I: Draft Resolution

Separate Attachment for Commissioners: Mitigated Negative Declaration, Correspondence for and against the application, and full size site plans and building elevations.

Draft Conditions of Approval

Date: March 15, 2012 **File No.:** PLP11-0042
Applicant: Heidi Niemann **APN:** 030-110-036
Address: 6445 Highway 12, Santa Rosa

Project Description: Request for a Use Permit for a Boarding Kennel and Doggie Daycare for up to 50 dogs. Training and grooming will also be included. Site development includes conversion of an existing 880 square foot garage into a 13 run kennel and grooming area, and construction of a new 1,496 square foot kennel building to house 37 indoor/outdoor runs.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,101.50 (or latest fee in effect at time of payment) because a Negative Declaration was prepared, for a total of \$2,151.50 made payable to Sonoma County Clerk and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

BUILDING:

"The conditions below have been satisfied" BY _____ DATE _____

2. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (PRMD). The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.
3. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.

FIRE:

"The conditions below have been satisfied" BY _____ DATE _____

4. Development on this parcel is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals shall be accompanied by plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall include but not be limited to the following:
 - a. The subject property must currently be in full compliance with Zoning regulations, Building Code regulations, Hazardous Materials regulations, and Fire Code Regulations, consistent with the 2010 California Fire Code as adopted and amended by Sonoma County Code.
 - b. A building permit shall be obtained for any change in the use or character of a building that will place it in a different occupancy group.
 - c. Applicable Fire Code construction permits must be obtained prior to the commencement of project improvements requiring such permits as required by the 2010 California Fire Code as adopted and amended by Sonoma County Code.
 - d. Applicable Fire Code operational permits shall be obtained prior to the operation of any activity that would require such permit as required by the 2010 California Fire Code as adopted and amended by Sonoma County Code.

- e. Applicable Hazardous Materials Business Plan and Inventory Statement shall be provided where required by the 2010 California Fire Code as adopted and amended by Sonoma County Code.
- f. Roadways, driveways, bridges and gates shall be in compliance with Sonoma County Fire Safe Standards Division-B, including but not limited to the following: roadway grades, widths, lengths, surfaces; turnouts and turn-arounds; bridge load capacities, widths, and signage.
- g. Addressing shall be in compliance with Sonoma County Fire Safe Standards Division-C.
- h. Defensible space shall be required and maintained throughout the life of the building(s) as required in Sonoma County Fire Safe Standards Division E, and the 2010 California Fire Code as adopted and amended by Sonoma County Code.

HEALTH:

"The conditions below have been satisfied" BY _____ DATE _____

PRIOR TO PROJECT OPERATION AND VESTING THE USE PERMIT:

Water:

- 5. Prior to project operation and vesting the Use Permit, the applicant shall provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of the well water tested by a California State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this department may be required. Copies of all laboratory results must be submitted to the Project Review Health Specialist.

Septic:

- 6. Prior to project operation and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit and any additional sources from the parcel.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require both soils analysis, groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

- 7. Toilet facilities shall be provided for employees prior to vesting the Use Permit. A copy of the Floor Plan showing the location of the restrooms shall be submitted to the Project Review Health Specialist prior to issuance of building permits.

Vector Control:

- 8. A Mosquito and Vector Control Plan (mosquitoes for the 1 foot pond and rats for the dog food) acceptable to the Marin-Sonoma Mosquito and Vector Control District (telephone 707-285-2200) shall be submitted prior to the construction of any ponds and prior to vesting the Use Permit. The Project Review Health Specialist shall receive a copy of the Mosquito and Vector Control Plan and

an acceptance letter from the Marin-Sonoma Mosquito and Vector Control District.

OPERATIONAL REQUIREMENTS:

Water:

9. A safe, potable water supply shall be provided and maintained.

Septic:

10. Maintain the Annual Operating Permit for any alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable waste discharge requirements set by the Regional Water Quality Control Board.
11. Prior to project operation and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit and any additional sources from the parcel.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require both soils analysis, and groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements.

Mitigation Monitoring: The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

12. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
13. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.

Noise:

14. All dogs being considered for care shall be screened to eliminate dogs that are not well behaved in the absence of their owners.
15. Only neutered dogs shall be accepted for care at this kennel.
16. A kennel attendant shall be present when client dogs are allowed outdoors.
17. Disciplining collars (i.e., bark activated citronella spray or electronic shock) shall be used as needed.
18. Outdoor Dogs:

- a. No client dogs shall be permitted outdoors between the hours of 7 p.m. and 7 a.m.
- b. Grouping of dogs in the four "Exercise Areas" combined shall not exceed 10 dogs total at any time.
- c. Grouping of dogs in the "Yard" and "Garden" areas combined shall not exceed 10 dogs total at any time.
- d. As implied by numbers b and c above, no more than 20 dogs shall be permitted outdoors at any one time. The remainder of the dogs on-site shall be housed within kennel buildings.

19. Indoor Dogs

- a. No more than 50 dogs total shall be permitted on the site. In particular, no more than 50 dogs shall be housed in the kennel buildings.
- ~~b. Any new kennel building added to the property shall not be closer to Highway 12 than the existing kennel building.~~
- c. The new kennel building shall incorporate a building shell with interior/exterior sound insulation equal to or better than the shell for the existing building. An acceptable building shell would include: a) wood siding, b) composition roof, c) gypsum board interior walls and ceiling, and d) total window area less than 10% of the net wall area.
- d. All doors and windows of any kennel building shall be kept closed, except as needed for entry and egress.

Mitigation Monitoring: Any noise complaints will be investigated by PRMD staff and Sonoma County Animal Care and Control. If such investigation indicates that the appropriate noise standards have been or may have been exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measures. Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If noise complaints continue, PRMD shall investigate complaints. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. Animal Control may initiate their own enforcement actions for barking dogs which could lead to the revocation of their kennel license. Loss of the kennel license will result in revocation of the Use Permit.

- 20. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (5 minutes in any hour)	60	55
L02 (1 minute in any hour)	65	60
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.		

- 21. If noise complaints are received from nearby residents, and they appear to be valid complaints in

PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Solid Waste:

22. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

PUBLIC WORKS:

"The conditions below have been satisfied" BY _____ DATE _____

23. Prior to issuance of any permit that results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

24. This Use Permit allows the applicant to run a boarding kennel, doggie daycare, training, and grooming facility for a maximum of 50 dogs on-site at any one time (not including the applicant's own dogs which cannot exceed four).

Training will be accomplished through a board-and-train program with the dog's owner(s) working one-on-one with the dog trainer after training is complete to help the owner understand the dog training received and how to use the commands that the dogs was trained. Group classes of up to five owners at a time will also be conducted. Both private instruction and group classes are to be held on Saturdays – private lessons from 9:00 a.m. to 11:00 a.m. and group lessons from 1:00 p.m. to 3:00 p.m. The dog trainer will be on an on-call basis as demand for services dictates.

Grooming will be for dogs that are boarded or participating in the doggie daycare program a minimum of five hours per week only. A maximum of two dogs per day will be groomed. The groomer will be on an on-call basis as demand for services dictates. Dog bathing and grooming will be conducted inside the former detached garage now a 13 run kennel.

The new kennel building to house 37 kennel runs is 1,496 square feet and shall be located adjacent to the south side of the single family dwelling a minimum of 200 feet from Highway 12.

Up to five full-time and three part-time employees are permitted when the facility is in full operation. The kennel will be open from 7:00 a.m. to 7:00 p.m. for pick-up and drop-off.

25. The applicant shall maintain a minimum of 5 parking spaces on-site to serve the boarding, doggie day care, grooming, and training facility. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.

26. This Use Permit PLP11-0042 shall supersede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.
27. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation.
28. Prior to establishment of the use, a license from the Sonoma County Animal Regulation Division shall be obtained. A copy of the approved license shall be submitted to the Project Planner. If the license is revoked, proper notification shall be made to PRMD and the Use Permit may also be revoked at that time.
29. The applicant shall plant additional landscaping (oak trees) along the south side of the proposed kennel building subject to review and approval of Project Review staff prior to building permit final and issuance of an occupancy permit. The building plans shall show all lighting and clearly show the fixture types that will be located at each place where outdoor lighting is indicated.

Mitigation Monitoring: The project planner shall perform a final inspection before the building permit receives final occupancy to ensure that landscaping is installed and exterior lighting is fully shielded and downward facing and meet the International Dark-Sky Association's criteria as outlined in their website: <http://www.darksky.org/>

30. All light fixtures in the kennel buildings shall be fitted with low energy bulbs such as fluorescent or L.E.D. bulbs.

Mitigation Monitoring: The project planner shall not sign-off on project operation until all lights are shown to have the appropriate low energy use bulbs.

31. Prior to commencing the use or issuance of building permits, an exterior lighting plan shall be submitted for design review by PRMD-Project Review. Lighting shall be downward facing, fully shielded, and located at the lowest possible point to the ground to prevent spill over onto adjacent properties, glare, nighttime light pollution and unnecessary glow in the rural night sky. Security lighting shall be put on motion sensors. Flood lights and uplights are not permitted. Luminaires shall have a maximum output of 1000 lumens per fixture. Total illuminance beyond the property line created by simultaneous operation of all exterior lighting shall not exceed 1.0 lux.

Light fixtures shall be full cut-off fixtures, take ground fog into consideration, shall not be located at the periphery of the property and shall shut off automatically when the use is not operating. No lighting shall be directed towards off-site areas.

Mitigation Monitoring: The Project Review planner shall not approve the construction of the kennel building or operation of the boarding kennel until a lighting plan has been reviewed and approved.

32. Lighting plans shall be designed to meet the Lighting Zone LZ2 for rural standards from Title 24 effective October 2005.
33. All exterior fixtures shall be limited to lamps not exceeding 100 watts (incandescent) or equivalent lumens.
34. A revised sign design shall be submitted for review and approval by PRMD Project Review staff prior to sign installation. The applicant shall provide a site plan indicating relocation of the sign unless it is replaced with distinctive fencing or sculpture. Additionally, the sign shall be landscaped and the use of natural materials around the base to make the sign more compatible with the rural nature of the site.

Mitigation Monitoring: Prior to issuance of Final Occupancy for the new kennel building the project

planner shall inspect the site, to ensure that the sign or alternative identification is appropriately landscaped and installed.

35. The following dust control measures will be included in the project:
- a. Water or other dust palliative will be applied to unpaved portions of the construction site, unpaved roads, parking areas, staging areas and stockpiles of soil daily as needed to control dust.
 - b. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
 - c. Paved roads will be swept as needed to remove any visible soil that has been carried onto them from the project site.

Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above measures are included on the building, grading and/or improvement plans. The applicant shall be responsible for notifying construction contractors about the requirement for dust control measures to be implemented during construction. If dust complaints are received, PRMD staff shall conduct an on-site investigation. If it is determined by PRMD staff that complaints are warranted, the permit holder shall implement additional dust control measures as determined by PRMD or PRMD may issue a stop work order.

36. Dog waste shall be removed as it is deposited and at a minimum two times per day (morning and evening) from all areas that the dogs have access to. Waste shall be placed in air tight containers and removed from the site at least once a week. Runs shall not be hosed down. Solid waste shall be removed and residue and liquid waste shall be mopped up and the area cleaned with a disinfectant solution. The gravel areas shall be disinfected routinely with a dilute mixture of chlorine bleach and water.

Mitigation Monitoring: Kennels are routinely inspected by Sonoma County Animal Care and Control who are checking for overall cleanliness, as well as security, and proper control of dogs at the kennel. If complaints are received they will be investigated by both PRMD staff and Animal Control. Failure to comply with the manure management plan will result in more frequent inspections and may result in the revocation of the kennel license.

37. All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in

accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Mitigation Monitoring: Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans.

38. The project's landscaping shall comply with the Sonoma County Water Efficient Landscape Ordinance <http://library.municode.com/HTML/16331/level1/CH7D3WAEFLA.html>.

Mitigation Monitoring: The project planner shall ensure that the project has satisfactorily completed Water Efficient Landscape plan check and approval process prior to building permit issuance.

39. Construction activities for this project shall be restricted as follows:

- a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
- b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.
- c. There will be no start up of machines nor equipment prior to 7:00 a.m. Monday through Friday or 9:00 a.m. on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m. nor past 7:00 p.m. Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer's phone number for public contact.
- d. Pile driving activities, if any, shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
- e. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
- f. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Mitigation Monitoring: PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits. Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek

voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings.

40. The applicant shall pay all applicable development fees prior to issuance of building permits.
 41. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owners shall execute and record a Right-to-Farm declaration on a form provided by PRMD.
 42. At the time of submitting a building permit application, the applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.
 43. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
 44. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the dripline, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree protection implementation measures.
 45. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
 46. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.
- The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.
47. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if:
(a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

5/15/11

PROPOSAL STATEMENT

6445 Sonoma Hwy
Santa Rosa, CA 95409

Note there are three revisions
March 30, 2011
September 7, 2011
December 7, 2011

Re: UPE09-0069

Request to modify existing use permit to overnight boarding, training and group lessons. Days of operation Monday through Sunday.

~~My current daycare clients are requesting boarding, training and group lessons.~~ I realize this is an important need for my neighboring community of Glen Ellen, Kenwood and Oakmont. The traffic could decrease as I only take 10 dogs per day and boarding would mean less picking up and dropping off.

When I purchased 6445 Sonoma Highway last year, the home had a detached work shop where race cars were worked on. It was noise proof to start engines and fix specialty race cars. It was a beautiful shop with security camera's, double paned windows, fully insulated, television, hot and cold running water with a huge sink and two large roll up doors. I wanted a facility for dogs and added chain link kennels and guilotine dog doors. I have been currently using the kennel for dogs to rest in. I give my own 3 dogs baths from here because it has hot and cold running water.

I would like to propose overnight boarding for my daycare dogs in the existing kennel. Nothing would change as it is currently set up for boarding and nothing would change with regard to the size or shape of the building. The kennel area has always been alarmed with ADT for fire and security. I keep this current/active with a monthly fee.

The fire department said my building is now safer, since I cleaned away the gas cans and chemicals, that were abundant in this enclosure. It is considered an upgrade with their standards. Boarding would be for existing daycare clients. The kennel will be locked down in the evening, all dogs enclosed.

Currently the average number of daily traffic trips is ~~20~~ which would decrease to ~~10~~, if boarding is approved, as clients would not be picking up their dogs and/or I would not be dropping them off twice per day.

I would like to have the noise study waived as ~~this is a well done~~ race car, engine roaring noise proof, insulated building with stucco and wood siding and roman steel roof. The three windows are all double paned. It has two large garage doors and a side entry.

The maximum number of dogs I wish to accommodate is ~~my~~ ~~permitted~~ ~~10~~ there will be no overlap.

I do not wish to have employees at this time. But, under my most successful scenario would like to have 3. This is when I would want a groomer.

I will be finishing my landscaping of adding more redwood trees and a one foot high water hole with sand and pea gravel all around it.

All my exterior fencing is 6 feet high. The interior fencing is 5 feet. I have 6 separate enclosed areas for safety and control. I have an agility course being added and several kiddie pools. The water hole will be added this summer. I have an existing swimming pool that is enclosed for private play.

I have dog poop picked up immediately, it is in an enclosed gravel . Poop is picked up immediately and put in a small garbage bucket and at the end of the day into a large garbage can that is picked up on Thursdays, once a week.

It is my intention to be know as a "No Bark" facility like Olivet Kennel. I use citronella spray collars, water (spray) bottles and the word "tsk tsk," like Cesar Malon, (my TV role model). I am very hands on and will not allow barkers to stress each other out nor the neighbors. We will use e-collars as a last resort. Barking is controlled immediately.

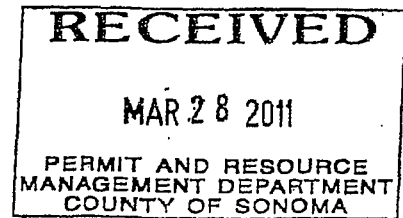
Eventually I would like a storage and workroom with shelves for kennel materials: chain link fencing and Red Brand fencing, dog doors, tools, tractor, drills, etc.

I have a contract with Clarks Pest Control to come out quarterly to service for spiders and vector control (888) 892-7791. I have a contract with ADT for fire and burglary. I am a member of the Pet Care Services Association (PCSA) and am proud to meet their standards.

Heidi Niemann

March 30, 2011

County of Sonoma
Permit and Resource
Melinda Grosch



Re: UPE11-0020/6445 Highway 12, Santa Rosa

Dear Melinda,

This is my response to your request to provide additional detail to add overnight boarding, grooming, and training to my approved daycare (UPE09-0069).

1. A) Hours of operation for clients to come and go from the site is 7am to 7pm. In the winter. 7am to 8pm in the Summer
 B) Boarded dogs will be allowed access to the outdoors as early as 7am.
 C) Boarded dogs will be allowed access to the outdoors up until 7:00pm January thru May. 8:00pm May thru October.
2. Estimated number of trips to and from site: I will take no more than two dogs per hour to alleviate traffic congestion. Whether picking up or dropping off during business hours.
3. Pest Control Plan: Clarks (1(888) 891-7791 (account under Heidi Niemann) services my property from inside to out. They set mouse and rat traps. The cats seem to take that job away from the traps most of the time. Milo is the mosquito man for me. He works for the county and sets me up with mosquito fish all around my property in my lily flower pots. For the flies I use the hanging water tanks from Western Farm Center.

UPE11-0020
March 30, 2011

4. Training Classes: I only want to train the dogs that are boarded with me. I want to call it "Live in Training". No leash pulling, no jumping, no barking, stay in your spot, do your business and all the manners that follow inbetween.

5. Grooming: The current 15 run kennel has hot and cold running water for full service grooming. Grooming would consist of how many empty kennels I have available from daycare and boarding. I would groom dogs myself by apt only. I could hire a part-time groomer if I saw that I was making money to afford that.

I would like to have permission for 20 dogs instead of 10. If Elnoka is approved by the city, the talk is of widening Hwy 12 to help with traffic.

I would also like to add that my sign needs to sit 6 feet high from the street. It is currently 6 feet below street level as my property sits even with the ditch. Four neighbors have told me my clients go down the road to look for me, where before when it was 6 feet high from the street, clients came right in.

I am currently getting names and numbers from Oakmont residents who would approve boarding at my site for the community.

I will await, eagerly, for the review of your departments and agencies.

Heidiniemann@sbcglobal.net

Sincerely,



Heidi Niemann

Owner

September 7, 2011

Re: UPE11-0020
6445 Sonoma Hwy, Santa Rosa
The Meadows Kennel

Dear Melinda,

Thank you for being patient with my delay amending my application on file. I have been enjoying getting "my feet wet" and meeting on a limited scale, dog owner and dog needs. This letter is to provide current detail to move forward and operate as a full service dog kennel.

~~For some time now, my clientele of Oakmont, Kenwood, Glen Ellen and Sonoma has and is requesting boarding, grooming and training. For many months now, I have witnessed the definite need for me to figure out if I could service their needs. The zoning of the kennel property is Diversified Agriculture, the location 6445 Sonoma Highway is convenient for clients, the expressed interest is abundant and I love to care for dogs. The Meadows Kennel meets 'dog needs' 100% of the time to alleviate neighbor concerns of barking, crying and stressed out dogs. Currently when a client needs a safe place for their dog, overnight, their dog sleeps in my home. I have no boarding fee as I express to my clientele I am applying for a boarding permit.~~

I contacted the appropriate businesses to conduct noise and traffic studies for this properties maximum potential of dogs within County and Cal Trans guidelines; reports are enclosed. With help, I studied how to design my property to accommodate the maximum number of dogs safely and within county requirements. I separated my 3.5 acre property into 12 large areas. Taking the noise, traffic, community need, zoning and property assets into consideration I am requesting a permit to operate with up to fifty dogs. I propose live in grooming and training for existing boarders to minimize daily traffic. I would also like to add that my sign needs to sit 6 feet from my properties high point versus 6 feet from the lowest point as the sign does not currently mark my property. The colors I chose are green and white to stay with the scenic landscape.

I would like to submit plans to the building department for a thirty run kennel similar to the current existing kennel. My hours of operation for clients would be from 7am to 7pm; Monday through Sunday. My screening process eliminates aggressive and unbalanced dogs.

I would like to have ten dogs in the garden, ten dogs in the pool area, ten dogs on the grass, ten dogs on the gravel, and ten dogs in the kennel area. My current clientele is mostly retired and do not bring dogs to The Meadows Kennel during peak commute times, but I do want boarded dogs to have outside access from 7am to 7pm.

I give five to ten tours with dog behavioral tests almost every day. Most of my clientele are elderly and retired with middle age to elderly dogs. There is a strong, local, community need for The Meadows Kennel to accommodate the long list of names I have on file. My clients have continual doctor appointments, chemotherapy, radiation, hospital stays, travel etc. Customers currently leave keys under their mat for me to pick up their dog in emergencies.

Dogs here have plenty of room on this three plus acres. At the present time the parcel is divided into over 12 large play, rest and swim areas where dogs can hang out with whatever I am doing. It has been my current experience that up to ten dogs can be together peacefully, in any one of these areas. I propose up to ten dogs in any divided area with one employee present. That is fifty dogs and five employees, not counting me.

I could currently, comfortably board twenty dogs in the extra large day care kennel I currently have on site. Per the site plan I would build a thirty run kennel to make a total of fifty large kennels.

Surface in play areas and kennel runs is concrete, pea gravel and grass. Areas subject to heavy wear-and-tear shall be treated frequently to ensure no wear down to dirt. Areas around drinking water are on concrete and stepping stones.

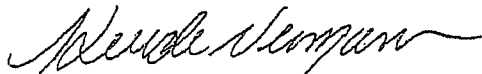
All garbage, refuse and dog feces on this site shall be collected daily and accumulated or stored in non absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal containers with tight fitting lids and picked up by the disposal company every Thursday unless there is a holiday.

I am aware of voiced concern with barking being an issue with The Meadows Kennel request to expand. I would like to say that I am among those whom don't approve of dogs barking. Cared for dogs do not bark. The Meadows Kennel can care for dogs so they don't cry and bark. It not only stresses people out, but dogs too. I believe we all want the same thing; to live in a peaceful and cared for environment. I have lived in Santa Rosa for over fifty years supporting and volunteering from 4-H, Animal Rescue, The Humane Society and many more.

In conclusion, I am pleased to be meeting strong, local community needs in the following important ways. My clientele needs a safe, convenient location for their dogs. ~~The genuine need for these folks to feel their dog is~~ cared for relieves stress for them and their dog. Especially for folks who happen to live alone. For these persons in particular, it is hard to find help with feeding, cleaning, exercising and petting their dog(s) on the occasions when they are unable to do so. I want to enhance this operation to support and protect my neighbors and their dogs to alleviate unnecessary stress and barking, to secure a safe and healthy place for neighbors, owners and dogs.

Lastly, as a small business I would be able to satisfy labor needs, providing employment; which increases a revenue stream. In turn these employees provide income to our community as they buy goods and services. Not to mention *I love what I am doing.*

Sincerely,



Heidi Niemann

Owner

The Meadows Kennel

Enclosures

Dec. 7, 2011

Melinda Grosch
PRMD
Re: The Meadows Kennel

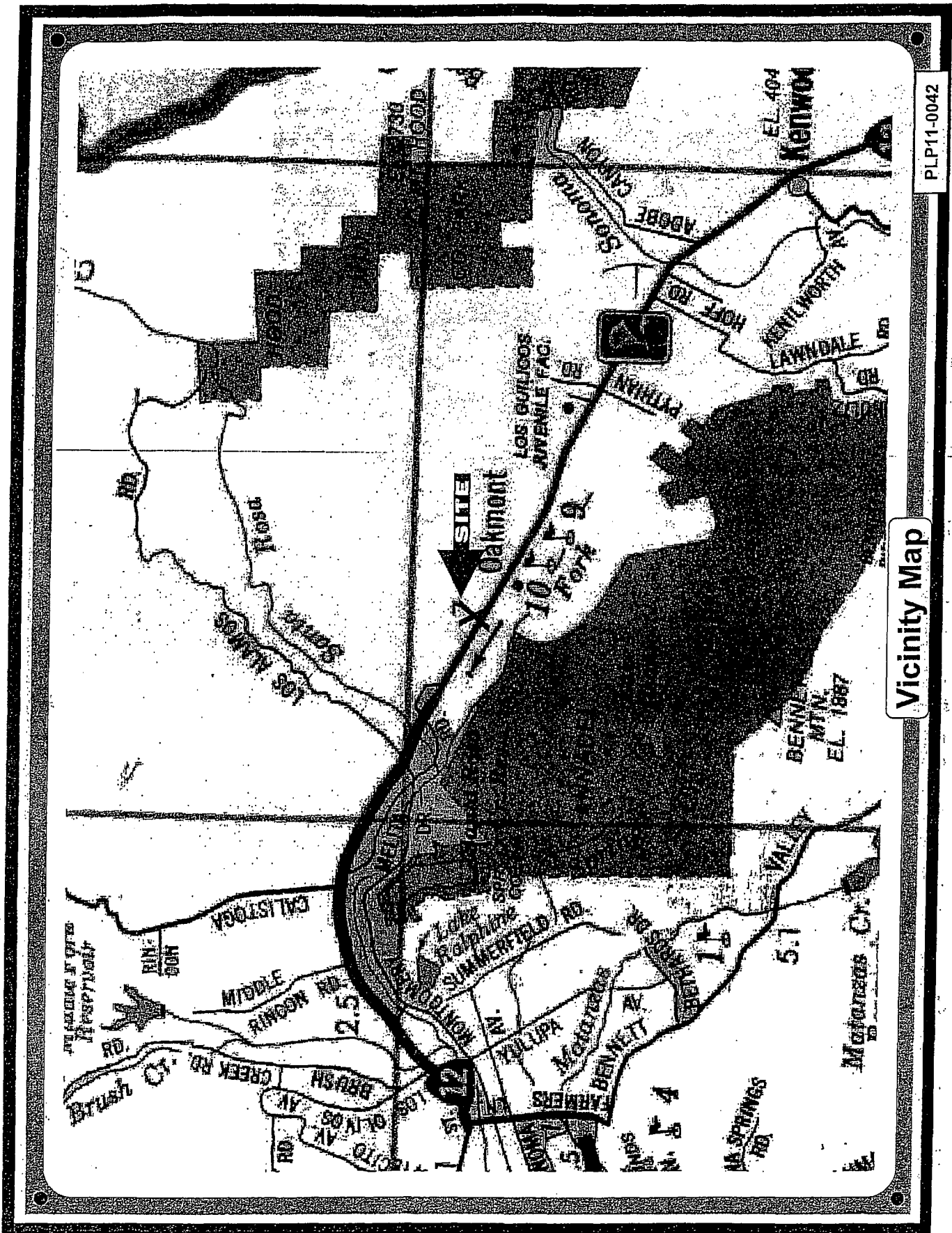
Proposal Statement in more detail

Measures to control barking: If a dog needs to be managed to stop barking, the first step would be to understand why dog is barking. If such dog cannot be satisfied owner will be called or their emergency contact. If owner has authorized use of citronella or bark collar we will use them.

The Meadows Kennel is set up so outside runs do not face play areas, eliminating any visual excitement. We also primarily use the two large back yard areas (one acre) which are on the other side of the kennel and residence.

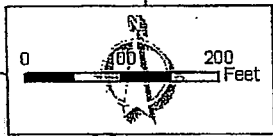
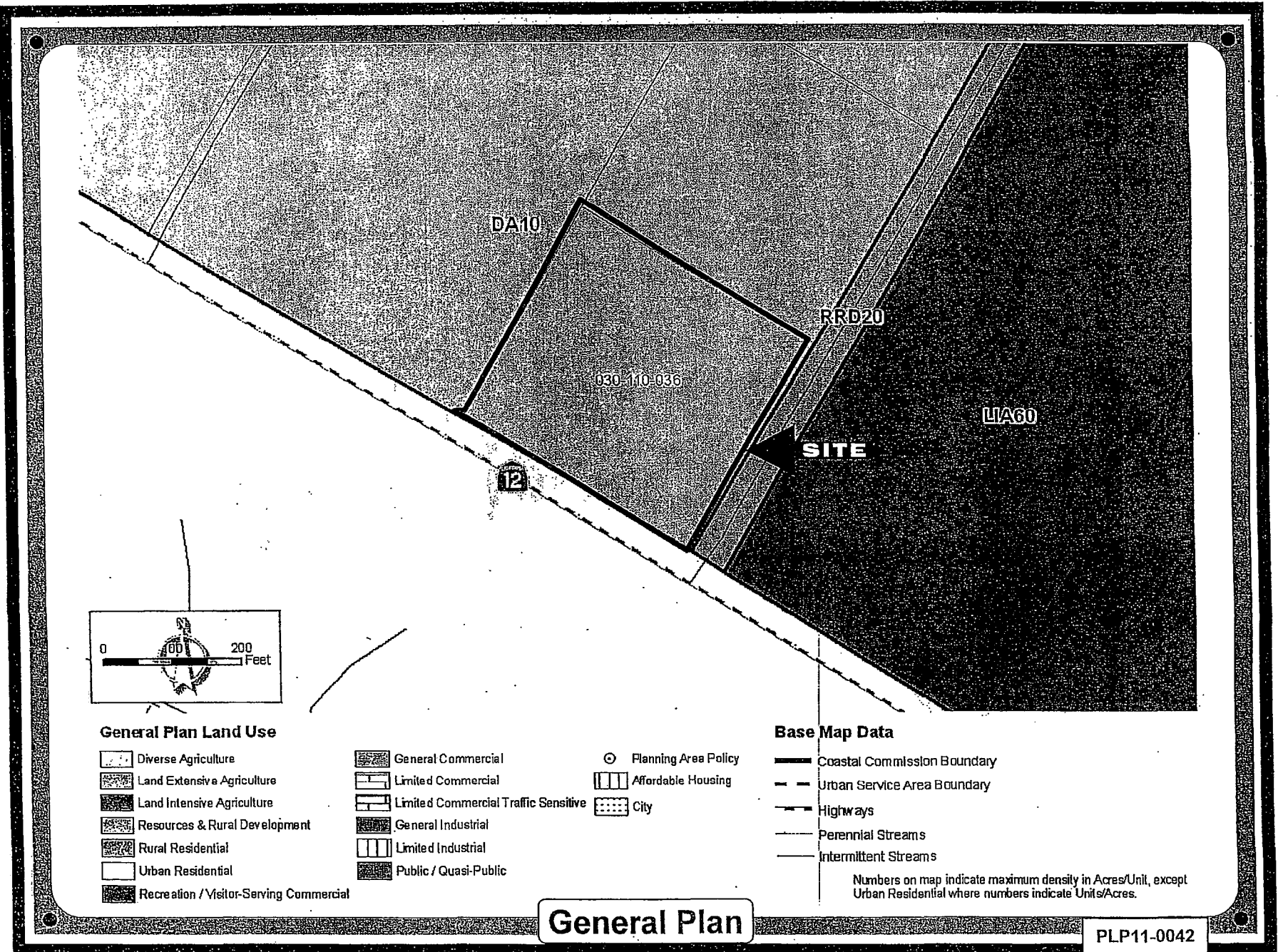
Live in Training: Classes from 1 – 4 weeks. First week would be teaching the foundation of basic obedience. Second week would be voice command training. Third week would be off leash and hand training and fourth week is all combined with distractions. Clients can pick one or all. I would like one trainer on call. Her name is Faye. The 1.2 acre Pooches Pool and Loafers Lounge will be where training is conducted and where an owner will receive instruction on a Saturday from 9am to 11am prior to taking their dog home. A group session will consist of five owners at one time on Saturdays from 1pm to 3pm.

Grooming: Folks that need their dog to be groomed have to have such dog boarded or in day care for up to 5 hours. No more than two dogs groomed per day with one groomer on call. Grooming will be conducted in existing kennel, when dogs are out playing. Hot and cold running water already exist, with GFI outlets.



Vicinity Map

PLP11-0042



General Plan Land Use

- | | |
|---|--------------------------------------|
| Diverse Agriculture | General Commercial |
| Land Extensive Agriculture | Limited Commercial |
| Land Intensive Agriculture | Limited Commercial Traffic Sensitive |
| Resources & Rural Development | General Industrial |
| Rural Residential | Limited Industrial |
| Urban Residential | Public / Quasi-Public |
| Recreation / Visitor-Serving Commercial | |

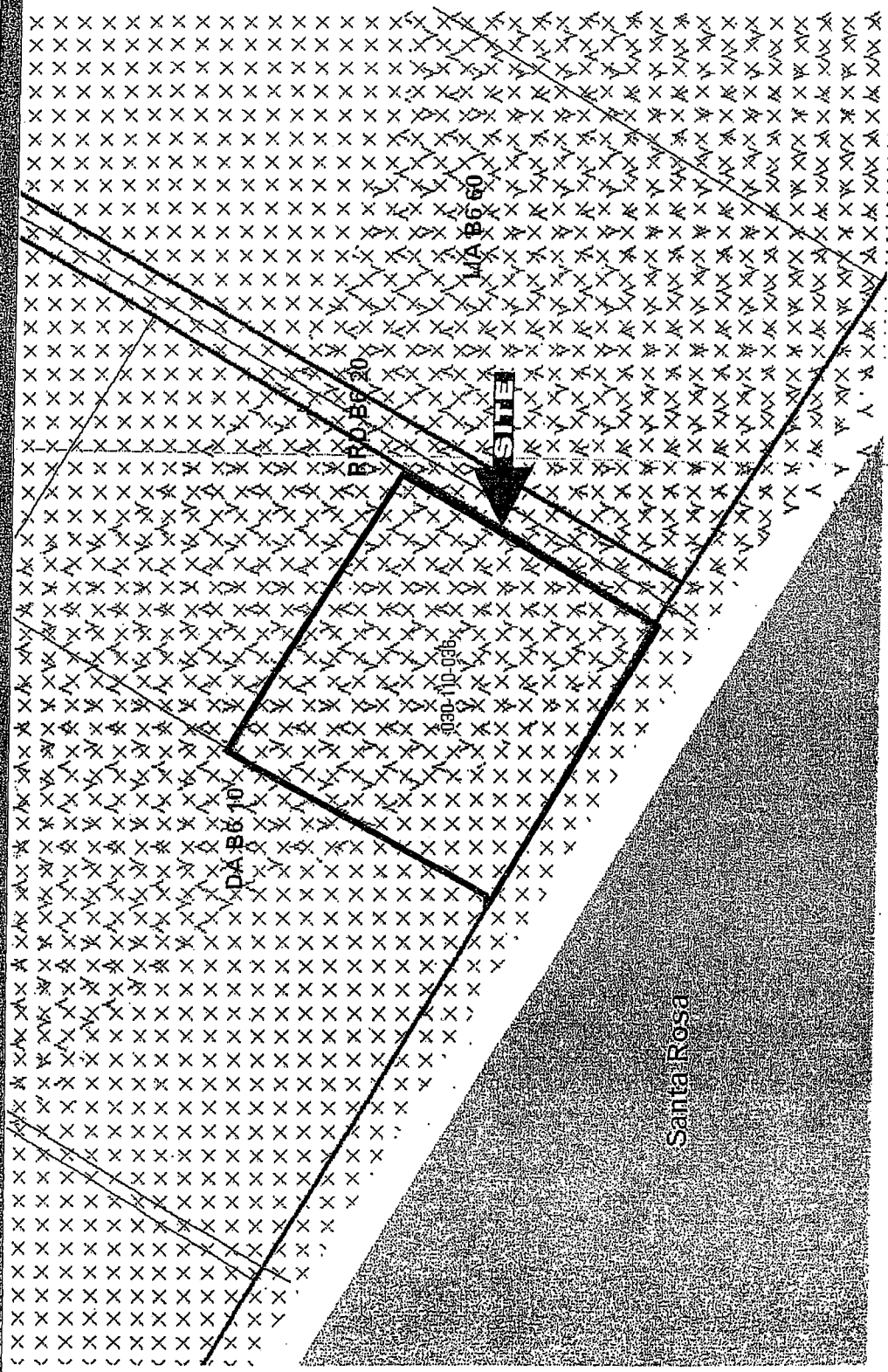
Base Map Data

- | | |
|----------------------|-----------------------------|
| Planning Area Policy | Coastal Commission Boundary |
| Affordable Housing | Urban Service Area Boundary |
| City | Highways |
| | Perennial Streams |
| | Intermittent Streams |

Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

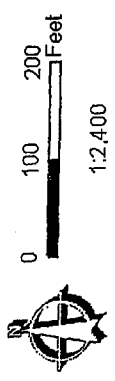
General Plan

PLP11-0042



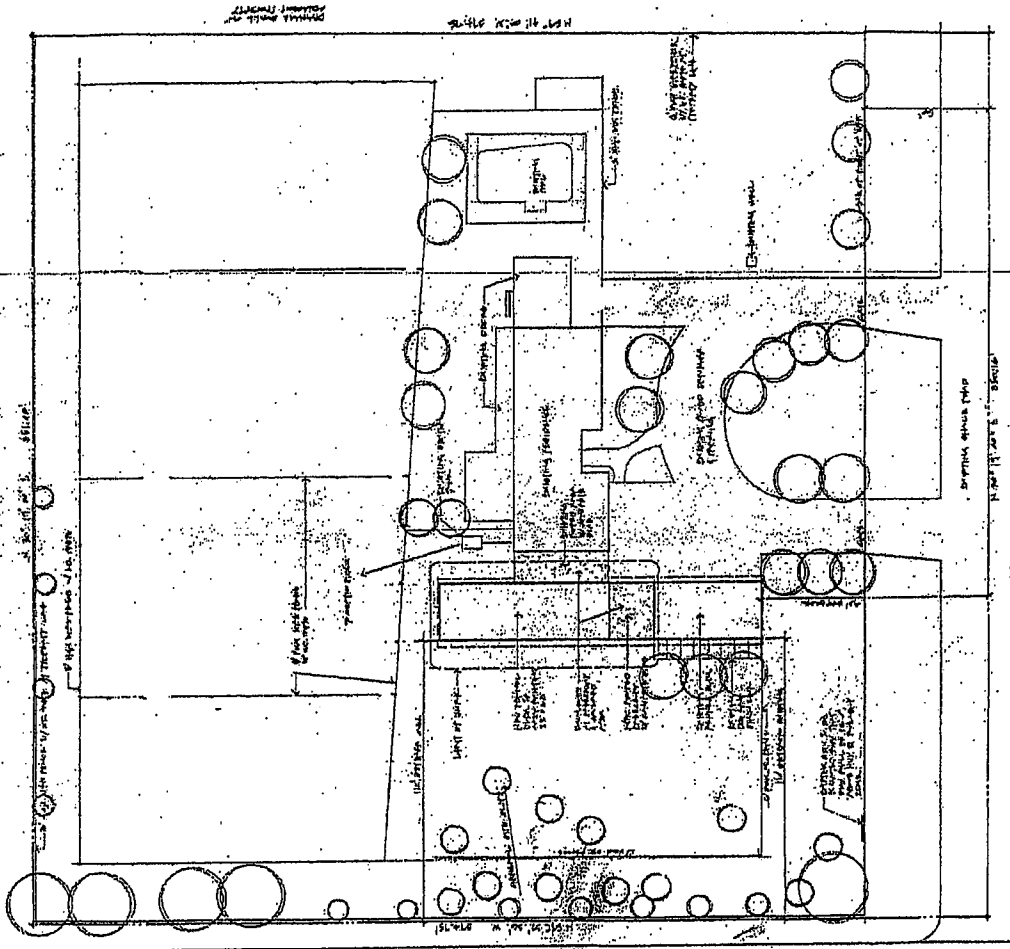
Zoning and Combining Districts

- City Limit
- AH Affordable Housing
- LU Policy
- HD Historic District
- MR Mineral Resource
- G Geologic Hazard
- F1 Floodway
- F2 Floodplain
- SD Scenic Design
- SR Scenic Resource
- VOH Valley Oak Habitat
- BB Biotic Resource



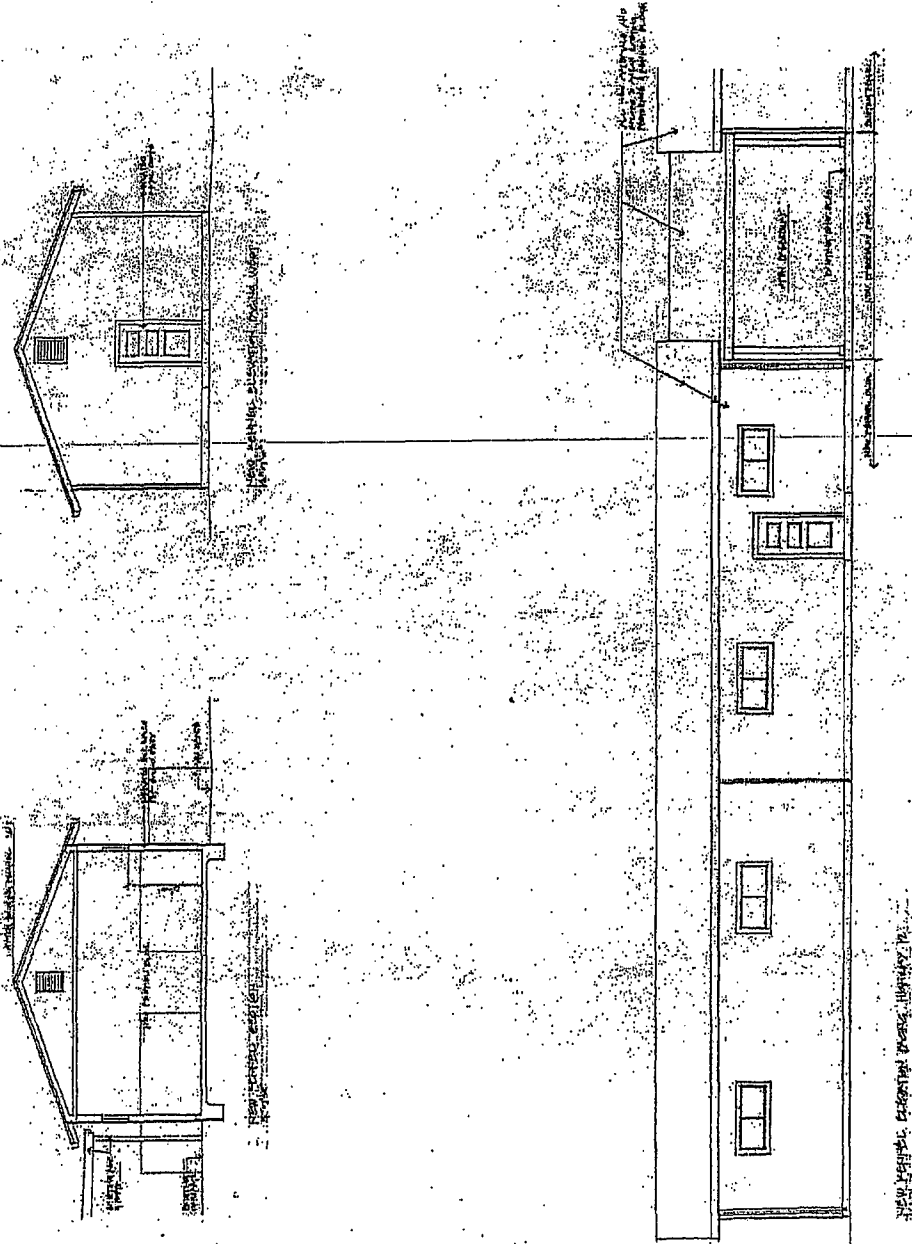
Zoning Map

Site Plan



PLP11-0042

Elevations



THE MEADOWS
KENNEL

707-536-3707

PLP11-0042

Current Sign

Resolution Number

County of Sonoma
Santa Rosa, California

March 15, 2012
PLP11-0042 Melinda Grosch

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS,
COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING A
NEGATIVE DECLARATION AND GRANTING A USE PERMIT TO HEIDI
NIEMANN, FOR PROPERTY LOCATED AT 6445 HIGHWAY 12, SANTA
ROSA; APN 030-110-036.

WHEREAS, the applicant, Heidi Niemann, filed a Use Permit application with the Sonoma County Permit and Resource Management Department for Use Permit and Design Review for a Boarding Kennel and Doggie Daycare for up to 50 dogs. Training and grooming will also be included. Located at 6445 Highway 12, Santa Rosa; APN 030-110-036; Zoned DA (Diverse Agriculture), B6-10 acre density, SR (Scenic Resource), VOH (Valley Oak Habitat); Supervisorial District No 1; and

WHEREAS, a Mitigated Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines; and

WHEREAS, in accordance with the provisions of law, the Board of Zoning Adjustments held a public hearing on March 15, 2012, at which time all interested persons were given an opportunity to be heard.

NOW THEREFORE BE IT RESOLVED that the Board of Zoning Adjustments makes the following findings:

1. The primary use of the three acre parcel is not agriculture. However, the parcel will conform to the general appearance of adjoining parcels in that it will remain open paddocks which will be grazed by sheep in addition to their use as play areas for the dogs. The owner will continue to raise sheep each year on a seasonal basis in the paddocks which comprise approximately 50% of the parcel. The DA (Diverse Agriculture) zoning designation expressly allows commercial kennels subject to approval of a conditional Use Permit. Implementation of the conditions established for location, landscaping, colors, and lighting for the new kennel building will ensure compliance with the SR (Scenic Resources) designation of the site.
2. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because mitigation measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
3. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are: a) the potential visual impacts from the construction of a new kennel building are adequately mitigated by the proposed location, colors, landscaping, and lighting; b) the potential noise impacts will be mitigated by a dog management plan, insulation in the building, pre-screening of dogs who are allowed to stay at the kennel, and confining dogs to the kennel building between 7:00 p.m. and 7:00 a.m.; and c) the project will generate as many as 100 trips per day which will be dispersed over the operating hours. No more than 20 trips are anticipated during the a.m. and p.m. peak hours.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program set forth in the Conditions of Approval. The Board of Zoning Adjustments certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment of the Board.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby grants the requested Use Permit, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Board's decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments' action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

THE FOREGOING RESOLUTION was introduced by Commissioner _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

Commissioner _____
Commissioner _____
Commissioner _____
Commissioner _____
Commissioner _____

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing resolution duly adopted; and

SO ORDERED.

LETTERS OF SUPPORT

**PLP11-0042, 6445 HIGHWAY 12
SANTA ROSA**

January 20, 2012

Dear Ms. Grosche:

I am writing as a frequent client of Meadows Kennel located on Sonoma Highway in Santa Rosa, California.

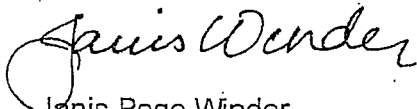
I have an Australian terrier that is very dear to me since my husband passed away six years ago. I was very worried when moving back to California in 2010, that I would have difficulty in finding a well-respected, well-run kennel/day care facility for my dog. I was very pleased to find the Meadows Kennel nearby. The facilities and care provided are exceptional – from the outdoor play areas to the sheltered ones as well as the supervision provided. My dog loves to visit and adores Heidi – which is a testament to a well-run kennel.

The location of the kennel and the well-maintained grounds help provide comfort to me when leaving my pet, knowing she is in an attractive, positive, and safe environment. I also would love to see Heidi expand to provide other services, such as grooming, training, agility classes, etc. as she has proven to be a person with exceptional standards.

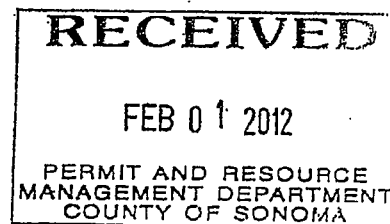
I would be happy to answer any questions regarding the Meadows Kennel.

Please call me at 707/541-6080.

Sincerely,



Janis Page Winder
8821 Oakmont Drive
Santa Rosa, CA 95409



Melinda Grosch

From: Rachael Johnson [Rachael.Johnson@snbank.com]
Sent: November 09, 2011 2:53 PM
To: Melinda Grosch
Subject: The Meadows Kennel

Good afternoon. I am writing you today in regards to The Meadows Kennel in Santa Rosa. I have been bringing my two rescue dogs there since we moved here from Florida in May. I looked desperately for a place I felt comfortable bringing my "furbabies" and nothing was measuring up. I work and my husband works away from home on extended trips often. I cannot leave my dogs at home due to their energy level and being so young. I drove by The Meadows and saw their open spaces and attention to detail. After making an appointment to tour, my dogs were accepted, and they have never been happier. How do I know this? Their energy level is good and upon returning home, they are not exhausted as with other places I have left them. They are balanced and well cared for. When they have been ill, Heidi is the first to notice and contact me immediately. As I have one dog that is an "escape artist", their safety is of prime importance to me. I like the way you have to be buzzed in and the amount of fencing. Getting in and out is a breeze. As soon as I buzz, Heidi is there to greet us.

When I pick up the boys, they are happy to see me, but again, they are balanced with the amount of exercise they have received. There are never any dogs out of control or aggressively barking. I think the Meadows Kennel is the perfect place to bring my dogs. I would never bring them anywhere else.

As you can see, I also work in the Oakmont Community. I meet many elderly people that I tell of The Meadows Kennel to assist them with their dogs. I believe The Meadows Kennel is such a great asset to this community in general. Many of the elderly needs dog care as they are sick or just unable to give them the exercise they required.

I appreciate your time and hope that The Meadows Kennel can stay in Sonoma County forever!

Rachael D. Johnson

Customer Service Representative

Sonoma Bank

Branch 1402

6641 Oakmont Drive

Santa Rosa Ca 95409

ph 707.538.9370

fax 707.538.7646

rachael.johnson@snbank.com



SONOMA BANK

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January 5, 2012

Dear Ms. Grosche,

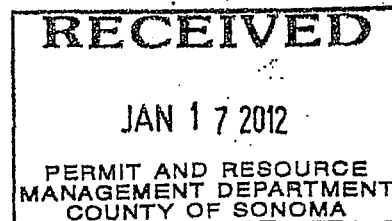
We live in Oakmont, very close to The Meadows Kennel and know there are many of us who appreciate having Heidi here and knowing that our pets are receiving safe and good care. We heard about a few Oakmonters objecting to The Meadows Kennel expansion, and just have to say we are in strong support of Heidi expanding her services and the increase in dogs. I have never witnessed such a well run operation. Her control of her environment was quite extraordinary. She had at least ten dogs and all were wonderful with my Jack Russell. I have used her ever since. The problem is she is becoming more and more full all the time and isn't allowed to take our dog when we need to go to our apt.'s at the hospital for treatments.

Please consider Heidi's application favorably. I founds her both compassionate and responsible. She is a good neighbor.

Very truly yours,

Patricia S. Lewis

Patricia S. Lewis
1030 Oak Mesa Drive
Oakmont



Heidi Niemann
Ph# 536 3707
Copies

Print

Subject: Re: The Meadows Kennel Photographer
From: Star Dewar Star Shots (starshotsphotography@gmail.com)
To: heidi@themeadowskennel.com;
Date: Monday, December 19, 2011 8:44 AM

*share common
road*

Hello Heidi,

I will happily bring by some cards. In the last month I have had Pet Portrait days at Swedes Feeds and with Santa at Garrett Hardware in Healdsburg. Very fun, everybody wins. The Garrett gig included a "Clinic" in partners with a vet and Healdsburg Animal Shelter. I donated a good sized percentage of orders to them. So, yes, I would love to be on your list. Kathy Fitzgerald brought her retriever up here for portraits. Gorgeous dog!

Max

Just to let you know, I have many clients in Oakmont. I teach Zumba at the Curves over there. Every pet owner that I speak to knows about you and talks of your great operation. I always agree. So, there is some good feedback for you.

I am running wild right now trying to get all of the pet portraits to the owners.. so I will drop by as soon as I can stop.

It is great to have you in the neighborhood, love that landmark sign, it is a luxury after 22 years of vagueness about where we are!

Happy Holidays,
Star Dewar
Star Shots Photography
www.stardewar.com
481 2819 cell
since 1992

Capturing Joy in the Wine Country

On Sat, Dec 17, 2011 at 10:29 AM, Heidi Niemann <heidi@themeadowskennel.com> wrote:

Good Morning Star,

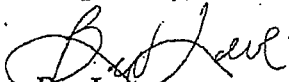
January 10, 2012

Dear Ms. Grosche,

As Oakmonters, it is indeed wonderful to have The Meadows Kennel so close. Beamer is always pleased with his play dates , although we were nervous when Heidi first interviewed him since we knew Heidi would not take dogs that bark. We were quite impressed with Heidi and have used her ever since. The facility is very quiet...unlike any other kennel we visited.

It will be super to have such a professional dog kennel operator so close by.

Respectfully,



Bev Leve
7614 Oak Leaf Drive
Oakmont

Jan. 11, 2012

Dear Ms. Grotche:

We support The Meadow's Kennel. We live in Oakmont and can attest to a no bark facility where our 80 lb golden retriever Max plays and swims. We would love for Heidi to have more dogs and grooming.

We told Heidi of several groups that complain of a kennel across the street. They say they hear barking but I can honestly say it is not from Heidi's kennel property. I know she has a neighbor with several dogs and a kennel down the road, but all in all her property is always quiet and has a relaxed feeling for our pooch.

We have important appointments at times and need to put Max in a safe and secure environment so we hope you grant this expansion.

Sincerely,


Ron and Cathy Fitzgerald

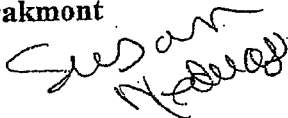
Jan. 9, 2012

Dear Ms. Grosche,

Heidi's Meadows Kennel is absolutely a Godsend. I live in Oakmont and when I drove up the first time with my two dogs there wasn't a bark at all. All her dogs were the nicest group we have ever experienced. Her screening process allowed us to appreciate our wonderful dogs and the good job we were doing as owners. The kennel is usually full and we try to book early. We would love to see her expansion go thru as we really need it. The dog parks are unsupervised and we have had bad experiences, we have had house sitters but, our dogs need to socialize and run. We tell all our Oakmont friends whom have barking dogs that stay inside a lot to visit Heidi so they can relieve stored energy and quiet down.

Please grant Heidi permission to expand as I can't think of a more suitable location for dogs to stay and play in an extraordinary environment of contentment.

Susan Medway
424 Deerfield circle
Oakmont

A handwritten signature in cursive script that reads "Susan Medway".

January 10, 2012

Dear Ms. Grosche,

As Oakmont residents we are writing in support of The Meadows Kennel, located at 6445 Sonoma Hwy.

Our dog Toby is a rescue dog and can be pretty insecure in strange places, but he loves visiting Heidi and her guest dogs. ~~He much more canine-socialized since his visits.~~

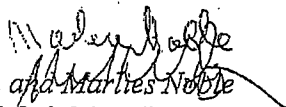
What is immediately noticeable is that The Meadows Kennel is extremely calm. All the dogs played and just seemed so content.

Heidi screened Toby very carefully for compatibility with her visitors. Her interaction is always quiet and caring, exhibiting a calm and peaceful communication with her charges.

It is necessary for us living at Oakmont to have Heidi's kennel across the Hwy. Her being the first home with a large circular driveway makes our comings and goings very easy.

In summary, we urge those whom make such decisions to grant Heidi's request to expand as we would love to board Toby. If we can be of further assistance please let us know as we wholeheartedly support this endeavor.

Thank you for your consideration.


Mike and Marlies Noble
1016 Oak Mesa Drive
Oakmont

Sally Lovell
7519 Ferroggiaro Way
Santa Rosa, CA 95409

December 23, 2011

Dear Ms Grosche,

Since moving to Oakmont in October of this year we have been delighted with the services offered by The Meadow's Kennel, and Heidi in particular, to our dog Madison. Truth be known we are convinced that Madison would rather spend time at The Meadow's Kennel than with us....and it is quite obvious that Heidi cares deeply about the animals in her trust.

We find it to be very convenient to our new home. We are confident in the safety and well being of our dog. The cleanliness of the facility is above question. ~~The setting is~~ very quiet. There is a dedicated area where Madison is able to play with small groups of other dogs....or just rest and relax as she wishes. The facility is extremely secure with a controlled gate...and the dropping off and picking up of Madison is accomplished with ease because of a spacious and easy to enter/exit circular driveway.

We feel very fortunate to have found Heidi and The Meadow's Kennel.



Sally Lovell

JANUARY 6, 2012

126 VALLEY LAKES DRIVE

OAKMONT

SONOMA COUNTY OFFICES

DEAR MELINDA GROSCHKE,

WE ARE WRITING TO YOU IN SUPPORT OF HEIDI NIEMANN'S EXPANSION.

AS RESIDENTS OF OAKMONT VILLAGE WE CAN ATTEST TO THE QUIETNESS OF DOGS ON HER PROPERTY. WE HAVE USED THE MEADOWS KENNEL A LOT AND ALTHOUGH SHE HAS 10 - 12 DOGS AT ANY ONE TIME THEY ALL PLAY NICELY AND WITHOUT BARKING. WE BELIEVE THIS TO BE AN ASSET TO OAKMONT AND WE HEAR DOGS BARKING ALL THE TIME TIME AROUND US AND ON OUR DAILY WALKS.

FOR THE PAST FIFTY-TWO YEARS WE HAVE BEEN DOG OWNERS AND HAVE HAD NUMEROUS OCCASIONS TO USE A KENNEL. THE MEADOWS KENNEL IS SUPERIOR TO ANY KENNEL WE HAVE EVER USED.

AS ELDERLY FOLKS WE NEED TO REST ASSURED OUR DOGS ARE IN HEIDI'S CARE WHEN WE ARE IN NEED AND NOT HAVE HER BOOKED UP.

WE HOPE YOU LOOK FAVORABLY ON HER APPLICATION TO EXPAND.

VERY TRULY YOURS,

Charles & Myrle MacLaughlin

CHARLES AND MYRLE MACLAUGHLIN

6417 Mesa Oak Rd
Santa Rosa, Ca
95409
Jan 2, 2012

Dear Ms. Grosse -

I am writing this letter in support of Heidi's application for a permit/license for dog grooming, boarding etc.

I have boarded ^{in the} my dog "B.J." with Heidi and have been very satisfied. I live about 500 yards from Heidi's kennel and have never heard any barking. Parking is plentiful & behind security gates. Also she has provided several fenced runs for exercise.

I truly advise a permit be issued to her.

Sincerely -
W. J. Shaver

1-16-2012

Sonoma County Permit Department

Dear Melinda,

We have lived in the Sonoma Valley for over 40 years. During the last 10 years we have lived in Oakmont. We own a three year old Golden Retriever. Because of the quiet nature of our dog, we are very particular as to a kennel we would consider leaving her. We have had her since she was a puppy.

Since we have had 'Sammie' we have discovered she dislikes loud noises and particularly the barking dogs of our neighbors or dog parks.

When The Meadows first opened, I contacted Heidi who was extremely considerate. I noticed she had 8-10 dogs on the premises and none was barking. The property and surrounding areas were clean and well maintained. Several dogs just followed us around.

Heidi takes the time before she will consider a dog play date. It reminded me of picking a good school for our real children. A key factor to Heidi's decision to take a dog is that it does not have separation anxiety and bark when we leave. She had us leave for 30 minutes to test Sammie. We were so relieved when she said yes! Heidi is very conscientious in the care of the dogs and I hope she will be able to expand her current business. Having The Meadows this close to us in Oakmont is so convenient.

As a senior citizen we cherish our dogs very much and have strong feelings as to who watches them in our absence. For this reason I strongly support Heidi and The Meadows for the expansion.

If I can help in any way please don't hesitate to contact me.

Most Sincerely,

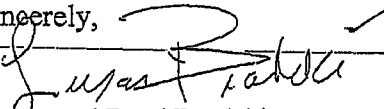

Peter Hardy
Catherine Hardy

1-16-2012

Dear Ms. Grosche,

Please look favorably on Heidi's application to expand. We have a difficult time placing our beloved Brandy at The Meadows because it is so limited. Our dog loves to play but is also intimidated by barking dogs. Heidi has a very careful screening process and is serious about the dogs she decides to take in her care. It is evident to us that we are lucky to have such a quality place to care for our dog. Both my husband and I volunteer and work and can't leave Brandy alone for more a few hours or she will cry. We would love to have The Meadows Kennel expansion go thru.

Sincerely,



Susan and Brad Bradski

December 23, 2011

Dear Ms. Grosche

I am writing to you in support of The Meadows Kennel run by Heidi Neiman

I am a long time dog owner and at this time I have a 4 yr old Goldendoodle who loves to play and socialize. I have used many different doggie day care centers over the past 4 years. I work in Petaluma and I have driven as far as Forestville and Two Rock to take her to day care. When The Meadows Kennel opened I was thrilled! The convenience of the location to my home was fabulous.

When I first inquired about the day care at The Meadows Kennel, Heidi offered me an interview and tour. The interview was very extensive. Heidi wanted to make sure that my dog would be a good fit (ie: not a barker, socialize well with other dogs etc.) I was extremely impressed by her and the "kennel". The circular gates make it secure yet easy for drop off and pick up. The fields with the "ball machine" give loads of opportunity for exercise. The dogs have freedom of play yet they are in small supervised groups. And best of all..the pool...oh my goodness, my dog just LOVES the water and this is such a great treat for her. Heidi *always* greets me in the morning and takes every precaution for safety..ie: she has her leash in hand..though it isn't needed...my dog (Brandie) loves it there so much that she literally jumps out of the car and runs to the fenced area. In fact, as I am driving down highway 12 towards The Meadows Kennel, Brandie's tail is wagging because she knows a fun day lies ahead.

I take my dog to daycare so she does not have to be at home alone for 9 hours while I work. It is a luxury, yet Heidi takes such good care of her and I always pick up a tired, happy pup.

This has been such a great experience and I support her wanting to add more services. It is so obvious that Heidi is passionate about her business and delivers the best care, always keeping the safety of the dogs in mind as well maintaining respect for her neighbors.

Thank-you,

Virginia S. Mason
5929 Yerba Buena Rd.
Santa Rosa, Ca 95409

Bianca Bailie

857 Wild Oak Dr, Santa Rosa, CA 95409

Tel: 707-539-9565

Thursday, January 12, 2012

Dear Ms. Grosche,

I am writing to you in support of Heidi Niemann of The Meadows Kennel. I have been bringing my dog, Scout to The Meadows for months now. Not only is it conveniently located near my home, my dog actually enjoys going there, thus I have peace of mind leaving him while I am away.

When I first took a tour of the kennel, I was impressed with the cleanliness and quietness of the facility, as well as its open space and fresh air. The Meadows is different from other kennels which feel more like a "pound" with their cement floors, crates and lots of barking and out of control dogs. Also, I was happy to see the secure gating and fencing that surrounds the kennel because it is located so near to Highway 12.

During the interview process, I appreciated Heidi's thorough screening process which made me feel confident in trusting my dog to her care. She even screened for fleas! Heidi does not accept dogs that are aggressive or have other behavioral problems, which is a relief to know that my dog will be safe there.

Before The Meadows opened, I used to have to drive 30 minutes to and from the nearest kennel which was a huge inconvenience, especially after a long trip. Now, I just drive 10 minutes to The Meadows and drop off my dog on my way out of town and pick him up on my way home. Also, there have been a few times when I have been stuck in traffic and Heidi has been so kind as to stay open later without complaint. Anyone can see that she really cares about the dogs she has at her kennel and it's not just a business to her.

My dog is happy when I drop him off--leaping out of the car and running over to the gate to be "let in" to play! For me, that makes The Meadows the only choice for my dog. I feel fully confident leaving him at The Meadows, my dog's home away from home.

Sincerely,

Bianca Bailie

January 6, 2012

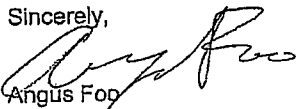
To Whom It May Concern:

I have been a resident of Oakmont for many years. I live at 26 Woodgreen. I have wished for years that a kennel would open up nearby. Across the Hwy is ideal for me as the convenience is necessary for me personally. I feel very confident and grateful for Heidi and the Meadows Kennel. My dog loves playing with all the dogs their.

The security gates are a plus and the circular driveway makes getting in and out a breeze. I never hear barking unless a car goes by on the hwy and a dogs head is out the window doing so.

I support Heidi's proposal and your approval would be most appreciated.

Sincerely,


Angus Fog
26 Woodgreen

January 10, 2012

Dear Ms. Grosche:

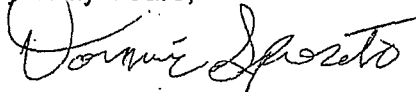
I am a blind attorney living at 296 Mockingbird Circle in Oakmont, with my seventh guide dog. I have been using guide dogs for over fifty years and am extremely selective of the facility to care for my dog.

My wife and I have frequented the Meadows Kennel often with our dog and have nothing but respect for Heidi and the way she runs her dog kennel. She could handle up to fifty dogs with no problem. Heidi knows how to run an extremely professional business and the people she would hire would be efficient as well. We completely trust her instincts.

Barking is not an issue on Heidi's property, as much as some folks in Oakmont may attest to. We should all look in our own backyard before opposing such a special need for those we love and who love us. Our dog loves visiting The Meadows and doesn't even want to get in our car when we pull in.

I highly recommend The Meadows Kennel and support the expansion.

Very Truly Yours,

A handwritten signature in cursive script that reads "Dominic Sposeto".

Dominic Sposeto

Linda M. Mansi

Attorney at Law 707.875.3738

P.O. Box 12008

Santa Rosa, CA 95406

27 December 2011

RE: The Meadows Kennel

Dear Ms. Grosche,

My husband and I have a very precious Golden Retriever in our family. Since both of us work full time, we need to schedule play days and occasionally boarding for our Diesel. We have visited a number of kennels in Sonoma County; however, The Meadows Kennel is by far the best environment that we have encountered.

Every time we have visited The Meadows Kennel, we have been very impressed with the professional and conscientious interaction of Heidi, the owner and manager. The kennel and the surrounding play areas are immaculate, the canine guests are quiet and well supervised, and the comings and goings of visitors is closely monitored. The Meadows Kennel is easily accessible from Hwy 12, and once on the paved entrance road, the monitored security gate and circular driveway make arrival and departure expeditious and safe.

Although our dog Diesel is always anxious to stay at The Meadows Kennel, on a number of occasions, she can't be accommodated due to the limit on canine guests. Not only does Heidi monitor the number of canine guests, but also she is very cautious in arranging doggy play time so that the dogs are matched with dogs of similar size and behavior to enhance safe and enjoyable play time. She requires current vaccinations, licensing, and veterinarian data and will refuse to include a canine guest that has even the slightest hint of illness. Heidi also takes the time to personally welcome her human and canine guests as though each one was a highly regarded family member.

Our trust and respect for Heidi and The Meadows Kennel is well founded on the knowledge that Heidi, whom we have known for a number of years, is sharing her time and resources in such an important community service.

We trust that the Permit Reviewing Committee will support the continuation and expansion of this premier Sonoma County business establishment.

Cordially,


Linda M. Mansi

12-21-11

DEAR MS. GROSCHE,

I'M WRITING TO YOU REGARDING HEIDI'S APPLICATION FOR A PERMIT TO INCREASE HER BUSINESS.

PLEASE CONSIDER WHAT A GREAT PLACE IT IS FOR THE IMMEDIATE COMMUNITY TO LEAVE THEIR DOGS. ITS CLEAN, SECURE AND JUST A FEW MINUTES FROM THE OAKMONT AREA WHERE DOGS RULE. MY DOG, LEXI, COMES HOME UP BEAT BECAUSE HEIDI IS WONDERFUL WITH THE ANIMALS. LEXI LOVES TO PLAY WITH OTHER DOGS AND HEIDI KNOWS HOW TO PUT TOGETHER

TO HAVE THE FACILITY ENCLUDE GROOMING WOULD BE SUCH A BONUS. AND EXTENDING THE BOARDING FACILITY WOULD HELP US ALL PLACE OUR DOGS WHEN WE NEED TO. THANK YOU FOR YOUR ATTENTION TO THIS.

SINCERELY
Sandy Tunk

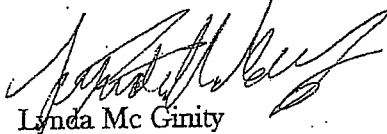
January 11, 2012

Dear Ms. Grosche,

We strongly support The Meadows Kennel. We live in Oakmont and very much appreciate the convenience of having a kennel across the street. We could not afford much and Heidi worked with us so we could leave Roxy with her for play dates.

Heidi has a strict screening process and does not take high stress dogs. Luckily our dog was a perfect fit. The grounds are quiet and very peaceful, even with the 10 or 11 dogs she had.

We hope you grant her the expansion as she would be more than responsible as a neighbor and dog lover.



Lynda Mc Ginity
10 Glengreen in Oakmont

Heidi,

We are very disappointed to know that anyone would be disapproving of your operation, not only because it is very clear that you love animals but also because your facility is very well maintained.

Meadows Kennel is the only one in the area we would entrust our dog to.

Good luck with the expansion of your facility and let us know if we can support you further in any way.

Best Regards,
Noel & Jennifer
Breiling
12/21/2011

December 22, 2011

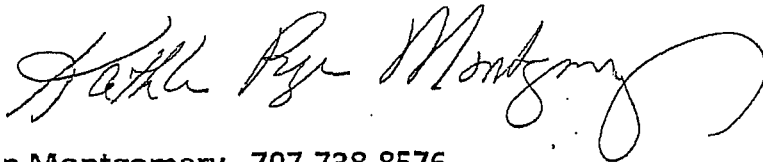
Dear Ms. Grosche,

This letter is regarding Meadows Kennels and Heidi. I have been doing animal rescue my whole life to include wild life rescue, marine mammal rescue and focused now on dogs and cats in foreclosed homes. I raise labs for Canine Companions for Independence and have my degree is Psychology and work with the elderly in the community. I am prefacing this because I want you to know that a great place for animals AND people is essential for the well-being on this planet.

I was very excited when Heidi opened her kennel. Not only is it minutes from my home but I'm very difficult to please when placing my lab in a kennel environment. I was active in Marin while being the reporter for dogsinthenews.com to help shut down poorly run/staffed kennels. The freedom of play is essential for dogs and Heidi is wonderfully focused on the wellbeing of her guests. The secure gates and fences are very important. I never hear the pups barking, in fact, most local neighborhoods have louder barking dogs who are abandoned all day long to lay in their backyard with nothing to do. It is a part of being a community to put up with crying children, barking dogs, honking horns, etc., and Heidi's location is perfect for a kennel.

If you have any questions or wish to speak with me in person, I am more than happy to do so. Thank you in advance for your attention to this matter and it is a feeling of great peace to know that my Kobe has a nearby "second" home in times of need such as when I had to rush down south to be by my mom for her final days.

Sincerely,



Kathleen Ryan Montgomery 707-738-8576

12/23/2011

DEAR MS. GROSCHKE,

WE ARE NEW TO THIS AREA AND WERE IN SEARCH OF A GREAT FACILITY TO WATCH OUR DOG MILLIE.

NOT ONE, BUT SEVERAL OF OUR OAKMONT NEIGHBORS AND FRIENDS RECOMMENDED THE MEADOWS KENNEL.

HEIDE NIEMANN HAS CREATED A WONDERFUL ENVIRONMENT FOR HER "GUESTS." SHE IS A VERY CARING PERSON AND OUR DOG GOES "CRAZY" WHEN WE PULL UP TO THE GATE.

OBVIOUSLY, HAVING THE MEADOWS KENNEL ALMOST ACROSS THE STREET IS A HUGE PLUS. SINCE OUR DOG IS A SOCIAL DOG, THE SMALL GROUP PLAY REALLY KEEPS HER HAPPY, AS WELL AS IN SHAPE. THE OUTDOOR RUNS ARE ESPECIALLY LARGE AND WELL MAINTAINED.

WE'VE NEVER HEARD ANY DOGS BARKING ON ANY OF OUR TRIPS THERE AND THE FENCING AND SECURE ENCLOSURE IS A GREAT BONUS FOR US, SINCE MILLIE LOVES TO "ESCAPE" FROM OUR HOUSE FROM TIME TO TIME TO CHASE A RABBIT OR TWO.

FINALLY, HEIDE IS A GREAT EXAMPLE OF HOW ANIMALS SHOULD BE TREATED BY A HUMAN.

WE WOULDN'T LEAVE OUR DOG ANYWHERE ELSE!!

SUSI & PAUL HEIDENREICH
7553 OAK LEAF DRIVE
SANTA ROSA, CA 95409

Dec 21, 2011

Dear Mrs. Grosche,

I am a busy realtor working in Oakmont. It is very convenient for me to drop off my dog at the Meadow Kennel on my way to work. It is a great service Heidi is providing for working people who can't leave their dogs alone all day at home.

The facility is very well run, clean and a pleasurable experience for the dogs. Heidi runs the kennel with a tremendous amount of professionalism. The community is lucky to have the Meadow Kennel.

Fran Berger

Leona Mattei
204 White Oak Dr.
Oakmont

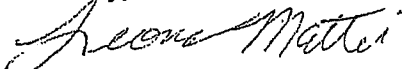
Dear Ms. Grosche:

I am writing this letter in support of The Meadows Kennel to expand.

I live in Oakmont at 204 White Oak Drive and was relieved when Heidi finally put her sign up for business. Her kennel being so close makes it extremely convenient for me. I have many friends who wish to use the facility but it is booked up a lot. As I frequent the kennel with my dog I never hear barking and know it is because of Heidi's screening process and professional handling.

~~This establishment is a jewel in Santa Rosa's animal care. It serves a very useful purpose and I fully support the expansion. Please do not hesitate to contact me if you need further assistance to approve this expansion for up to 50 dogs, with one employee for every 10 dogs.~~

Sincerely,


Leona Mattei

January 2012

Dear Ms. Melinda Grosche:

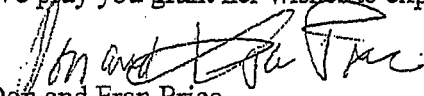
This letter is being offered in reference to Heidi's application to include grooming, training and boarding with employees.

We live in Oakmont. The Meadows Kennel being so very close is something myself and others here have mentioned is a real convenience. It serves a very useful purpose and hopefully an even bigger slot in our community if you grant her expansion.

The Meadows Kennel poses no noise distraction at all to us here, in Oakmont. Many of us talk and talk of the quietness and lack of noise distraction. Yet there are those few, usually the retired from executive positions, that speak loudly against everything unless it serves them personally. Please note I disagree with those few with regard to Heidi's expansion.

Heidi' has designed her property with security gates and freedom of play in small groups. I can't say enough about Heidi's style. She is the epitome in many ways with her customer satisfaction service and neighborly approach of respect for the country side in which she herself lives.

We pray you grant her wishes to expand. We will support her anyway we can.


Don and Fran Price
6490 Stone Bridge Road
Oakmont

7525 Ferroggiaro Way
Santa Rosa, CA 95409

December 20, 2011

Dear Ms. Grosche

I am writing in support of the application for expansion of the Meadows Kennel. Our dog has been very happy with Ms. Niemann and we like her to stay with Ms. Niemann whenever there is a vacancy at the kennel. Unfortunately, there have been a number of times when the kennel was fully booked. Therefore, we would really welcome the proposed expansion.

It is particularly important to us here in Oakmont because the kennel is close by and very convenient, particularly in cases of emergency.

Sincerely


L.O. Ringer

Heinz & Irmgard Gerstle
8090 Oakmont Dr.

January 8, 2012

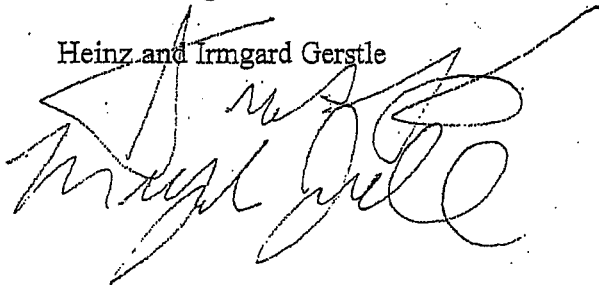
Dear Ms. Grosche:

As residents of Oakmont we found The Meadows Kennel to be a great asset. Heidi's screening process was with great care as we chatted about how she cares for dogs. We had to leave for a bit while she measured Charley's temperament for barking and separation anxiety. Charley has since frequented The Meadows Kennel with joy.

The kennel property is a very serene and comfortable atmosphere. Heidi strives to maintain a stressLESS environment for dogs. Which we very much appreciate. We won't go anywhere else.

When necessary, either by illness or other reasons the location of The Meadows Kennel is close-by and reassuring when "best Friend" needs a temporary home. We hope she gets to board dogs soon.

Heinz and Irmgard Gerstle

A handwritten signature in black ink, appearing to read "Heinz and Irmgard Gerstle", written over the typed name. The signature is stylized and cursive.

Dear Ms. Grosche,

I am writing in strong support for Heidi ~~of~~ and The Meadows Kennel. FIRST and foremost, Heidi provides a quality of dog care that is heads and shoulders above all other kennels with which I have boarded my dog; both in her personnel care and the small group approach for dog interaction.

As a resident of Oakmont (7556 Oakleaf^{DR}) The Meadows Kennel is extremely convenient in location. I especially like the outdoor ambience of the Kennel. Also, being relatively isolated from other properties (I only see horses and vineyards) I can only assume it is in an ideal location.

I would be happy to talk with you on any of the above. (707-537-8824)

Thanks for your
Time and Consideration

Paul Pecknold

Paul Pecknold

12/20/11

December 30, 2011


Sonoma County Planning

Dear Ms. Grosche:

I am writing to support the application of the Meadows Kennel to provide additional services and add more dogs. Heidi has provided us with a very fine environment for dogs. Her location and calm nature coincide with attitude of being a good neighbor to us here in Oakmont and our cherished dogs. She has taken our dog free of charge as we were having personal issues of being in and out of the hospital. She really cares about people as much as she does our canines. I truly don't know what we would have done without her.

Please consider her application favorably.

Carol Babcock


Oak shadow Drive
Oakmont

December 27, 2011

Dear Ms. Grosche,

We are writing this letter in support of Heidi with the Meadows Kennel at 6445 Sonoma Hwy. We were lucky enough to bring our dog to her facility when Heidi first began operating. We have only wonderful things to say about her and her business.

Unfortunately since the Meadows Kennel is restricted to a low numbers of dogs we don't luck out for play dates, unless we call way in advance. Our dog was thriving at The Meadows and we are anxious to have Heidi take on additional dogs. We love that she has a no bark facility as our dog is afraid of barking dogs. We also love that our dog plays in a group of 10 of well balanced friends.

In closing we want to reassure you that we support the continued, expanded vision that Heidi has for the Meadows Kennel. She has a wonderful, positive and caring situation for those of us wanting the best for our canine family members.

Sincerely,



Lori and Bill Simerly
632 Crestmont Drive
Santa Rosa, CA 95409

December 22, 2011

Dear Ms. Grosche,

I am writing on behalf of Meadows Kennel. My husband and I truly believe it is a great asset to our community. The care shown toward dogs is truly amazing. Our dogs have enjoyed play dates often. One of our dogs has had knee surgery and Heidi is very careful with Lola and makes sure she gets opportunities to play but in a very safe manner for her condition. We could not find such a facility anywhere else and we looked everywhere. We are lucky to have it nearby.

Our dogs get stressed out easily and so we especially love the 'no barking' rule at Heidi's business.

This letter is being written to you to show our strong support for Heidi and The Meadows Kennel. We are looking forward to a long relationship.

Thank you for your time to read this quick note.

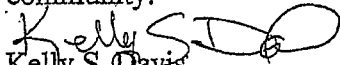


Pamela Butchart
Oakmont

Dec 29, 2011

Dear Ms. Grosche,

This is a letter in support of Heidi of The Meadows Kennel. I have been taking my Australian Cattle Dog, Wily Coyote, to her place since I learned of it over a year ago. Heidi's place is absolutely the best. It is securely fenced and has electronic entry gates. I never hear barking no matter how many dogs are there. Every other kennel I have used for my 3 x per week of daycare has always left Wily very anxious and panting with stress. The difference Heidi has made in my life is remarkable. To know my dog is happy when I do errands or go to the hospital for my chemotherapy is a huge relief for me. Please grant her application as she is one person that deserves it for the larger community.


Kelly S. Davis

Randy Pine
Oakmont

Jan 14, 2012


7193 Overlook Drive
Oakmont, Ca 95409

Dear Ms. Grosche,

I am writing this letter in support of The Meadows Kennel operated by Heidi Niemann on Highway 12.

I live in Oakmont and as a handicap person, Heidi has picked up my dog and dropped him back off with love and care. She has given good care to my dog and we hope to use her location many more times in the future. There is never a sound of barking as Heidi creates a very easy and comfortable environment and knows how to help a dog feel very secure. My dog loves going to The Meadows.

Please allow this facility to continue to expand.


Priscilla Naworski
Client and dog owner

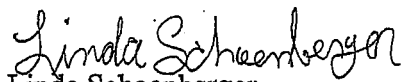
January 15, 2012

Dear Ms. Grosche,

I had never left my dog of 8 years at a kennel before and when The Meadows Kennel opened Heidi interviewed me and my dog. She did not accept my dog, because he has extreme separation anxiety. I'll never forget what she said, "The first place your dog wants to be is with you, the second place is her own environment". "If you left your dog with me she would not have a good experience, because she JUST wants you". Heidi gave me three names of house sitters.

As I live in Oakmont, I hear of some residents talking down The Meadows Kennel because they say they hear barking. I visited Heidi whom told me about what is going on. She said I could write a letter and give me your name. There are reasons she has no barking and those that are chatting should visit Heidi's property and meet her and her set up.

Heidi is honest and caring and does the right thing. I look forward to hearing that her application is accepted.


Linda Schoenberger
408 Deerfield Circle
Oakmont, Ca 95409

January 15, 2012

Dear Ms. Groshe,

First, I want to start this letter by saying that my dog is part of my family, therefore it is very important that the place I leave her is the best place for dog care. No stress and well cared for dogs is The Meadows Kennel.

Heidi runs a very professional business. Her location is great for me, as I live in Oakmont, right across the hwy. I never hear dogs barking and when people ask me, I say how quiet it is. They assume because it is called a kennel there is barking. Heidi has the most beautiful property for dogs to stay and play and be happy, without barking. The kennel is warm and the music is softly playing in the background. The large kennels are so comfy it does not feel like your "run of the mill" kennel. The beautiful blue sky and landscape mural takes up the whole wall and makes you feel like your outside.

I have interviewed other places, but nothing stands up to the quiet environment and hands on care that Heidi provides for dogs. I believe this is accomplished by the strong interview process and meeting dogs needs for exercise and rest.

I wish Heidi all the luck to move forward with her business.

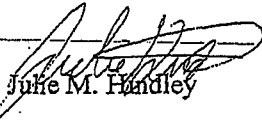

Dolores Handlon
Oakmont, CA

January 12, 2012

Dear Ms. Grosche,

I do not have a dog but my neighbor uses Heidi's kennel. The Meadows Kennel. If the residents would use a kennel instead of leaving their dogs to bark at windows or in the backyard, it would be a lot more peaceful here. I heard from a meeting that some are opposing this kennel. I am not. Please accept Heidi's application for those of us who don't have dogs. We have a cat. Some Oakmonter's even go as far as to let their dogs out, off leash to "go do their business" and travel to other lawn areas for such purposes. I visited Heidi's kennel and delighted to see how clean and quiet it was. Her warm attitude is sincere and I indeed recommend her highly.

I hope you consider her application favorably.



Julie M. Handley

17 Woodgreen, Oakmont

Jan 4-2012

Dear Mrs. Grosse:

I am writing this letter in support of the Meadow Kennels.

I live in Okemont and the convenience of having the kennel so close is wonderful. The care my dog has received is wonderful.

It is also a good feeling to know she is in a safe place and getting great care as well.

Many of my friends board there dogs there - and are very happy with there care.

The persons are very caring and attentive at all times.

(over)

January 14, 2012

Dear Ms. Grosche,

My name is Mary Zissis, I live in Oakmont. You can contact me anytime if you have any questions about my interaction with The Meadows Kennel; which I use twice per week, since it opened. Spencer, my King Charles absolutely loves to go with Heidi. There is never any barking with the dogs. In fact the property has a very relaxed feeling to it. Heidi's energy is reflected in all that she does. Heidi is very calm and yet friendly and professional.

I am so happy that Heidi decided to apply for an expansion as I need to board Spencer from time to time. Please look favorably on her application.

Sincerely,


Mary Zissis
176 Oak Island Drive

January 16, 2012

Regarding The Meadows Kennel

Dear Ms. Groshe:

I am writing in support of the location of The Meadows Kennel. Living in Oakmont it is of grave importance to us. As elderly folks we can only give The Meadow Kennel the highest praise.

Initially my lab was "interviewed" to insure he didn't have separation anxiety and was socialized. Our dog Lucky passed with flying colors. We have since used Heidi's kennel and love it. It's truly amazing how she organizes the dogs and how they play or are resting together. There is no barking or aggressive behavior at anytime I have visited.

I will help support this application to my full capacity.

J.D. Crocket

A handwritten signature in black ink, appearing to read "J.D. Crocket", with a horizontal line drawn above it.

Melinda Grosch

From: patricia angel [pangel707@yahoo.com]
Sent: March 06, 2012 4:05 PM
To: Melinda Grosch
Subject: meadows kennel

I am a resident of Oakmont and I am in favor of granting permission to have a full service kennel at the Meadows Kennel. I feel that it is needed in this area. Two of my friends have asked me to add their name.

Judith Sorkin 6662 Oakmont Dr.
Vivian Clark 8927 Oak Trail Dr
Thank You,

Patricia Angel 198 White Oak Dr.

Melinda Grosch

From: jeanneshacklett@comcast.net
Sent: March 03, 2012 10:19 AM
To: Melinda Grosch
Subject: Kennel on Hwy 12

I am very much in favor of issuing a Use Permit to the young woman who is developing the Meadows Kennel as a full service business. This will serve a great need to our immediate community of ndog-lovers. Sincerely, J. Shacklett - Oakmont resident

Melinda Grosch

From: equine_el@comcast.net
Sent: March 04, 2012 10:40 AM
To: Melinda Grosch
Subject: the meadows kennel , 6445 sonoma highway

My husband and I would like to voice our support in favor of the Meadows Kennel at 6445 Sonoma Highway. We are long time residents of Sonoma Valley .We feel our community is rural and agricultural. We believe that the Meadows Kennel is precisely the kind of homegrown small business Sonoma County should be encouraging. Thank you for your consideration. Ellen Groeschel and Richard Ashmore

Melinda Grosch

From: Barbara Gray [barbaragray.beautyweaver@gmail.com]
Sent: March 01, 2012 3:20 PM
To: Melinda Grosch
Subject: support Dog kennel

Hello,

I am a resident of Oakmont, and in support of the dog kennel on hiway 12.

My only concern is for the welfare of native, wild animals including birds--which I hope will be considered and preserved.

Barbara Gray

Marlies Noble
1016 Oak Mesa Dr.
Oakmont

March 15, 2012

Re: Meadows Kennel, 6445 Sonoma Hwy.

To Whom It May Concern:

- We have lived in Oakmont for 8 yrs. and have noticed a substantial increase in the dog population during the last few years.
- These pets provide Oakmont's Seniors with companionship and get them out to-walk-and-socialize.
- A large percentage of these pets are rescue animals who often come with sad histories such as abuse and/or neglect who have finally found caring homes. This is a **win win situation**.
- Seniors travel and have medical emergencies, younger residents often still work and need day-care. A caring kennel nearby is an important service.
- The applicant is responsive to special needs of the animals, loves and understands them extremely well and has begun to create a pleasant and safe environment for them.
- In regard to the noise originating from the Kennel - Listening from Sonoma Hwy., no barking was heard. Listening from the neighborhood on the Oakmont side of Sonoma Hwy., chain saws, steam-cleaner trucks and gardener noise could be heard, but no barking.
- Moreover, the heavy traffic on Sonoma Hwy. creates a band of white noise. Noticed also was the double row of trees that the applicant has planted along the Hwy. corridor of her property and which should also act as a buffer to noise.
- Finally, where pets are allowed occasional barking is inevitable. It happens even in our own neighborhoods.

March 17, 2012

We are writing this comment in support of the use permit for The Meadows Kennel.

We have visited the kennel on several occasions - once in an interview process for us and our dog, and then to drop off and pick up our dog. We found the visits with Heidi to be cordial and professional. She does an interview process for the dogs to make sure they are not aggressive or 'barkers'. She showed concern not only for the dogs, but also for her neighbors and community.

We plan to use her business again in the near future and have already made a reservation. We find the experience with Heidi friendly and professional. Many kennels we have visited in the past are like large warehouses and are impersonal.

Since her kennel is part of her residential area, I am sure her proposed use permit will be a positive addition to the neighborhood and community.

Sincerely,

Richard and Shirley Rapp
707/527-7759

LETTERS OF OPPOSITION

**PLP11-0042, 6445 HIGHWAY 12
SANTA ROSA**

Melinda Grosch

From: Jim Mccalligan [jim@mccalligan.com]
Sent: February 20, 2012 8:32 AM
To: Melinda Grosch
Subject: FW: plp11-0042



architecture
planning/design

James A. McCalligan

architect AIA

115 4th Street Suite A

Historic Railroad Square

Santa Rosa, CA 95401

Phone 707-578-4525

Fax 707-578-3742

www.mccalligan.com

From: Jim Mccalligan
Sent: Monday, February 20, 2012 8:29 AM
To: 'Melinda.Grosch@sonoma-county.org'
Cc: Cherylyn McCalligan
Subject: plp11-0042

Melinda,

I am writing to express my objections for the proposed project at 6445 Sonoma Highway. I strongly object to the added traffic that will be generated. This is already a difficult and dangerous intersection. Making a left turn is next to impossible and adding more clients to the existing business will only exacerbate the issue. There will soon be a winery next built that will use this road as a service road. Until that impact is fully realized I object to any additional traffic. I also object to more signage than what is presently there. I consider such signage a negative visual impact to the otherwise rural character of the scenic resource.

Kind Regards,

Jim McCalligan Resident and property owner at 6495 Sonoma Highway.



architecture
planning/design

James A. McCalligan

architect AIA

115 4th Street Suite A

Historic Railroad Square

Santa Rosa, CA 95401

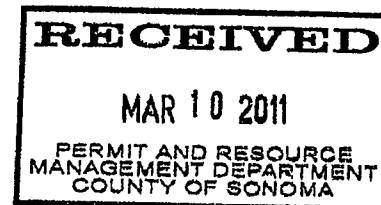
Phone 707-578-4525

Fax 707-578-3742

www.mccalligan.com

March 8, 2011

Melinda Grosch
Sonoma County Permit and Resource Management
2550 Ventura Avenue
Santa Rosa, California 95403



Re: The Meadows Kennel APN# 030-110-036

Dear Ms. Grosch,

We share a common driveway with The Meadows Kennel, a newly established business at 6445 Sonoma Highway near Oakmont. A total of ten homes, as well as Annadel Vineyards, currently share our rural driveway.

We support our neighbors' endeavors re: home occupations, however, we'd like to clarify our understanding of what has been reviewed and approved for this new kennel.

It was our impression, based on neighborhood correspondence and a County of Sonoma posting, that The Meadows Kennel would be a DAY CARE facility for up to TEN dogs, with restricted days (Monday-Friday) and hours. Any signage would be limited to 23 square ft, no more than 6 feet off the ground.

Recently, we've noticed advertising, mailings, and on-site improvements which suggest that this kennel will be more than was originally proposed and approved. Based on print and its website, The Meadows Kennel now intends to serve up to 20 dogs (daily), including boarding and grooming services.

We're concerned that if The Meadows Kennel expands its operation beyond the original limited proposal, our driveway's treacherous intersection with Hwy 12 will be even more challenging and unsafe than it is now.

Also, there is a home-based dog breeder on our road already. The addition of a boarding facility, especially for up to 20 dogs, seems likely to have a negative impact on our neighbors' peace and quiet.

Please clarify, at your earliest convenience, what permissions the County of Sonoma has extended to The Meadows Kennel, and whether conditions of permits are being adhered to.

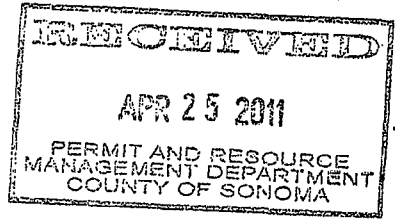
Thank you for your help.

Marna + Richard Hill

Richard and Marna Hill
6489 Sonoma Highway
Santa Rosa, CA 95409

Michael E. Beron 6447 Sonoma Hwy
Tammi Beron 6447 Sonoma Hwy
Cynthia E. Payne 6451 Sonoma Highway
Dylan Payne 6451 Sonoma Hwy S.R.
Kathy Payne 6451 Sonoma Hwy SR
Chengming 6495 Sonoma Hwy SR.CA

enclosures



April 16, 2011

Melinda Grosch
County of Sonoma
Permit Department
2550 Ventura Ave.
Santa Rosa, Ca. 95403

Re file No. UPE11-0020

Dear Melinda,

I am writing this letter for three Homeowners Associations in Oakmont. These associations are: Mesa Oaks, 40 homes (Donna Hopley), Quail Run, 61 homes (Bob Waska) and Meadowridge, 29 homes (Ray Farris).

Many homes are impacted with noise from highway 12. Owners are constantly aware of the ever increasing sound level from barking dogs.

Last year Donna Hopley of Mesa Oaks HOA and I, Ray Farris of Meadowridge HOA became aware of a county permit request to operate a "Doggie Daycare" center along highway 12 at 6445 Sonoma Highway (Highway 12). At first Donna and I were concerned because we already heard barking dogs. We wanted to be fair and read and reviewed her permit request. I personally presented her permit request at a regular Meadowridge Board meeting. Donna and I decided to meet with Heidi Niemann. During our meeting Heidi presented her case and ideas for her project as a daytime activity, not to exceed 10 dogs. Afterward Donna and I (candidly) saw her as a "well meaning, financially well to do, woman, who was wanting a hobby". We agreed not to oppose her permit request.

We were deceived by Heidi Niemann. With her current permit request it is obvious that a full blown business operation was the objective of her initial permit request, which was granted a few short months ago. In her current request she is talking about a "phase 111" of her project.

Three HOA's, Meadowridge (29 homes), Mesa Oaks (40 homes) and Quail Run (61 homes) all object to the current permit request and ask the County not to grant new permits for the expanded use of this property for overnight boarding and doubling the number of dogs.

Quail Run HOA did not voice an opinion on the original permit request but now say "no more dogs and no more hours". Mesa Oaks and Meadowridge say the same thing "no more dogs and no more hours".

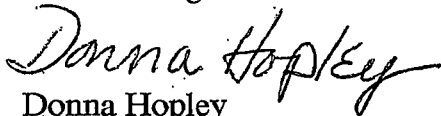
Heidi Niemann is asking the County to allow a "full blown animal operation", not only a kennel for many dogs but adding services as well.

Currently the Oakmont homeowners hear barking dogs everyday (and the current permit is only for 10 dogs, in the daytime). We feel the current noise impact is sufficient to lower the property values and compromise the peace and quiet residents expect from living in Oakmont.

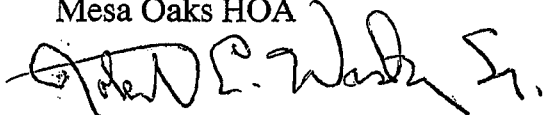
Sincerely,



Ray Farris
Meadowridge HOA



Donna Hopley
Mesa Oaks HOA



Bob Waska
Quail Run HOA

Melinda Grosch

From: Fbwaska@aol.com
Sent: April 17, 2011 10:32 AM
To: Melinda Grosch
Subject: Dog Kennel (Heidi Niemann) off of Highway 12

Melinda Grosch:
UPE11-0020 APN: 030-110036

Quail Run is a maintained Association, within Oakmont, of 61 homes . It is adjacent to the entrance road into Oakmont (Oakmont Drive).

Our residents were not involved a year or more ago when the Meadows Kennel was opened. As one of the largest areas influenced by the Kennel, it was a mistake of the County, not to have our involvement.

Now, from meetings being held in OAKmont ,we note that the Dog Kennel wishes to extend their hours and also to increase or double the number of dogs they service.

Every morning we (especially our six homeowners who live right next to the Berm and Highway 12) are really inconvenienced by loudly barking dogs, usually all morning hours. The intent to increase the hours of operation, and to double the number of dogs being serviced is just not acceptable. The noise from the Kennel for senior citizens is just not acceptable.

We have given our comments to the small Home Owners Association, right across from the Kennels, to include in their response letter.

We ask that the County respect the views of our large Association(61 homes) and turn down this request to enlarge the Kennel in any way.

Thank you.

Sincerely, The Honorable Robert E. Waska Sr.,

Melinda Grosch

From: Fbwaska@aol.com
Sent: April 18, 2011 5:06 PM
To: Melinda Grosch
Subject: Dog Knnel (Heidi Niemann) off of Highway 12

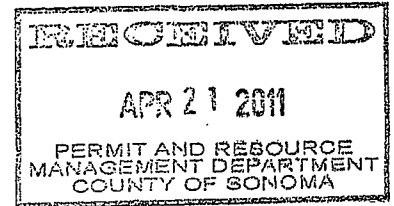
Attn: Melinda B. Grosch: You can use my address for communications:
The Honorable Robert E.Waska Sr.
6445 Pine Valley Drive
Santa Rosa, CA., 95409

All three home owner associations (more than 100 homes) are against approving this project and increase in dogs, and noise. You will be receiving a letter on the issue.

We are surprised that a hearing date will not take place before June or July as responses were requested by May 3 or so.

The County would be liable for severe criticism to allow a noise factor, like this, to take place around a senior citizen community where older people cherish the quietness.

Thank you. The Honorable Robert E. Waska Sr.



OPDC

Oakmont Property Development Committee
6575 Oakmont Drive, Santa Rosa, CA 95409

County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 954032
Attn: Ms. Melinda Grosch

April 19, 2011

Re File Number UPE11-0020

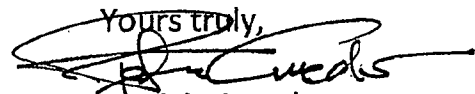
Dear Ms. Grosch:

The Oakmont Property Development Committee is charged with staying informed about land use issues on properties adjacent to or nearby Oakmont and making recommendations to the OVA Board of Directors. It has come to our attention that an application has been made to Sonoma County by Ms. Heidi Niemann to expand her kennel business at her property at 6445 Highway 12, Santa Rosa.

A permit was granted to her last fall (UPE09-0069) to run a "doggie day care" business with no overnight boarding. At that time residents from Oakmont talked with Ms. Niemann and decided not to oppose the granting of that permit because dogs would not be boarded overnight.

Three HOA organizations within Oakmont are directly across the highway from Ms. Niemann's property and have expressed concern over this expansion proposed in her application. It is for that reason the OPDC is requesting more information to clarify her intentions. In particular, Ms. Niemann states in her "Supplemental Application Information," under new structures, that under phase III she would propose a storage facility. Since it has been a matter of about six months since her original request for permit was granted, this present application seems to be the next in a series of proposals. We respectfully request more information on present and future intentions of Ms. Niemann's business with regard to proposed use and expansion of the facilities.

Yours truly,



Patricia Amedeo
Chair, OPDC

Melinda Grosch

From: Harriet Palk [harrietpalk@yahoo.com]
Sent: February 25, 2012 8:22 AM
To: Melinda Grosch
Subject: Application PLP11-0042

Re a dog kennel for up to 50 dogs directly across the street from a retirement community:

This is simply a matter of "rights": one person, Heidi Niemann, vs hundreds of Oakmont residents.

People moved to Oakmont because of its tranquil environment. Many of us elderly people take naps during the day. Fifty barking dogs would preclude that. We sit on our balconies and enjoy the quiet. Fifty barking dogs would preclude that. We enjoy birdwatching. Fifty barking dogs would probably drive the birds away. The reasons for denying this permit go on and on.

To me, this is a no-brainer decision. One person cannot be allowed to come in and ruin the lives of hundreds. We are home during the day, not at work; and 50 barking dogs would be a HUGE disruption to our lives. That should be obvious to everyone.

Deny this permit NOW.

I look forward to your response.

Thank you.

Harriet Palk
6347 Meadowridge Drive
Santa Rosa, CA 95409

Melinda Grosch

From: Terry Dirks [tadirks@gmail.com]
Sent: February 29, 2012 2:21 PM
To: Melinda Grosch
Subject: PLP11-0047, 6445 Highway 12, The Meadows Kennel

Reference: PLP11-0047
6445 Highway 12
APN 030-110-036
February 29, 2012

Dear Ms. Grosch,

I am writing my views for the upcoming hearing on The Meadows Kennel at 6445 Highway 12 (PLP11-0047). I live on this private road at 6505 Highway 12.

I did not oppose Ms. Niemann's original request to care for 10 dogs during the day. I was not happy to have a business located there but the request seemed reasonable.

It soon became obvious that Ms. Neimann was not going to stick to her agreement.

- She put up a large sign inappropriate for a scenic highway. She then put up two tacky smaller signs with advertising front and back although she told us she would only put up a small plaque showing her customers where to turn in.
- She planted trees as ordered, then let most of them die. Others were planted, not watered and many of those now appear to be dying.
- She put up small lights all around the top of the inner fence that seem to serve no purpose. She has just added lights wound around the tree trunks.

Increasingly the property looks garish and does not fit into the surrounding scenery.

I have lived on this road for 30 years. I am especially concerned about protecting the beauty of the Sonoma Valley.

Highway 12 as it runs through our area is designated a State Scenic Highway, a County Scenic Corridor, and a Community Separator. Each of these designations has its own set of rules and regulations, but all have the goal of preserving the beauty of the Valley and protecting it from the commercialization of the area. A large operation like Ms. Niemann proposes is totally out of place on a scenic highway.

I am concerned about the number of cars that would be turning from the east bound lane of Highway 12 into our road. All of us on this road fear this turn-off. We've had at least two serious accidents here. Some of our neighbors refuse to turn here and drive to Oakmont to turn around, then come back to make the turn from the westbound lane.

I am also concerned about the 10 or more cars from her employees and customers that would be parked in front of her property in full view from the highway.

This request should be of concern to all of Sonoma County since this Scenic Highway is one of our major assets and of enormous importance to our tourist industry.

Please refuse Ms. Niemann's request for a larger facility and please insist she follow the conditions of her permit.

Ms. Terry A. Dirks

Melinda Grosch

From: Tim Badger [Tim.Badger@dsu.com]
Sent: March 05, 2012 1:26 AM
To: Melinda Grosch
Cc: Tammi Bernd
Subject: The Meadows Kennel at 6445 Sonoma Highway

Melinda Grosch

Melinda

I am writing you concerning the proposed use permit for The Meadows Kennel at 6445 Sonoma Highway.

When Heidi Niemann applied for her first use permit for a dog operation, it was a small operation.

Since the granting of the first use permit there has been an additional expansion granted.

I feel as though Heidi is calculating that incremental expansions will not be met with major objections.

This action is the same as the camel starting out with his nose in the tent, but soon the whole camel will be in the tent.

This location may be appropriate marginally for a small operation as Heidi originally applied for, but is totally inappropriate for the operation she has now proposed.

This driveway is one of the more dangerous ones to enter and exit along this stretch of Sonoma Highway.

Other businesses seeking use permits are required to alter the highway to include Left and Right turn lanes to mitigate the danger of higher than residential use turnouts along Sonoma Highway.

I own the roadway in front of Heidi's property. My roadway is a 50 foot strip of land that Heidi has an easement for roadway and utility purposes, but not for Heidi, her employees or her customers to park.

Even though she says she wants to be a good neighbor, Heidi has encroached on this easement with address signs and planters without seeking my approval or permission.

Where will her employees and her customer's park?

How big is the building that she is planning to build?

How will the building affect the visual impact from Sonoma Highway?

The current operation looks similar to a concentration camp.

What plans does Heidi have for public restroom facilities for her employees and customers?

Is the residential septic system appropriate for commercial use?

Where will all the residual chemicals from grooming and washing all these animals end up?

Will they be dumped out on the ground or put in the residential septic system?

How will this commercial operation mitigate the nitrogen that will end up in Santa Rosa Creek, as a byproduct of animal waste on her 3.5 acres?

This proposed operation by its very nature will diminish the adjacent property owner's property values significantly.

In the Article in the Kenwood Press, Heidi says that she and her employees will train the dogs not to bark.

A few days ago when the weather was warmer for a few days we had our windows open all night, and could hear barking dogs from Heidi's house.

My house is at least 2500 feet Northeast of Heidi's house

Dogs bark and a lot of dogs bark lots.

The expansion of this operation will have a direct negative impact on quiet peaceful enjoyment of my property.

Although I usually believe that property ownership is an absolute right to do as you please, there are limits that should be in place considering the adjacent properties and typical uses for the

neighborhood as well as keeping your uses confined to your property so you don't adversely impact the neighbors.

I am formally requesting with this writing that the expansion of Heidi's use permit be denied because of the incongruent nature of the operation with the surrounding neighborhood.

If the permit is granted and my quality of life is adversely impacted, I may seek redress from parties obtaining and granting said permit.

Sincerely

Tim Badger

6695 Sonoma Highway

Santa Rosa, CA 95409

Melinda Grosch

From: mariellen munson [mariellenmunson@yahoo.com]
Sent: March 02, 2012 2:18 PM
To: Melinda Grosch
Subject: Hwy 12 Dog Kennel

Dear Melinda and John Tracey,

It is unbelievable to me that you could be working so closely with Heidi Niemann to get her Dog Kennel up and running. I guess as long as you don't have to live near the kennel and enjoy all the barking...it is not an issue. Right...and if you are not regularly traveling down Hwy 12 and have to slam on your brakes to avoid those drivers turning directly in front of you to merge from the cross roads, it is not an issue. Are you kidding me...no impact. What can you possibly be thinking?

As drivers turn in on the dirt road, they immediately turn to the left to let their dogs out or to pick them up. Then they proceed out to the dirt road and need to join in the traffic on Hwy 12...traffic I might remind you that may be traveling at speeds of 55 miles an hour. Sometimes these drivers need to turn left (help) across one lane of traffic while joining another lane traveling at the same pace on the other side of the road. But, whether or not they turn right or left, the traffic issue is horrendous! As it is currently problematic, I still can not understand ANYONE announcing that the impact will be negligible. NOT!

We bought our homes in Oakmont in good faith. We understood that we would have traffic noise. Hey, most of Oakmont hears Hwy 12, especially in the spring, summer and fall months when we leave our windows open to enjoy Sonoma County's wonderful clean air. What we DID NOT bargain for...is 50 dogs barking in our vicinity. If you know anything at all about dogs, it only takes ONE to start the chorus. Also, is it not true that once Heidi has this license she can have still MORE dogs providing she has the shelter, etc. necessary?

I am a dog lover and have two dogs. When we need care, we have no difficulty finding people who are willing to come in and stay with our dogs or a kennel (not located with nearby neighbors) to take and care for our dogs.

I am NOT against Heidi Niemann starting a Dog Kennel...just NOT here. Dog kennels should be placed away from close neighbors and busy streets where emergency vehicle sirens or other dog barking encouragement sounds are not so prevalent.

As I previously stated...of course, there is no issue if you are not living or traveling in this location. How would honestly feel if she were to move near you? Honestly!

Sincerely,

Mike and Mariellen Munson
88 Aspen Meadows Circle
Oakmont

Melinda Grosch

From: mary-don baum [marydonbaum@hotmail.com]
Sent: March 04, 2012 10:08 PM
To: Melinda Grosch
Subject: Application PLP11-0042 from Heidi Niemann/Dog Kennel Expansion

My husband and I are Oakmonters and live at 6285 Meadowbreeze Court, on the west end. Our house is fairly close to 12. We are about 1/4-1/2 mile west of the current kennel, and frequently we can hear the dogs where we are. I feel very sorry for those residents much closer to the kennel. I think the kennel is too close to Oakmont. It is a retirement community, and many of our residents are quite elderly and in not good health. Imagine how uncomfortable they must be trying to take an afternoon nap. It was unwise to allow the kennel in the first place, based only on the close proximity to Oakmont. But to allow additional animals sort of negates the whole idea of a planned, retirement community. What happened to everyone's common sense? We are against the expansion, any expansion.

Sincerely,

Mary and Don Baum
707-539-6782

Melinda Grosch

From: Lori O'Neill [oneilllori@mac.com]
Sent: March 04, 2012 11:48 AM
To: Melinda Grosch
Subject: Not in Favor of PLP11-0042

Dear Melinda,

I have lived and owned my home at 6425 Sonoma Hwy for 25 years. It is a rural area; peaceful and quiet. Any business that will increase traffic will disrupt the harmony of our area. In addition, adding 50 dogs to the mix will definitely increase barking day and night. Although, I am sure Heidi Niemann will try to keep her dogs quiet, we all know that as one dog barks, so do the rest of the dogs in the neighborhood. I believe we have enough barking dogs, as pets, in the area and I am against adding a commercial business that has 50 dogs in kennels adding to the noise.

I do not believe one can assume that all customers will come from Oakmont or only visit during off-peak hours. This will be a full blown operation that caters to owners of 50 dogs, thereby increasing traffic congestion and noise. I am adamantly against all aspects of the application, including, but not limited to signage, increased operations of the kennel and exceptions to the zoning, density and scenic laws now governing the area.

I believe the operation of a 50 dog kennel will create significant adverse impacts on the environment and there are no safeguards that can protect such impacts. Also, the additional noise of 50 dogs will significantly impact our tranquility. Sleep will be disrupted, noise from barking dogs, regardless of where they reside will increase and the already dangerous traffic congestion on Highway 12 will increase. In addition, there will be 5 full time and 3 part time employees driving in and out, adding to the traffic. This operation will be open 365 days a year and have dogs in kennels 24 hours a day. There is not way that this will not impact traffic and noise.

I have talked with several of my neighbors about Meadows Kennels application and we all feel it is too much of an impact. Please feel free to contact me with any questions.

I urge the County to turn down the application PLP11-0042 in it's entirety.

Sincerely:

Lori O'Neill

Melinda Grosch

From: Barbara Lynch Samarati [blynch@fhallen.com]
Sent: March 03, 2012 7:27 AM
To: Melinda Grosch
Subject: Comment Letter regarding the Meadows Kennel Application for commercial boarding permit

Dear Melinda,
I have been contacted by the property owner, Michael and Tammi Bernd, who live next door to the "Meadows Kennel" located at 6445 Sonoma Hwy. I have been a real estate broker in Santa Rosa for over 30 years and currently work with Frank Howard Allen Realtors.

The Bernd's are concerned about how the increase in business and the number of dogs at the kennel will impact the value of their property a 6447 Sonoma Highway. Allowing the "Meadows Kennel" to increase in size to a commercial dog facility will have a severe impact to the property value of the Bernd's property. It is my opinion that the existing size of "Meadows Kennel" has already negatively impacted their property value and allowing the owner of this kennel to increase in size with very limited restrictions is only going to further impact the Bernd's property values in a very negative way. Should the Bernd's ever decide to sell their property, it will be much more difficult to find a buyer that doesn't consider the neighboring kennel as a nuisance. Also, should the Bernd's ever need to refinance their property, an appraiser will have to take into consideration how much the neighboring kennel impacts the current and future value.

If you need any further information, my contact information is below.

Barbara

Barbara Lynch Samarati
DRE License #00642851
Frank Howard Allen Realtors
460 Mission Blvd.
Santa Rosa, Ca 95409
(707) 537-2385 direct
(707) 696-4431 cell
(707) 537-7427 fax
blynch@fhallen.com

Melinda Grosch

From: Lorna King [lornaking2008@yahoo.com]
Sent: March 05, 2012 10:07 AM
To: Melinda Grosch
Cc: valeriebrown@sonoma-county.org
Subject: Permit application PLP11-0042

Dear Ms. Grosch,

I am writing in regard to the application PLP11-0042.

This application is said to be requesting a Use Permit and Design Review for a full service dog Kennel for up to 50 dogs on site at any one time for boarding, doggy daycare, grooming and training. Seven days a week, with pick up being between 7:00 a.m. to 7:00 p.m.

It is my understanding that the most current permit is for 8 to 10 dogs with the hours of noise between 7:30 a.m. to 6:00 p.m. Monday through Friday.

I just spent this weekend with the windows open in my home listening to the dogs barking early in the morning and late into the night. It is very evident to me that the Kennel owner has total disregard for her existing permit.

I understand the existing permit is for a Doggie Daycare, but as I drive by there is currently a very large sign that says Meadows Dog Kennel and a large field set up for dog-training.

Highway 12 is referred to as "Death Ally" by local law enforcement. Adding a business that will require so many people to enter/exit and cross traffic Hwy 12 will only increase the risk of extreme traffic danger and potentially cause life threatening accidents to many people who currently depend on this route to go to work, do their grocery shopping and buy gas.

The property on the north/east side of Highway 12 is zoned agricultural; a dog kennel is not suitable use of agriculture land.

Having dogs barking all day and night is not healthy for many elderly people and being ill only increases the stress of their condition. It pries on our nerves, disturbs our sleep and day-to-day life. Most of us moved here to a senior residential area for peace and quite.

Please take these points into consideration before approving this permit.

Regards,

Lorna King
6431 Mesa Oaks Lane
Santa Rosa, CA 95409

cc:Valerie Brown - 1st District Supervisor

Melinda Grosch

From: owleo@comcast.net
Sent: March 05, 2012 10:50 AM
To: Melinda Grosch
Subject: Hwy 12 Kennel Expansion

Dear Ms. Grosch:

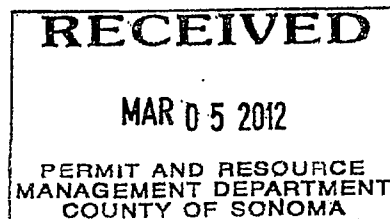
Along with other Oakmont residents, we are concerned about the proposed expansion of the dog kennel facility on Highway 12. The increase in the number of dogs would result in unacceptable noise not only in Oakmont but surely to residents on the opposite side of the highway as well. Also, additional traffic and congestion caused by this expansion on the already heavily impacted two-lane highway would be dangerous. We strongly urge rejection of this ill-advised application to enlarge the kennel. We further urge that no additional commercial ventures be located in that sensitive area.

Sincerely,

Allerton and Nina Blake
8515 Oakmont Dr

March 2, 2012

Board of Zoning Adjustments
Melinda Grosch, Planner
County of Sonoma PRMD
2550 Ventura Avenue
Santa Rosa, Ca. 95403



Re: The Meadows Kennel AP 030-110-036 Application PLP11-0042

Dear Board Members and Ms. Grosch:

I reside at 6451 Sonoma Highway along with my wife Cynthia, and my daughter Kathy. The three of us are opposed to the granting of the application for a full-service dog kennel. Here are a few of the reasons that we - and all of our neighbors - object to a full-service kennel:

1. Health and Safety

The primary safety item is the traffic on Highway 12. The eastbound traffic is the main problem for stopped cars or slowing cars preparing to turn left into the driveway easement for the 10 residences on this gravel road. Over the years, there have been collisions involving each and every household living on this gravel road. I believe that there are a total of 13 rear end or sideswipe type collisions. The latest collision on December 31, 2011, blocked traffic, and was extremely dangerous relating to the limited site distances for eastbound traffic, and the inattention of the drivers. One of the 13 collisions involved my daughter, Kathy Payne, and she is still feeling the effects from the crash for the past 24 years. She was driving eastbound and was stopped waiting to turn left, as a drunk driver rear ended our Volvo at 60 mph crushing the rear of the car, then pushing the car 100 feet east, crashing into an oak tree, smashing the front of the car up to the windshield. Thank goodness for good Volvo safety engineering. I use this terrible crash as an example, as we have personal knowledge on how severe it is at this location, and the probability that this will happen again. Since that collision, most of the neighbors continue east to Oakmont Drive, and turn around and return to the driveway to make a right-turn into the drive. All of the neighbors are aware of this safety issue, so I find it hard to believe that the applicant's customers will make this same decision to prevent being in an accident. In the past several years, there have been two fatal accidents between 50 and 150 feet of this driveway.

Over the last 33 years that we have lived here, the traffic has increased significantly. Day-to-day you may not notice this, but adding these insignificant small increases do add up to an overwhelming amount of traffic over time. The addition of thousands of homes, wineries, and just more neighbors on once-undeveloped sites, has added to the increase of traffic. Lately the westbound traffic from 4:30 pm till 6:00 pm has backed up from the traffic light at Melita Road to our driveway. This makes it almost impossible to get out. It is worse trying to go eastbound. On a good day with moderate traffic, the left turn from the driveway turning towards Oakmont requires exceptional judgement in speeds and distances of approaching traffic. An example of this is for entry across the westbound traffic to go east. One must be prepared for the out-of-sight cars that are approaching eastbound to the drive which are out-of-sight over the rise in the road off to the west. This is always a challenge.

At the hearing for the winery to the east of our drive, the traffic engineer for the County of Sonoma, speculated that each of our three-acre parcels along the gravel road would generate 10 trips per day. That would be 100 total trips. The winery would generate 15 trips per day. With the proposed 50-dog kennel that could be 50-drop offs, and 50-pick ups per day. For the workers, that would be 5 entries and 5 exits per day and 3 more part-time employees entering and leaving each day. The 106 additional trips would generate a 106 % increase in trips. I don't believe that a 106% increase could be insignificant even to a traffic engineer. In the proposal it was indicated that not more than two pick ups or drop offs would happen per hour. Do the math. If the hours of operation are approximately 12 hours a day, that would only generate 24-drop offs at the applicants proposed rate. I believe that an unbiased professional traffic engineer must conduct a complete traffic survey. The results must be submitted before final decision about the application can be completed. I have read the engineers report that the applicant has presented, and find there are many flawed items. I believe that the county needs to use up to date information, not using data that is from 2009, and address other items.

2. Oaks

There are large oaks present at the entrance of the gravel drive, and along the hwy 12 easement. A review of the current laws concerning preservation of oaks must be addressed. Currently, the applicant has planted redwood trees in the area with oaks. Has the presence of these trees been addressed, as to the health of the oaks?

3. Stress

The presence of a large number of dogs in the fields adjacent to the horse properties, will cause undo stress on the horses, and the owners that care about the health of the horses. The stress level will increase to the neighbors also, due to the noise of barking dogs, additional traffic, and the loss of the rural atmosphere. *A commercial business should not be placed in a rural setting.* The original owners of the kennel north of my property asked me "Do my dogs bother you, can you hear them?" I replied "only when they are barking."

4. Signs

At the entry to the gravel road, the applicant has erected a sign advertising the kennel. At the time of the installation, a complaint was filed for a violation of exceeding the maximum size for signage. This sign blocks the view from Highway 12 westward to the hills on the north side of the valley towards Los Alamos Road. The applicant requests the Board to allow a variance to the ordinance for height and size. This sign is unacceptable. This sign should be removed completely. The applicant is advertising in the local newspapers and has stated that her current clientele is far greater than her ability to supply service. When we had an animal, we were able to board the animal at a service that was on Hwy. 12 close to Middle Rincon Road, and another close to G&G Market on the west side of town. Also, there is another care location on Hwy. 12, close to Brush Creek Road. There are many other available locations for care.

5. Environment

The presence of 50 dogs on the premises is overwhelming! The dog feces, and ground urine needs to be addressed by the Environmental Health Dept. This cannot be

good for the ground water, as the entire area is on well water. Excessive watering of the doggie runs has been shown in the past. The water has run day and night for days. Trying to irrigate 3 acres is bound to use up precious ground water. This area is in the same aquifer as the surrounding neighbors. The waste and chemicals that will be generated by dog grooming will be overwhelming for the 3-bedroom septic system. A commercial-type system should be required. Approval from Environmental Health should be obtained addressing this issue, prior to any decision on this application.

6. New Building

As indicated on the posting for this hearing, a new building is planned. Has the Board been appraised as to the proposed building? What will this look like? How tall will this be? Will it be required to be no taller than the house? Will the plumbing be hooked up to the septic system which is designed for a three-bedroom house? Will this further block the view to the northwest? Will this be an intrusion to the rural feeling that is slowly disappearing now?

7. Dog Noise

The noise level will increase from the large number of dogs. This will be the second kennel within 1000 feet on this gravel road. The Payne's and Bernd's will be sandwiched between the kennels. This is unacceptable. When I purchased my 3 acres, I knew that there was a neighbor that had dogs. I elected to purchase with full knowledge that dogs do bark! One of the applicant's letters has stated that her dogs do not bark!

In conclusion, it is our opinion that our needs, the needs of the neighbors and the people that use the highway far outnumber the wants of the petitioner. The safety for people using the highway, the people using the private drive, and other concerns are upmost in our minds.

Thank you,

Douglas & Cynthia Payne
6451 Sonoma Highway
Santa Rosa, CA 95409

March 5, 2012

Board of Zoning Adjustments
Melinda Grosch, Planner
County of Sonoma PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: The Meadows Kennel AP 030-110-036; Application PLP11-0042

Dear Board Members and Ms. Grosch:

On October 9, 2009, Heidi Niemann applied to PRMD for a 'Doggie Daycare' Use Permit for 8 dogs at the above referenced property. Approximately a year later, she purchased this property, where she currently operates The Meadows Kennel.

On April 29, 2011, we received an informal note from Ms. Niemann (attached) wherein she informed us of her intention to open a day care facility for 'up to 20 dogs.'

Ms. Niemann's original request to the County was revised to allow TEN dogs. Proposed hours of operation were Monday through Friday from 7:30 AM to 6:00 PM. As far as we know, this is the only Use Permit currently in force.

Recently, we've learned of a Use Permit request to expand The Meadows Kennel significantly. Ms. Niemann now wishes to accommodate 50 dogs, with overnight boarding, training, and grooming seven days a week. This would comprise a Commercial Kennel.

We support our neighbors' endeavors and home occupations. However, the proposal currently being considered goes far beyond our understanding of what we were led to believe The Meadows Kennel would be.

In the 30 months since The Meadows Kennel was granted its request for a 10-dog day care facility, the goal of this enterprise has increased five-fold. We are now confronted with the very real possibility of a retail, full-service, commercial business on our shared rural road.

Due to the negative impacts we believe this proposal would generate, we are compelled to strenuously protest the current Meadows Kennel request.

The following is a list of the essential issues we believe need to be addressed prior to the approval of Meadows Kennel conditional Use Permit:

Traffic and Safety: Our road has a treacherous intersection at Highway 12, which has a 55 MPH speed limit at this location. Left turns are especially dangerous. Rear-end collisions are common for drivers turning onto our road. Those turning left onto Hwy 12 from our road commonly wait minutes before a left turn can be negotiated.

The applicant's traffic consultant, TJKM, concludes that the expanded facility will result in 100 additional trips per day (a 100% increase for our road), with only 20 of those occurring during peak AM and PM hours. We find this assertion to be dismissive and reckless in light of traffic patterns that we, as residents, observe on a daily basis. What data enabled TJKM's conclusion that only 20 trips per day will be during peak hours?

Let's not contribute further to Hwy 12's worsening traffic fiasco in our neighborhood.

Since installation of the stop light at the intersection of Melita Road and Hwy 12, westbound peak traffic on Hwy 12 backs up nearly to Oakmont.

A major development, currently pending in the vicinity of The Meadows Kennel will only increase this congestion. It is our understanding that the developers of Elnoka Village, as it was called in 2011 will be required to install a stoplight where Elnoka Village empties onto Hwy 12, approximately 1500' closer to Meadows Kennel than the current signal at Melita.

For TJKM to assert that an additional 100 trips on/off our road would be an insignificant impact on this constrained stretch of 55MPH road is belied by our decades of experience.

Furthermore, should conclusions asserted by TJKM prove to be faulty, and someone is injured or killed as a result, will TJKM be liable for damages?

Rather than relying on a dismissive traffic study procured by The Meadows Kennel, we urge you to insist on a traffic study generated by a neutral party using 2011 data, one that focuses on left turn safety on Hwy 12, along with looming impacts from pending major developments.

We welcome any of you to attempt left turns on and off of our road during daylight hours before judging for yourselves.

Signage: Enforcement of Sonoma County's Sign Ordinance within Scenic Corridors is imperative. We've been assured that the design for The Meadows Kennel signage would be sufficiently reviewed and enforced, but as yet, we are not convinced. Will this sign ultimately be illuminated?

Scale of Business/Hours of Operation: This location is not suitable for all-hours retail clientele. We believe home occupations on our road should be restricted as to size, as well as to weekday business hours.

Noise and Nuisance: A commercial kennel has noise and nuisance potential that is hard to quantify. The applicant's personal screening procedures do help, but this alone is no guarantee to us going forward. Once a commercial kennel license is granted, there is little to limit the size of such a business other than conditions of the Use Permit (see Lack of Enforcement). Along this stretch of Highway 12, ambulances routinely run sirens as they respond to calls in Oakmont. This is likely to exacerbate any barking issues, and the effect of that nuisance, especially on Oakmont residents. The only measures left to us if this application is approved, will be to complain repeatedly and hope for response.

Lack of Enforcement of Permit Conditions: Based on performance to date, when it comes to signage, lighting, building, grading, days/hours of operation, number of clients' cars per hour, etc., we have scant reason to believe that conditions of any permit granted herein will be enforced by The County absent aggressive formal complaints.

Contamination of Storm Water Runoff: This septic-dependent property has an existing 3-bedroom home. The proposed expanded commercial facility would employ up to 8 people and house dozens of dogs. This, in close proximity to a tributary of Santa Rosa Creek. The Health Department should review suitability of this project due to high ground water conditions that plague certain areas during winter months.

Lighting: The applicant utilizes night illumination in conflict with night sky standards for our Scenic Resource designation.

Future impacts on historic Valley Oaks. In time, planned construction and recently planted Sequoias (Redwoods) may effect existing oak tree habitat, in conflict with the property's zoning.

Reduction in Property Values: Due to proximity to commercial kennels, neighboring property owners will need to disclose what most would perceive to be a serious defect.

Pre-existing commercial kennel within 1000': Windrift Keeshounds is a licensed Pet Fancier/Commercial Kennel that has been on our road for many years. We'd expressed our concerns about a second kennel being permitted during Meadows Kennel original use permit review. The project planner dismissed those concerns, claiming that she was unaware of any other kennels in our area. Only recently has PRMD been made aware that Windrift Keeshounds is indeed, a pre-existing commercial kennel authorized by the Department of Animal Control. Approval of the Meadows Kennel application would sandwich two residential properties between two commercial kennels.

Page 4

We urge the Board of Zoning Adjustments to take strident measures to ensure that the qualities and characteristics that we as Sonoma County residents hold dear, are not compromised by allowing this ill-advised commercial business in an agricultural/residential area. We do not find this proposal 'to be compatible with the health, safety and welfare of our neighborhood.'

Thank you for your consideration,

Richard and Marna Hill
6489 Sonoma Highway
Santa Rosa, CA 95409

attachments:

H. Niemann note received 4.29.11;
email to M. Grosch, planner on 4.29.11;
correspondence with planner 7.18.11
correspondence with planner 8.9.10;
permit applications from February and April 2011;
Ray Farris (Oakmont) letter 4.16.11;
email to M. Grosch, planner on 4.29.11;
petition to Animal Control, 4.4.12

TO MY NEIGHBORS

The Meadows Kennel
will be opening and I
want to say thank you
for your support.

Although I am
licensed as a commer-
cial kennel, my intention
is to have no more
than twenty dogs to
stay and play. The dogs
will be tested for health,
temperament & sociability.

Heidi @ 536-3707
heidi@themedowskennel.com

Heidi

From: Marna Hill <bunnyday@mindspring.com>
Subject: 6445 Sonoma Highway Use Permit Application - Doggie Daycare
Date: April 29, 2011 12:17:24 PM PDT
To: Melinda Grosch <mgrosch@sonoma-county.org>

Hello Melinda,

We received a note from the applicant for the Meadows Kennel. She will be opening her kennel on February 1. Her note states that she will have 'no more than 20 dogs to stay and play.'

We were under the impression that there would be only 10 dogs allowed.

Furthermore, this means forty plus extra cars turning in and out of our most dangerous Hwy 12 intersection twice a day.

The applicant also has placed a sign at the corner (10' x 4') that is higher than 6 feet and greater than 23 square feet. This is a **scenic design zone**. Has the sign been approved?

Hope to hear from you soon.

Marna Hill

(We never received a response to this note.)

-----Original Message-----

From: Marna [<mailto:bunnyday@mindspring.com>]

Sent: July 18, 2011 10:45 AM

To: Melinda Grosch

Subject: The Meadows Kennel AP# 030-110-036

Hello Melinda,

We have not heard about any hearings for the Meadows Kennel. You mentioned that this would be posted last May. Any news?

This is a scenic design district and I was told that her sign has been accepted. The applicant has also requested the following:

THE APPLICANT IS ALSO REQUESTING AN EXCEPTION TO THE SIGN ORDINANCE FOR HEIGHT AND PLACEMENT.

Has the scenic design review occurred?

Hope to hear from you soon.

Have a good week.

Marna Hill

From: Melinda Grosch <Melinda.Grosch@sonoma-county.org>

Subject: RE: The Meadows Kennel AP# 030-110-036

Date: July 18, 2011 12:48:20 PM PDT

To: Marna Hill <bunnyday@mindspring.com>

Hey Marna,

Rest assured that you are on the notice mailing list. I asked for some studies for the preparation of the mitigated negative declaration. I have not received those yet – they often take awhile. Once those are received I will prepare the Mitigated Negative Declaration – also a time consuming process. After that I prepare the draft staff report, conditions, and mitigation measures for review by management and scheduling for a hearing. The sign has not been scheduled for the Design Review Committee yet either. I don't anticipate this going to hearing anytime soon – maybe in the fall.

Melinda G.

-----Original Message-----

From: Marna [<mailto:bunnyday@mindspring.com>]

Sent: Sunday, August 08, 2010 6:14 PM

To: Melinda Grosch

Subject: 6445 Sonoma Highway Use Permit Application

Importance: High

Hello Melinda Grosch,

It has just come to our attention that 6445 Sonoma Highway, Santa Rosa, CA 95409 has a notice for a permit for a dog daycare. We never received any notice of this pending permit.

We are concerned for the following reasons:

- There is a kennel on the road already at 6457 Sonoma Highway and the dogs are very loud. We hear their barking every day. We also hear other nuisance barking coming from the direction of Melita Road all through the night.
- The permit asks for dog daycare for up to 10 dogs and no more than 3 employees. We want to make sure there is absolutely no overnight boarding and that the daycare is strictly limited to 10 dogs, including the renter and/or owner's dogs, during business hours.

All noise from Highway 12 echoes up to our home. We are very concerned.

Please let us know how this permit progresses.

Thank you kindly,

Marna and Richard Hill

707.539.4233

6489 Sonoma Highway, Santa Rosa, CA 95409

Mailing address: PO Box 400, Kenwood, CA 95452

From: Melinda Grosch <MGROSCH@sonoma-county.org>
Subject: RE: 6445 Sonoma Highway Use Permit Application
Date: August 9, 2010 10:17:30 AM PDT

Marna and Richard,

I am unaware of any other kennel on this private roadway. Is it a "hobby kennel?" Where a person who participates in dog sports or shows and breeds dogs may have up to 10 dogs on the property? These aren't regulated by our Department the permits are issued through Sonoma County Animal Control so I would not have known about it. I did send a referral to Animal Control and they did not note that there were any other facilities in the area.

Anyway, I have had a request for a hearing from the Oakmont Homeowners Association so the permit will not be issued right away. The future owner of the property (the person proposing the Doggy Daycare) is working with them to address their concerns. It is possible that they could withdraw the request so if you feel that you would like a hearing you should request one also.

This proposal is for a 10 dog Doggy Daycare which means no overnight boarding. The owners would be allowed to have up to 4 of their own dogs as is allowed by Animal Control regulations. If issued the permit will include provisions regarding noise, including standard levels which cannot be exceeded. Also if complaints are received by either Animal Control or our Department then we will look into the matter and can require further controls on barking, reduction in the number of dogs, or in a worst case scenario the Use Permit can be revoked.

Hope that is the information you needed.

Melinda G.

From Homeowners Associations of Oakmont:

April 16, 2011

Melinda Grosch
County of Sonoma
Permit Department
2550 Ventura Ave.
Santa Rosa, Ca. 95403

Re file No. UPE11-0020

Dear Melinda,

I am writing this letter for three Homeowners Associations in Oakmont. These associations are: Mesa Oaks, 40 homes (Donna Hopley), Quail Run, 61 homes (Bob Washa) and Meadowridge, 29 homes (Ray Farris).

Many homes are impacted with noise from highway 12. Owners are constantly aware of the ever increasing sound level from barking dogs.

Last year Donna Hopley of Mesa Oaks HOA and I, Ray Farris of Meadowridge HOA became aware of a county permit request to operate a "Doggie Daycare" center along highway 12 at 6445 Sonoma Highway (Highway 12). At first Donna and I were concerned because we already heard barking dogs. We wanted to be fair and read and reviewed her permit request. I personally presented her permit request at a regular Meadowridge Board meeting. Donna and I decided to meet with Heidi Niemann. During our meeting Heidi presented her case and ideas for her project as a daytime activity, not to exceed 10 dogs. Afterward Donna and I (candidly) saw her as a "well meaning, financially well to do, woman, who was wanting a hobby". We agreed not to oppose her permit request.

We were deceived by Heidi Niemann. With her current permit request it is obvious that a full blown business operation was the objective of her initial permit request, which was granted a few short months ago. In her current request she is talking about a "phase 111" of her project.

Three HOA's, Meadowridge (29 homes), Mesa Oaks (41 homes) and Quail Run (61 homes) all object to the current permit request and ask the County not to grant new permits for the expanded use of this property for overnight boarding and doubling the number of dogs.

Quail Run HOA did not voice an opinion on the original permit request but now say "no more dogs and no more hours". Mesa Oaks and Meadowridge say the same thing "no more dogs and no more hours".

Heidi Niemann is asking the County to allow a "full blown animal operation", not only a kennel for many dogs but adding services as well.

Currently the Oakmont homeowners hear barking dogs everyday (and the current permit is only for 10 dogs, in the daytime). We feel the current noise impact is sufficient to lower the property values and compromise the peace and quiet residents expect from living in Oakmont.

Sincerely,

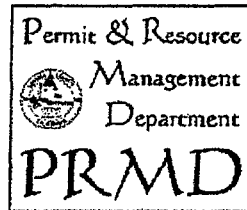
Ray Farris
Meadowridge HOA

Donna Hopley
Mesa Oaks HOA

Bob Washa
Quail Run HOA

Permit Manager

Welcome to the County of Sonoma, CA



County of Sonoma - Permit & Resource Management Department

Detail

Info

[Inspections](#) [Status](#) [Payment History](#)

Case / Application / Permit Number	UPE09-0069
Type / Classification	C-USE
	CM07: Kennel/Vet
	PLAN: Planning Division
Address	6445 HWY 12
	KENWOOD, CA
Parcel Number	030110036
File Date	2011-02-24
Status	DONE
Status Date	NA
Valuation	\$0.00
Fees	\$4,361.00
Payments	\$4,361.00
Balance	\$0.00
Description	USE PERMIT FOR DOGGIE DAYCARE REQUEST FOR A USE PERMIT FOR A DOGGIE DAYCARE FOR UP TO EIGHT DOGS WITH DAYS AND HOURS OF OPERATION PROPOSED TO BE MONDAY THROUGH FRIDAY FROM 7:30 AM TO 6 PM ON A 3.02 ACRE PARCEL. 05-10-2010 REACTIVATED FILE. APPLICATION REVISED: REQUEST FOR A USE PERMIT FOR A DOGGIE DAYCARE FOR UP TO 10 DOGS. DAYS AND HOURS OF OPERATION ARE MONDAY THROUGH FRIDAY FROM 7:30 AM TO 6:00 PM. A VAN PROVIDING FOR PICK-UP AND DROP-OFF WILL BE AVAILABLE FOR PEOPLE WHO WISH TO USE IT RATHER THAN PICKING-UP AND DROPPING-OFF THEIR DOGS THEMSELVES. THREE EMPLOYEES ARE PROPOSED.

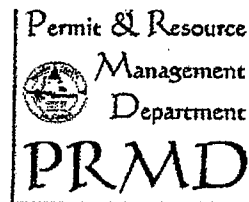
Contacts

Name	NIEMANN HEIDI
Business	NA
Relationship	APPLICANT
Phone	NA

Name	GROSCH MELINDA
------	----------------

Permit Manager

Welcome to the County of Sonoma, CA



County of Sonoma - Permit & Resource Management Department

Detail

Info

[Inspections](#) [Status](#) [Payment History](#)

Case / Application / Permit Number	UPE11-0020
Type / Classification	C-USE
	CM07: Kennel/Vet
	PLAN: Planning Division
Address	6446 HWY 12
	KENWOOD, CA
Parcel Number	030110036
File Date	2011-04-12
Status	REF_SENT
Status Date	NA
Valuation	\$0.00
Fees	\$12,696.00
Payments	\$12,696.00
Balance	\$0.00
Description	USE PERMIT FOR DOG KENNEL REQUEST FOR A USE PERMIT TO ADD OVERNIGHT BOARDING, TRAINING, AND GROUP LESSONS TO AN EXISTING DOGGIE DAYCARE (UPE09-0069) FOR UP TO TEN DOGS PER DAY OPEN SEVEN DAYS A WEEK ON A 3.02 ACRE PARCEL. 04-08-2011 EXPANDED PROJECT DESCRIPTION - REQUESTING 20 DOGS PER DAY AND LIMITING VISITS TO THE SITE TO TWO PER HOUR (TOTAL OF APPROXIMATELY 50 TRIPS PER DAY). THE APPLICANT IS ALSO REQUESTING AN EXCEPTION TO THE SIGN ORDINANCE FOR HEIGHT AND PLACEMENT.

Contacts

Name	NIEMANN HEIDI
Business	NA
Relationship	APPLICANT
Phone	NA

Name	GROSCH MELINDA
Business	NA
Relationship	STAFF
Phone	NA

March 4, 2012

County of Sonoma Animal Care and Control
1247 Century Court
Santa Rosa, CA 95403

Re: Application for Commercial Kennel License: The Meadows Kennel

To Whom it May Concern:

The following neighborhood property owners hereby urge County of Sonoma Animal Care and Control to reject the above referenced application for a Commercial Kennel License. Our short rural road already has a commercially licensed kennel, Windrift Keeshounds. We believe that our private roadway is unsuitable for ANY additional commercial kennels.

Joanne Reed (Windrift Kennel) 6457 Sonoma
Cyber Eye 6451 SONOMA HWY SANTA ROSA
Cynthia Payne 6451 Sonoma Hwy Santa Rosa, CA
Nanna Hill 6489 Sonoma Hwy
Raymond Farris 6465 Meadowridge DR.
Anne Kim 6443 Sonoma Hwy Santa Rosa
Juson Badger 6695 Sonoma Hwy SR CA
Joni Badger 6695 Sonoma Hwy Santa Rosa CA
Errett R. Jinks 6505 Sonoma Hwy, SANTA ROSA, CA.
Michael Eiden 6449 Sonoma Hwy, Santa Rosa, CA.
Carl Millh 6449 Sonoma Hwy Santa Rosa CA
Jammi S Bean 6447 Sonoma Hwy Santa Rosa, CA
Richard Hill 6489 Sonoma Hwy SR.

Melinda Grosch

From: Yvonne Alexander [Yvonne@alexcommunications.com]
Sent: March 05, 2012 3:25 PM
To: Melinda Grosch
Subject: Meadows Kennel

I live in Oakmont, near the kennel. I am opposed to the expansion because it has the potential to cause traffic accidents.

I drove into the street where the kennel is located; getting back onto Highway 12 is difficult. It is dangerous to turn left from the kennel onto Highway 12, so I turned right. It was about a mile before I found a left-turn lane so I could return to Oakmont.

Traffic in that section of Highway 12 goes at least 45 MPH or more, and cars often don't leave enough space to brake quickly. Turning off Highway 12 is difficult on most of the side streets because there is not enough shoulder.

Yvonne Alexander
(707) 539-4994

Melinda Grosch

From: Kate Bedford [bedfordkatec@gmail.com]
Sent: March 05, 2012 12:32 PM
To: Melinda Grosch
Subject: Response to PLP110042

March 5, 2012

Dear Ms. Grosch,

I am writing you regarding application PLP110042 from Heidi Niemann requesting a Use Permit and Design Review for a full service dog kennel.

I am very concerned about the negative impact this would have on our neighborhood. We already have a commercial kennel, Windrift Keeshond. The addition of an up to 50 more dogs will increase the noise beyond reasonable levels. In my lifetime as a dog breeder and owner I have never known a completely "no bark" kennel as Ms. Niemann has indicated she will be. Two kennels in such close proximity, especially in a valley will increase the noise pollution to an untenable level.

The traffic on Sonoma Highway is always an issue with safety. The additional traffic turning in and out of the business would only increase the ever present danger of the road.

Under these circumstances, I urge the Permit and Resource Management Department to deny Ms. Niemann's request.

Sincerely yours,

Kate C. Bedford
6425 A Sonoma Hwy.
Santa Rosa, CA 95409

Melinda Grosch

To: WINKEES@aol.com
Subject: RE: Meadows Kennel

From: WINKEES@aol.com [mailto:WINKEES@aol.com]
Sent: March 05, 2012 1:58 PM
To: Melinda Grosch
Subject: Meadows Kennel

**Joanne Reed
Windrift Keeshond Kennels
6457 Sonoma Highway
Santa Rosa, Ca. 95409**

March 5, 2012

**Sonoma Co. Board of Zoning
2550 Ventura Avenue
Santa Rosa, Ca. 95403**

Attention: Melinda Grosch,

Project Manager

**Regarding: Proposed kennel
6445 Highway 12,
Santa Rosa, Ca.
File No. PLP11-0042**

To Whom It May Concern:

Please let me introduce myself. I have the existing commercial kennel located near the proposed 50 dog kennel of Ms. Heidi Niemann. I have had a licenses for over 40 years in this location. This is a show breeding kennel. Not a boarding kennel.

I have several issues as a operator of a dog kennel regarding the proposed kennel.

Waste Removal: It states that Ms. Niemann has to remove the waste once a week and bring it to a landfill. This means if she has 50 dogs and their average elimination is 1 lb a day, that is 350 lbs of waste a week! Is she able to do this? How is going to control the flies and odor that will result from this amount of waste?

Parking and Road problems: Sometimes it takes three to four minutes to get out from our road onto the highway. There are accidents on this stretch of highway about three times a month. With the elderly at Oakmont coming and going these accidents are going to escalate because of their inability to act quickly when needed.

Ms. Niemann states that she is going to give training lessons. I do not believe that she has the knowledge to give lessons. What credentials does she have in this area? How many degrees has she put on a dog? If she has classes, where are all these cars going to park?

Only neutered dogs are going to be allowed to board - Neutered dogs are rendered incapable of breeding. It does NOT render them incapable of wanting to breed! I have found through the years of my experience that most dogs that are neutered and put into a group situation are more difficult. Thus frustrated and bark more.

She states that she will use bark collars if dogs are a problem. They are inhumane. I have used them once and the dog still barked and burnt a whole through his neck. And, will she tell her clients that she is using a bark collar, I doubt it.

Cleaning of kennel – Because we are on wells, she states that she will not water down her kennel runs. She will mop it! In all the 40 years that I've been cleaning kennels this is absolutely absurd . You have to water down or you will have one mess on your hands. Soap and bleach have to be rinsed down. Just like in your washing machine.

Water – She plans to add a pond to the property. Where does she think she's going to get the water to maintain a pond! We all are on wells. We also have a vineyard next to us that uses up most of our water. There have been several times that my neighbors below me had to hook up to MY well because there well went dry! She has also irrigated her field with our well water. Running the water hours on end.

Kennel Building – She states that she is going to add a 1,496 sq. ft. kennel building. I have so far never seen the plans for this building. It's strange that we can not build a granny unit on our property more than 1,100 sq ft. and you are allowing her to build a kennel larger! It also states that the building will not be constructed any closer to Highway 12 than the existing building. Apparently she is planning on building the kennel BETWEEN the existing kennel and Highway 12.

My main concern is that she has never been in this business before. It is apparent to me by the things she has all ready done, that she doesn't have the knowledge or the expertise to carry on a business of this magnitude. I'm also concerned that all these Surveys on noise and such have been taken when she has had only one or two dogs on her property. It is my belief that she will not be able to control or maintain this property as per animal control regulations.

I also feel that Ms. Niemann has been deceitful with all concerned. She originally wanted a 8 dog day spa, which all neighbors agreed. Now with this plan, she has infringed upon everyone's rights and will hurt our property values if allowed to be granted these permits.

Sincerely,

Joanne Reed

American Kennel Club Breeder Of The Year

Kennel and web site: www/windriftkeeshond.com

Joanne Reed

AKC Non Sporting Breeder Of The Year

AKC Breeder Of Merit

Windrift Keeshond

6457 Sonoma Highway

Santa Rosa, Ca. 95409

(707) 484-4754 (c)

(707) 538-7648 (h)

PCL XL error

Subsystem: KERNEL

Error: IllegalOperatorSequence

Operator: SetPageScale

Position: 7549

Chelsea Holup

From: Melinda Grosch
Sent: Monday, February 11, 2013 3:11 PM
To: Chelsea Holup
Subject: FW: OPPOSING APPLICATION PLP11-0042

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Chris Burdick [<mailto:chrisbtennis2golf@gmail.com>]
Sent: February 11, 2013 12:55 PM
To: Melinda Grosch
Subject: OPPOSING APPLICATION PLP11-0042

I cannot believe a county planning commission would actually ponder this application. Have you BEEN to this "kennel"? It is located on a 2 lane 55 mph speed limit highway turn off with no turn lane onto a small country road. I've traveled from Sonoma on Hwy 12 for 30+ years and was so grateful when the county finally saw fit to widen the road so at least a person would have a "bale out" if necessary. MANY times I've attempted to make a legal left turn off Hwy 12...one time in particular I was watching my rear view mirror and a woman was applying make-up and obviously didn't see my blinker so I just floored my accelerator so she wouldn't hit me. I saw the shock in her face when she realized what I had to do to avoid being hit by her. With all the idiots now texting while driving, I'm sure it's even worse. If the county MUST pass this application, the owner should have to pay for a turn lane like all the other businesses have to do to be safe on the Hwy 12 corridor. Please feel free to contact me if you have any questions. Helen C. Burdick (707) 938-0267

LETTERS OF OPPOISTION (received after 2-14-13)

PLP11-0042 6445 Highway 12, Santa Rosa

Chelsea Holup

From: Melinda Grosch
Sent: Monday, February 11, 2013 3:11 PM
To: Chelsea Holup
Subject: FW: OPPOSING APPLICATION PLP11-0042

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Chris Burdick [<mailto:chrisbtennis2golf@gmail.com>]
Sent: February 11, 2013 12:55 PM
To: Melinda Grosch
Subject: OPPOSING APPLICATION PLP11-0042

I cannot believe a county planning commission would actually ponder this application. Have you BEEN to this "kennel"? It is located on a 2 lane 55 mph speed limit highway turn off with no turn lane onto a small country road. I've traveled from Sonoma on Hwy 12 for 30+ years and was so grateful when the county finally saw fit to widen the road so at least a person would have a "bale out" if necessary. MANY times I've attempted to make a legal left turn off Hwy 12...one time in particular I was watching my rear view mirror and a woman was applying make-up and obviously didn't see my blinker so I just floored my accelerator so she wouldn't hit me. I saw the shock in her face when she realized what I had to do to avoid being hit by her. With all the idiots now texting while driving, I'm sure it's even worse. If the county MUST pass this application, the owner should have to pay for a turn lane like all the other businesses have to do to be safe on the Hwy 12 corridor. Please feel free to contact me if you have any questions. Helen C. Burdick (707) 938-0267

Chelsea Holup

From: Melinda Grosch
Sent: Wednesday, February 13, 2013 3:55 PM
To: Chelsea Holup
Subject: FW: Opposing Meadow's Kennel PLP11-0042

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Cythia Payne [<mailto:cepayne1@earthlink.net>]
Sent: February 13, 2013 3:38 PM
To: Melinda Grosch
Subject: Opposing Meadow's Kennel PLP11-0042

I am opposed to the expansion of the Meadow's Kennel for several reasons.

1. Traffic on Sonoma Highway is terrible. Our daughter was in a traffic accident in June of 1986 and still suffers from the effects, and traffic is much worse today. When the last big accident happened on the highway it took the CHP and city police 2 1/2 hours to clear the highway. This inconvenienced all the people on the highway trying to get their destinations and all the neighbors who had appointments who could not leave their homes.

2. We ran out of well water everyday last summer because the Meadow's Kennel watered their 3 acre field. The only dog that used the field was her own giant schnauser for 15 to 20 minutes daily. It was difficult taking medicines on time because of lack water, watering yards, washing clothes, or taking a shower.

3. This proposed business should be in a industrial zoned area and not in a residential area. We already have a dog kennel on our road, Winddrift Keeshond. Winddrift has around 7 or 8 dogs and not the proposed 35 dogs plus 5 for emergency stays.

4. Our property would values would go down.

Please make copies of this letter for each BZA member to read.

Thank you,

Cynthia Payne
6451 Sonoma Highway
Santa Rosa, Ca 95409

Chelsea Holup

From: Melinda Grosch
Sent: Wednesday, February 13, 2013 4:41 PM
To: Chelsea Holup
Subject: FW: Meadows Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Doug on Earthlink [<mailto:dougpayne1@earthlink.net>]
Sent: February 13, 2013 4:37 PM
To: Melinda Grosch
Subject: Meadows Kennel

I live at 6451 Sonoma Highway Santa Rosa, approximately 350 feet away from the proposed kennel. I was present for the first portion of the BZA hearing. I objected to the 50 dog kennel, and now I object to the 35 dog kennel. The board suggested items to be mitigated. The applicant has complied with a majority of the items, and will express the progress of these items. The one item that stands out as most important is the traffic and the impact that additional cars slowing or reentering the highway will produce. This condition must be mitigated

You will hear from the traffic consultants about the accident picture. The applicants consultant did not provide a full picture of the collisions that have occurred over the last 10 year reporting period. Since the first part of the hearing there have been two major accidents, one moderate accident to the west, and an unreported minor collision as told to Tammi, and the witnessing of skids, and glass in the road indicating another unreported collision. The two major accidents have tied up traffic for approximately 2 hours each. The community literally lost 3500-4000 man hours just sitting in the stopped traffic. The highway was closed both times, and in the last collision, 3 people went to the hospital.

In the last portion of the hearing it was stated that there was another kennel on our road. This is the Windrift Kennel. This operation has been here for 40 years, and presents a different impact on traffic. This is not a boarding kennel with numerous trips daily. The owner breeds dogs, and shows them, and has a limited number trips per year.

I strongly oppose the Kennel, for my safety and the safety of all of that use Highway 12.

Please provide copies of this email to the BZA members.

Thank You,
Douglas Payne
6451 Sonoma Highway
Santa Rosa, Ca 95409

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 10:43 AM
To: Chelsea Holup
Subject: FW: Opposition to the Dog Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Nanette Garner [<mailto:garnertravel@sonic.net>]
Sent: February 13, 2013 6:05 PM
To: Melinda Grosch
Subject: Opposition to the Dog Kennel

Dear Ms. Grosch:

I am an Oakmont resident and have been for six years. I have also worked in Oakmont for the past 33 years and am well aware of the traffic flow and the dangers of the turn onto the road where the Dog Kennel is proposed.

It is a very short distance from the Oakmont Drive stoplight. And there have been many times when I see people not expect the car in front of them to turn onto that road, and they don't slow down and they come to a screeching halt to avoid hitting the turning car, or in some instances I see them hit the vehicle because they don't anticipate the car in front of them stopping to turn. With more cars coming onto that road to drop off their dogs, and pick them up, it will only further impact the potential danger. And as I am sure you are aware, when there is an accident on Highway 12 along the Oakmont Corridor, traffic is stuck for miles in both direction with no alternative to get in and out to take other roads.

As a 41 year resident of Santa Rosa, I urge you to NOT grant a permit to the Dog Kennel in that location. Put safety first.

Thank you,
Nanette Garner
327 Belhaven Place
Santa Rosa, Ca. 95409

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 10:44 AM
To: Chelsea Holup
Subject: FW: Opposition to PLP 11-0042

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:

Monday through Thursday from 8:00 a.m. until 4:00 p.m. The lobby is closed on Friday.

-----Original Message-----

From: pamela wilsey [<mailto:pamwilsey@gmail.com>]
Sent: February 13, 2013 6:18 PM
To: Melinda Grosch
Subject: Opposition to PLP 11-0042

Dear Ms. Grosch,

As a resident of the eastern edge of Santa Rosa and a frequent traveler on Highway 12 between Santa Rosa and Sonoma, it has come to my attention that an expansion of a commercial kennel, known as the Meadows, is planned for the property along Hwy 12 across from Oakmont.

I oppose this business on an already dangerous road. I have witnessed accidents in this area and counsel bicyclists and motorists to take extra caution because of dangerous driving conditions. It is especially difficult to make a left turn into or out of the lane in question and, as I'm sure you know, there is a history of traffic accidents along this stretch of Highway 12. Traffic along this corridor is only increasing and I worry about the impact a business with cars going in and out will have on this supposedly scenic route.

Thank you for considering my position. Please add this letter to your file of opposition letters for the hearing that is scheduled to take place on February 21st.

Sincerely,
Pamela Wilsey

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 10:45 AM
To: Chelsea Holup
Subject: FW: PLP-11-0042

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: jrfke5ri@aol.com [<mailto:jrfke5ri@aol.com>]
Sent: February 13, 2013 8:54 PM
To: Melinda Grosch
Subject: PLP-11-0042

February 13, 2013

Dear Ms. Grosch:

My name is John Felton and I reside at 228 Silver Creek Circle, Santa Rosa, CA. My home is located in Oakmont. I am writing to go on record as being strongly opposed to the issuance of a permit to operate a dog kennel located off of Highway 12. I base my objection based upon the traffic hazard that will be added to this already dangerous stretch of road. I cannot begin to count the number of serious, and often deadly accidents in this area. As a case in point, there was an especially horrific accident within the past month. In addition to those parties that were badly injured, I was trapped in traffic for close to two hours as a result. Traffic turning in and out of driveways in the area between Melita Road and Oakmont drive has historically caused many accidents. Until this stretch of road is widened, no additional burden should even be considered.

Please take my comments seriously and deny the issuance of the requested permit.

Respectfully,

John R. Felton
707-539-5831

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 10:48 AM
To: Chelsea Holup
Subject: FW: 6445 Sonoma Highway's previous owner's opposition
Attachments: 6445.docx

For the Feb. 21 hearing.
Note that there is an attachment.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Tammi Bernd [<mailto:tbernd@sbcglobal.net>]
Sent: February 14, 2013 9:46 AM
To: Melinda Grosch
Subject: 6445 Sonoma Highway's previous owner's opposition

From the former resident of 6445 Sonoma Highway who wishes to be heard. She's was one of the only ones when she lived here that hadn't been in an accident.

Feb. 13, 13

BZA

Melinda Grosch, planner
County of Sonoma PRMD
2550 Ventura Ave.
Melinda:

My husband and my children lived and enjoyed our home at 6445 Sonoma Hwy for 30 years. My husband retired and we moved to be with our close friends and family in Grants Pass, Oregon 9 years ago. What I hear that has happened to our past home and property is appalling, not only the aesthetic qualities and aesthetic value of this home is gone but the peaceful private neighbors on this private road are now living a nightmare. The noise and unsafe traffic it causes are also horrifying. I am the neighbor that never got rear-ended turning onto the private road. Two of the crashes my neighbors were seriously hurt.

There should be no business on this property and it should be returned to the peace residential area it was meant to be. This truly saddens me!

Sincerely,

A handwritten signature in cursive script that reads "Michele Howard". The signature is written in dark ink and is positioned above the typed name.

Michele Howard
144 Edwards Way
Grants Pass, Oregon

2/14/13

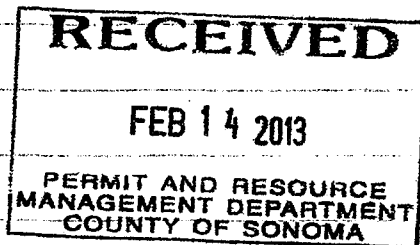
Melinda Grosch

RE Proposed Kennel AT 6445

Hwy. 12 # PLT11-0042

I have been entering + exiting The Driveway That serves The residences ON The driveway That will serve The Kennel, For many Years. I am aware of Two major Accidents That Happened Last year That were within 100 yards of The Driveway entrance, That were caused by Traffic turning INTO the driveway. I Feel That with The addition of many New employees AND customers using The driveway, There will be many more Accidents.

Please Take The Added Probability of more Accidents INTO your decision ON The Kennel Addition.



THANK YOU
Sid Behler
707-833-6961

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 1:53 PM
To: Chelsea Holup
Subject: FW: The Meadows Kennel Application PLP 11 0042

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Walter Brown [<mailto:waltnchar2000@sbcglobal.net>]
Sent: February 14, 2013 12:17 PM
To: Melinda Grosch
Subject: The Meadows Kennel Application PLP 11 0042

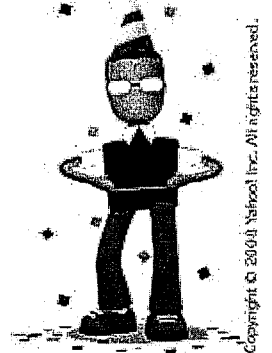
Re: application PLP 11 0042 Doggie Daycare

Please be advised that we are opposed to the applicants most recent revised request to expand her current Doggie Daycare business from the current 10 dogs to up to ultimately 35 at any given time

The increase in noise, increased traffic on this small country lane, potential for increased auto accidents, and decrease in property values of surrounding properties all lead to the inescapable conclusion that the facility is inappropriate for this location.

Sincerely,

Walt and Charlene Brown
6351 Meadowridge Drive
Member, Pleasant Vista Owners Association



Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 1:55 PM
To: Chelsea Holup
Subject: FW: Opposing Permit LP11-0042

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Tammi Bernd [<mailto:tbernd@sbcglobal.net>]
Sent: February 14, 2013 10:58 AM
To: Melinda Grosch
Subject: Opposing Permit LP11-0042

In care of Melinda Grosch
For the Record File:

Again this year I am opposing the meadow kennel in general or any expansion. For years our friends, family and anyone coming to our homes have a difficult time enough trying to get to and from our home off this dangerous driveway. The highway is always busy dispelling the imagery of heavy flow in only peak hours. It doesn't apply at this location. Since the March 15 hearing (within only 9 months), there have been more four collisions (two major) at the top of the road and another one less than a 1000 feet where a eastbound car went off the road through a fence into a resident's property. There is no signage at the top of Highway 12, so drivers continue to turn east from our road.

We already have a commercial kennel on our road. Windrift is an established world renown kennel and has been there with a proper sign since the early 1960's. Over burdening a short private road with two kennels two houses apart is unthinkable.

This neighborhood endures barking on a regular daily basis yet it is spread around. To house and exercise 35 dogs of concentration on a 2 + acre parcel in the middle of nearby residences in the "cup" is desecration of a neighborhood. It's appearing now that neighbors have been more tolerant of the barking than maybe we should have been, but should we penalized now for trying to be good neighbors by permitting a large commercial full bore 24/7 kennel at the entry of our road making it noisier and more threatening than it already is? The fact is that where there are dogs, there's going to be barking.

There are facilities in the near area for dogs to be cared for, groomed and boarded short term or long. Training facilities too for that matter.

There is still no privacy buffer between the properties, such as a wall, fence or greenery as PRMD suggested at the last hearing.

It's not uncommon to hear as many as three ambulances in a day traveling through here. It's narrow and rolling making it even more dangerous because of the limited line of sight.

We are worried about our water sources as we see 2 large rainbirds running 24/7 and at other times 12 to 14 hours through the night beginning in late spring and continuing into the fall. Experts are already reporting that it's likely to be a dry year.

Convenience for some to have their dogs watched over shouldn't take precedence over the public's safety who need to use this highway. It's THE main thoroughfare for anyone coming from Highway 80 or the eastern Santa Rosa. When there are accidents, traffic is at a standstill for hours. It prohibits anyone who's got doctors appointments, chemotherapy treatments, and any other type of appointment from making those necessary trips.

As neighbors to the kennel, we feel we've been very patient and tolerant not demanding the applicant to keep her seasonal sheep and items off of our property which extends four feet outside our perimeter fencing on our south side. This past year, when the seasonal sheep arrived in early May, they devoured the five young trees I planted on our property along the fence line and have damaged our fence by rubbing on it. We feel it's in order for her to put up her own perimeter fencing or keep her sheep elsewhere on her own property.

Thank you,
Tammi L. Bernd
6447 Sonoma Highway
Santa Rosa

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 1:56 PM
To: Chelsea Holup
Subject: FW: Meadow's Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Kathy Payne [<mailto:kjp1@earthlink.net>]
Sent: February 14, 2013 11:02 AM
To: Melinda Grosch
Subject: Meadow's Kennel

I live two doors down from the proposed expansion of the Meadow's Kennel. I feel that the kennel should not be expanded for the following reasons:

1. **Traffic** - With the expansion of the Kennel there will be more traffic. With **more traffic** there is a greater propensity for **accidents** & near misses.
2. **Water Usage** - Last year the applicant was watering her 3-acre field, both day & night to make her field look like a "meadow." All of the other neighbor's field's were golden as they normally are in the summer, wherein the applicant's was more green from being watered day & night. I encountered problems as I was watering our yard all summer long. I estimate that our water usage was reduced from 60-75% because we ran out of water multiple times a day, as I tried to water our yard. In the past, I could water all four stations at one time without running out of water. Last year, I could only water one station a day & it wasn't as thorough, because I would run out of water between 3-6 times in the morning. For our perimeter trees, instead of 3 units, I would give it 2 units of water. Then comes showers & laundry. While we did have enough water for showers & laundry, that would cut into my outside watering even more. We are at the shallow end of the "pool" so to speak for our well, whereas the applicant is at the deep end of the "pool" for her well. **My suggestion is for the applicant to not water her 3-acre field**, but for her to continue watering her front & back yard & the trees that you made her put in. This would help us out as a neighbor.
3. **Future Expansion Plans** - In the beginning, the applicant wanted 8 dogs, then 10 dogs, then 20 dogs, then 50 dogs, now revised to 35 dogs, with 5 emergency dogs (40 in total.) We did not know that the kennel was being expanded from 10 to 20 dogs. We would not have supported this expansion. We did, however, know about the revised proposal from 20 to 50 dogs. The neighbors were not in favor of this expansion. What future changes will be coming for stage three of The Meadows Kennel?

Given these items, I think it would benefit our neighborhood & the community of Eastern Santa Rosa & Oakmont to **NOT expand The Meadows Kennel.**

Please provide copies of this e-mail to the BZA members.

Sincerely,

Kathy Payne
6451 Sonoma Hwy.
Santa Rosa, CA 95409

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 1:59 PM
To: Chelsea Holup
Subject: FW: 6445 Sonoma Hwy

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:

Monday through Thursday from 8:00 a.m. until 4:00 p.m. The lobby is closed on Friday.

-----Original Message-----

From: COLLEEN SIMMONS [<mailto:cc1015@sbcglobal.net>]
Sent: February 14, 2013 1:53 PM
To: Melinda Grosch
Subject: 6445 Sonoma Hwy

To Whom This May Concern,

I would like to address the issue of the impending dog kennel issue on Sonoma Hwy. First of all I travel that route frequently. This cannot happen. There have already been too many traffic accidents on

that stretch of road. I can only imagine the problems that will occur when there is a dog activity, ie: agility in progress.

Do you mean to tell me its not going to be distracting watching running dogs jump through hoops? I liken it to the Pumpkin Patch SB 101 in Petaluma. The pumpkins dont move and this is quite a problem every October. Even if its just running playing dogs this is a very hazardous situation.

I have worked in law enforcement for 28yrs. It is ridiculous to me that you cannot recognize the impact on the traffic as well as the traffic hazard issue. The only way that this would not be absolutely ridiculous would be to put in a light with right and left turn signals.

Who is going to be liable when innocent people are injured or killed because of gawkers?

Feel free to contact me at any time.

Colleen Simmons
350 East Robles Ave
Santa Rosa, CA
95407

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 3:17 PM
To: Chelsea Holup
Subject: FW: 6445 Sonoma Hwy

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: jmwayt@comcast.net [mailto:jmwayt@comcast.net]
Sent: February 14, 2013 3:10 PM
To: Melinda Grosch
Subject: 6445 Sonoma Hwy

To Whom It May Concern,

I want to address the issue of the impending dog kennel, at 6445 Sonoma Hwy.

The issue is Sonoma Hwy and the increased traffic coming and going from this address. Can you imagine the traffic back up when 15, or 20 cars are lined up trying to turn into 6445! Or if the kennel is having an activity with even MORE cars coming and going!! I know people will want to watch or at least glance to see what is going on.

I urge you all to really think this through! It will create much more problems with the flow of traffic.

Have you thought of a traffic light, or turn lane?? This should be way up on the priority list before you okay this Kennel.

If you have any questions, please feel free to call me.

Margie Wayt
3815 Primrose Ave
Santa Rosa CA
95407

Jesus looked at them and said, With man this is impossible, But with God All things are possible.
Matthew 19:26

Chelsea Holup

From: Melinda Grosch
Sent: Friday, February 15, 2013 10:32 AM
To: Chelsea Holup
Subject: FW: Kennel Opposition PLP11-0042

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Marna Hill [<mailto:bunnyday@mindspring.com>]
Sent: February 14, 2013 4:45 PM
To: Melinda Grosch
Subject: Kennel Opposition PLP11-0042

Melinda,

Here is my opposition to The Meadows Kennel expansion.

Please add it to the file for the upcoming hearing.

Thank you.

Marna Hill

BZA Members,

I am vehemently opposed to the current Doggie Daycare, as well as the proposed full-service kennel on our road for the following reasons:

- Noise (we already had ONE commercial kennel on our short rural lane, and now we have two)
- Cumulative Impacts: there is a long-standing commercial kennel just three doors up the road from the proposed kennel
- Treacherous HWY 12 Traffic from BOTH directions
- Frolicking dogs pose a distraction for HWY 12 drivers
- The existing easement is a PRIVATE road easement and not a public, commercial one: a private easement is held by private individuals.

- Increase of traffic on private road: Over-encumbrance of the road easement; any commercial use unduly burdens the road easement
- Pollution (visual, odor, water, noise, waste, light)
- Noise Study funded by Applicant does not accurately assess impact at residences on our road and at Oakmont. Topography of the valley exacerbates barking nuisance, i.e. Teacup Effect
- Detriments to the HEALTH, SAFETY, PEACE, COMFORT or GENERAL WELFARE of persons residing or working at home in the neighborhood
- Piecemealed application (PRMD was aware that Applicant desired a full service kennel when it waived a Public Hearing and issued her a Doggie Daycare Use Permit)
- Detrimental disclosure: Property sellers in our area already must disclose proximity to TWO COMMERCIAL KENNELS and potential nuisances.
- Demonstration of Applicants ability to comply with requirements (has boarded dogs in violation of Daycare Use Permit)
- Other approved kennels are not comparable. Commissioner Fogg cited Tappen Hill in Sebastopol, however that kennel is on over 60 secluded acres. It is not located on a State Scenic Highway. Tappen Hill is not in a Community Separator, nor in a Scenic Corridor*
- Unanimous opposition within ear-shot of our neighborhood
- Lack of controls and/or constraints over changes in ownership and requirements of residing on site
- Web Advertising: states, "Please talk to us if you have extenuating circumstances." In October of 2012, the kennel is advertised as a "Doggie Dude Ranch." That alone implies boarding. The Applicant has repeatedly demonstrated her inability to abide by her current CUP.
- Monitoring of requirements: Who has the necessary equipment to monitor noise or other nuisances? Complaint filing procedures are time consuming and problematic.

PRMD Mission Statement Reminder: Our mission is to serve the people of Sonoma County by providing a customer-focused process for the orderly development of real property, balanced with resource stewardship under the general policy direction of the Board of Supervisors **and to develop and maintain standards that protect the health and safety of the public.**

Please do not allow an expansion of the Applicant's Conditional Use Permit.

Thank you.

Marna Hill

*





Chelsea Holup

From: Melinda Grosch
Sent: Friday, February 15, 2013 10:33 AM
To: Chelsea Holup
Subject: FW: Meadows Kennels

For the Feb. 21 hearing.

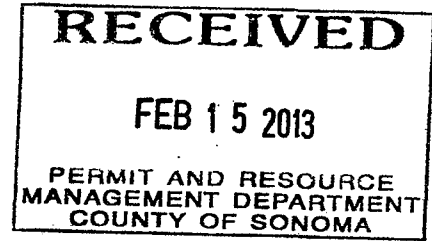
Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: rjhoyas@comcast.net [<mailto:rjhoyas@comcast.net>]
Sent: February 14, 2013 5:31 PM
To: Melinda Grosch
Subject: Meadows Kennels

Melinda, I am writting this e-mail to you to express my oposition to the proposed operation and expansion to the meadows doggie day care across from Oakmont on hyw.12. I personally have and continue to hear barking dogs continually since the last hearing on this matter and am surprised to find out that the new proposals are to allow even more animals than what is ongoing now. This expansion would create an even worse noise issue but also a even bigger hazard than the traffic hazards currently being experienced. I urgently ask that consideration be given to these noise and traffic issues during you deliberation on this matter, thank you, Robert Hoyas 707-526-6795

February 9, 2013



BZA
County of Sonoma
Attn: Melinda Grosch

Dear BZA members:

My name is Roy Hennes and I live at 4005 Mill Creek Road in Healdsburg. I am writing this letter concerning the Meadows Kennel application number PLP11-0042. I am a retired CHP officer and worked in Sonoma County for 10 years. I also worked for the Sonoma County Probation Department for 10 years, with 3-4 trips a week on Highway 12 to the Juvenile Hall at Pythian Road and Highway 12.

Highway 12 is a dangerous highway. Some of the problems are the high volume of traffic, the physical restrictions of visibility, due to rise of the roadway, and the private driveways with traffic entering and leaving the highway. I am a friend of the Paynes who live at 6451 Sonoma Hwy. Their daughter had an accident many years ago. She was rear-ended waiting to turn left from Highway 12 onto their dirt road. Since that accident, I have changed my driving habits when visiting the Paynes. I have elected to go into Oakmont & continue until the stop sign. At the stop sign, I make a U-turn & head back towards Santa Rosa & make a right-hand turn onto their dirt road. I know that the potential for being involved in a rear end accident is very probable and I choose to be safe.

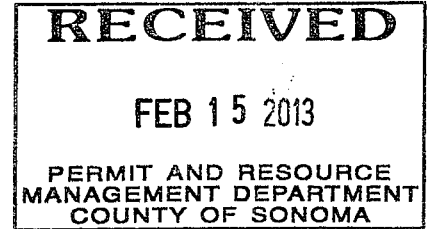
I am 100% opposed to a Kennel of any size that will increase the number of cars leaving or entering this private drive. This will only lead to the potential for more accidents.

Please provide copies to the BZA members.

Thank You,


Roy Hennes

February 12, 2013



BZA

Melinda Grosch, Planner

County of Sonoma

2550 Ventura Ave

Santa Rosa, CA 95403

Reference Number: PLP 110042

Dog Kennel at 6445 Sonoma Hwy, Santa Rosa, CA

Dear Ms. Grosch,

2-15-13 10:21 AM CV 80108

We own 76 acres and have resided at 6707 Sonoma Hwy, just east of 6445, for more than 20 years. We are opposed to the operation of a commercial kennel at 6445 Sonoma Hwy. This area is a residential area. It has a very hazardous traffic condition for cars entering and exiting Sonoma Hwy due to the speed and a rise in the roadway which creates a blind spot for drivers. We have had many crashes at this spot over the years and trying to run a large kennel here would be "insane".

Respectfully,

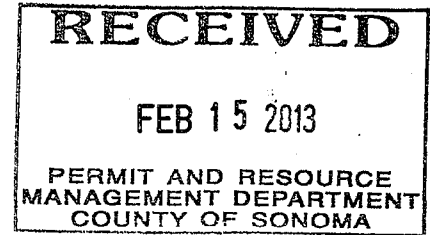
A handwritten signature in cursive script, appearing to read "Charles Badger" on the top line and "Lynn Badger" on the bottom line.

Charles and Lynn Badger

6707 Sonoma Hwy

Santa Rosa, CA 95409

Frank Oddy
2313 Carson St
Santa Rosa, CA 95403
February 12, 2013



BZA
Melinda Grosch, planner
County of Sonoma PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Melinda:

I am writing in regards to a proposed dog kennel at 6445 Sonoma Highway. The name is Meadows Kennel and the file number is PLP 11-0042.

For over a year I have been contacting Doug Payne at his residence off of Highway 12 just West of Oakmont on the same drive as the proposed kennel. He initially advised me of the dangers when turning off of Highway 12 onto the drive. Traffic from the East travel at high speeds and the possibility of a serious accident happening in that vicinity is great. Also, the possibility of being hit from behind while waiting to turn onto the private drive is high as well. That particular section of Highway 12 is hazardous due to the reduction of view to the East caused by the incline of the highway. Traffic from the West is unable to see left turning vehicles until they are imminently close and vulnerable to hitting them.

Mr. Payne has advised me of the intention to place a 35 dog kennel business at the intersection of Highway 12 and the private drive. Any increase in traffic is going to add to the probability of a deadly accident occurring at this intersection. Just imagine your own driveway being impacted by a substantial increase in traffic!

I am opposed to any business that will disrupt traffic and compromise the safety of anyone travelling along this stretch of Highway 12.

Thank you for your consideration.

Sincerely,



Frank Oddy

Chelsea Holup

From: Melinda Grosch
Sent: Tuesday, February 19, 2013 12:53 PM
To: Chelsea Holup
Subject: FW: Meadows Kennel CUP - PLP11-0042
Attachments: The Meadows Kennel Project- Letter Report- 2-19-2013.pdf; The Meadows Kennel Peer Review-2-19-2013.pdf; Ltr to BZA 2-19-13.pdf

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:

Monday through Thursday from 8:00 a.m. until 4:00 p.m. The lobby is closed on Friday.

-----Original Message-----

From: Bob Haroche [<mailto:bharoche@beyerscostin.com>]
Sent: February 19, 2013 12:12 PM
To: sonomafogg@aol.com; dcbenn@aol.com; cook@ch-sc.org; tlynch@sonic.net; jason@liles.net
Cc: Melinda Grosch; Jean Kapolchok
Subject: Meadows Kennel CUP - PLP11-0042

Dear Members of the Board,

On behalf of Tammi and Michael Bernd and other concerned neighbors of the applicant Heidi Niemann, attached please find:

- Letter in opposition to the proposed project dated February 19, 2013
- Transpedia Consulting Engineers Review of the Meadows Kennel Project's Traffic Study dated February 19, 2013
- Transpedia Consulting Engineers Focused Traffic Analysis dated February 19, 2013

Please include this material as part of the administrative record for the hearing this Thursday, February 21 at 2 pm. Thank you.

Regards,

Bob Haroche

Beyers Costin
P.O. Box 878
200 Fourth Street
Santa Rosa, CA 95402

Phone: 707/547-2000
Fax: 707/526-2746

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200 FOURTH ST. SUITE 400 P.O. BOX 878 SANTA ROSA, CA 95402-0878
PHONE 707.547.2000 FAX 707.526.2746 WEB BEYERSCOSTIN.COM
A PROFESSIONAL CORPORATION

February 19, 2013

Board of Zoning Adjustments
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: *Meadow Kennels CUP Application; PLP11-0042*
BC File No.: 7617

Dear Chairman Liles and Board Members:

On behalf of Tammi and Michael Bernd and other concerned neighbors of the applicant Heidi Niemann, I am writing to oppose the adoption of the proposed Mitigated Negative Declaration ("MND") for the Meadow Kennels project. The project as proposed, even in Phase 1, *doubles* the size of the current business and expands its use from doggie "day care" to overnight kennel boarding, grooming and training. In so doing, it creates significant but unmitigated impacts in terms of traffic and noise, and results in a project that is detrimental to the safety and general welfare of area residents and commuters. Given these facts, a further conditional use permit, the second in as many years, should not be approved, and a focused EIR should be prepared instead.

To be clear, this opposition is not based on the quality of care the applicant provides the dogs in her charge, or the service she may offer their owners. Those factors are irrelevant to the land use decision before you. Instead, this project should be denied because of zoning incompatibility and the legitimate, substantial and widespread concerns about the additional traffic that would be generated in what is *already known* to be a dangerous stretch of highway, and the significant noise that would undoubtedly be imposed on those living next to a 35-dog kennel and boarding facility.

The Proposed Kennel Is an Incompatible Use

A commercial dog kennel, as proposed by the applicant, is certainly not a use permitted "by right" in the Diverse Agricultural (DA) district. To qualify for a use permit to conduct such a business, an applicant "must demonstrate," among other things, that the proposed use is consistent with Objective AR-4.1

and Policy AR-4a of the General Plan Agricultural Resources Element.¹
General Plan Policy AR-4a provides in turn:

The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals. (emphasis added).

Ms. Niemann's project is not consistent with the mandatory language of Policy AR-4a ("shall") because the primary use proposed is *not* agricultural production nor related thereto. The MND acknowledges that the occasional grazing of sheep "*is not a commercial agricultural use.*" MND § 10(b) (emphasis added).² In an effort to finesse that problem, the MND simply re-interprets the General Plan's clear language of "*agricultural production*" to mean something different - a mere "intention" for "*agricultural use,*" a phrase apparently flexible and vague enough to encompass even dog grooming and boarding as an "agricultural" pursuit. But dogs are not agriculture, and such linguistic legerdemain cannot create required General Plan consistency where none exists.³

The proposed kennel fails to meet the requirements for a use permit for the additional reasons, discussed below, that it would be detrimental to the community's general welfare. The County's zoning ordinance provides:

¹ County Code § 26-08-020(p). See *O'Hagen v. Board of Zoning Adjustment*, 19 Cal.App.3d 151, 158 (1971) (use permit requires showing that contemplated use "is compatible with the policies in terms of the zoning ordinances").

² Since 2011, to provide the appearance of agriculture, sheep have come and gone from the property, remaining on-site for a few months at a time. However, no one, including the applicant, contends that any "agricultural production" results from their intermittent presence.

³ The MND also notes that Ms. Neimann's 3-acre parcel could not easily support agricultural production, but that factual assumption is irrelevant. While the parcel's legal, non-conforming *size* may be "grandfathered" under existing zoning, there is nothing about the applicant's *expanded use* that qualifies as a pre-existing, vested right.

In order to grant any use permit, the findings of the board of zoning adjustments shall be that the establishment, maintenance or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort or general welfare of persons residing or working in the neighborhood or to the general welfare of the area.⁴

Thus, to qualify for a use permit, it is not simply enough that a proposed activity would be well managed or would serve a particular customer base.⁵ Rather it must also be found to "not impair the integrity and character of the zoned district or be detrimental to the public health, safety, morals or welfare."⁶

In this instance, there exists substantial evidence that the maintenance of a 20-35 dog kennel and grooming operation in this particular residential neighborhood would have significant impacts on the comfort, safety and welfare of the residents living in its vicinity. This project should not be approved without, at a minimum, the undertaking of further environmental review.

The Standard for Further CEQA Review

Public agencies are instructed to interpret the procedural and substantive requirements of the California Environmental Quality Act ("CEQA") "to afford the fullest possible protection to the environment within [the] reasonable scope of the statutory language."⁷ A primary purpose of CEQA is to provide decision makers and the public with meaningful information

⁴ County Code § 26-92-080(a) (emphasis added).

⁵ The applicant and her supporters have previously implied that environmental concerns might be disregarded or downplayed given the "great need" for dog boarding and grooming in the Sonoma Valley. In fact, as opponents have indicated in written correspondence, there exist no less than 36 daycare and boarding kennels throughout Santa Rosa, many of which are within easy driving distance of Oakmont.

⁶ *O'Hagen, supra.*, 19 Cal. App. 3d at 158 (revoking use permit because of nuisance created by, among other things, loud and disturbing noise and traffic congestion); *Snow v. City of Garden Grove*, 188 Cal. App. 2d 496, 503 (1961) (upholding city's denial of use permit for project deemed to be "detrimental...to the public health, safety, comfort and general welfare of the residents.")

⁷ *Friends of Mammoth v. Board of Supervisors*, 8 Cal. 3d 247, 259 (1972)

concerning the environmental effects of a proposed project, which can then be utilized to prevent or reduce its environmental impacts.⁸

If an agency's initial study indicates that there is no substantial evidence that a project will have a significant effect on the environment, the agency may issue a negative declaration.⁹ On the other hand, if there are facts indicating that a project will have a significant effect on the environment, an environmental impact report ("EIR") is required.¹⁰

Thus, an EIR is necessary whenever substantial evidence in the record supports a "fair argument" that significant impacts may occur, even if other substantial evidence supports the opposite conclusion.¹¹ Substantial evidence includes "facts, reasonable assumptions predicated upon facts, and expert opinion support by facts."¹² As defined by the CEQA Guidelines, "substantial evidence consists of:

[E]nough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency.¹³

The "fair argument" standard creates a "low threshold" favoring environmental review by means of an EIR rather than through issuance of negative declarations.¹⁴ An agency's decision not to require an EIR can therefore be upheld "only when there is no credible evidence to the contrary."¹⁵ Stated another way, because an agency's "adoption of a negative

⁸ 14 Cal. Code Regs. ("Guidelines") § 15002(a) and (a)(1).

⁹ Guidelines §§ 15063(b)(2), 15070.

¹⁰ *Id.*

¹¹ *CBE v. SCAQMD*, 48 Cal. 4th 310, 319 (2010); *Mejia v. Los Angeles*, 130 Cal. App. 4th 322 (2005); *Pocket Protectors v. Sacramento*, 124 Cal. App. 4th 903 (2005).

¹² Public Resources Code § 21080(e)(1); Guidelines § 15064(f)(5).

¹³ Guidelines § 15384(a).

¹⁴ *Citizens Action to Serve All Students v. Thornley*, 222 Cal. App. 3d 748, 754 (1990).

¹⁵ *Sierra Club v. County of Sonoma*, 6 Cal. App. 4th, 1307, 1318 (1992).

declaration...has a terminal effect on the environmental review process," a negative declaration is proper only where "the proposed project will not affect the environment at all."¹⁶

In this case, there is substantial evidence that this project will result in significant impacts on the environment.

The Project Will Result in Significant Traffic Impacts

The subject property, situated at the Richards Road turn-off from Hwy 12, is located at an already dangerous intersection. As confirmed by the neighbors' traffic engineer, Transpedia Consulting Engineers ("TCE"), over an eleven-year period, there have been on average three collisions per year within a ¼ mile of this intersection.¹⁷ Two of those accidents involved fatalities. Since last year's hearing alone, there have been four accidents within sight of the applicant's property, including a five-car collision on Hwy 12 in front of her property. Nearly every current neighbor on Richards Road has been in an accident, some quite serious, while turning onto or off from Hwy 12.

Because of the significant grade drop off of Richards Road, it is "impossible to enter the highway at [posted] speed."¹⁸ That fact makes for particularly dangerous turns onto the highway, especially considering that 34% of the drivers along that segment of highway were found to be driving faster than the posted 55 mph speed limit.¹⁹ Similarly, left hand turns onto Richard Road from the eastbound land are often perilous, given the "long delays that vehicles experience to find an adequate gap in the opposing traffic" and the tendency of following cars to maneuver at full speed around stopped cars - thereby "increas[ing] the probability of rear-end accidents."²⁰

Nevertheless, the MND and the applicant's traffic analysis conclude that no significant impacts would result from the project - but only by relying on

¹⁶ *Citizens of Lake Murray v. City Council of San Diego*, 129 Cal. App. 3d 436, 440 (1982).

¹⁷ Transpedia Consulting Engineers Focused Traffic Analysis dated February 19, 2013 ("TCE Analysis") at p. 5.

¹⁸ See MND § 16(d).

¹⁹ TJKM Supplemental Traffic Analysis dated September 28, 2012, Attachment A.

²⁰ Transpedia Consulting Engineers Review of the Meadows Kennel Project's Traffic Study dated February 19, 2013 ("TCE Review") at p. 1.

improper assumptions, using questionable methodology, and ignoring relevant environmental conditions. Thus, for example, the applicant's analysis assumes 17,000 daily vehicle trips (1,500 peak hour) in the project vicinity, but it chose the wrong milepost to arrive at those figures. Using the correct milepost, one closer to the subject site, reveals there are 21,500 daily vehicle trips (1,850 peak hour) in the area.²¹

Likewise, the applicant's analysis assumes, without any basis, that only 5-10% of kennel traffic would be related to doggie daycare.²² Just last year, however, the same consultant estimated that such traffic would constitute 10-20% of kennel traffic.²³ No explanation is provided for this changed, more favorable assumption. Notably, neither the project description nor the draft conditions of approval refer to this, or any, percentage distinction between doggie day care and overnight boarding.²⁴

Because no such breakdown or limitation appears in the proposed project description or conditions, nothing would prohibit the kennel from actually having 35 dogs on-site for daycare only. That possibility in turn means that the "worst case scenario" is actually *not* 35 boarded dogs, but 35 daycare dogs – a difference in traffic generation of 105 more daily trips (and 21 more peak trips).²⁵

The applicant's analysis is further flawed because while it attempts to take into account client traffic generated by the kennel, it ignores the traffic generated by the proposed project's five full-time and three part-time employees.²⁶ Furthermore, it ignores the fact that the proposed kennel would be open weekends. It accordingly made no attempt to assess weekend traffic

²¹ *Id.*

²² TJKM Supplemental Traffic Analysis dated September 28, 2012 at p. 2.

²³ TJKM Traffic Analysis dated August 11, 2011 at p. 2.

²⁴ While the project description includes the availability of a shuttle van for kennel customers, this van has supposedly been available for the past two years, and has been rarely if ever seen. The applicant has estimated that the van would be used for approximately 30% of her clientele, but has offered no historical data to support that supposition.

²⁵ TCE Review at pp. 1-2.

²⁶ TCE Review at p. 2; TJKM Traffic Analysis dated August 11, 2011 at p. 2.

impacts in this heavily touristed area which often has numerous winery visits and events occurring during peak weekend hours.²⁷

A review and analysis by the neighbors' own traffic engineer TCE leads to very different conclusions than those of the MND. First, even using the applicant's same "best case" assumptions of 10% daycare traffic (20% assumed peak), TCE calculated the expanded project would generate a cumulative 65 daily trips, of which 16 would be in peak hours. This level of peak hour trip generation alone means that a focused study is required under Sonoma County's traffic study guidelines.²⁸ Furthermore, under a "worst case" scenario (35 dogs in daycare, plus kennel employees), the project would generate *a cumulative 158 daily trips, of which 35 would be in peak hours.*

TCE also reviewed the level of service ("LOS") at Richards Road, something the MND does not discuss, and determined that the increased traffic generated by the project would degrade the LOS during weekday peak hours from LOS A to LOS E. That steep deterioration in service would violate General Plan objectives and constitute a significant environmental impact.²⁹

TCE also determined, contrary to the applicant's analysis, that there was inadequate sight distance looking west from the Richards Road/Hwy 12 intersection. Specifically, while CalTrans standards require a sight distance in this area of 500 feet, the actual distance is only 475 feet. Under the County's Guidelines for Traffic Studies, *any increase* in traffic at such substandard intersections must be deemed a significant traffic impact.³⁰

Notably, even that 475-foot sight distance is a "best case" distance. Often eastbound cars passing the crest on Hwy 12 west of Richards Road find that there are multiple cars backed up and stopped behind a vehicle attempting

²⁷ TCE Review at p. 2.

²⁸ TCE Study at p. 4; TJKM Traffic Analysis dated August 11, 2011 at p. 2 (ten or more peak hour trips will trigger a need for a traffic study).

²⁹ General Plan Circulation and Transit Element Objective CT4.2 ("Maintain LOS D or better at roadway intersections").

³⁰ TCE Analysis at p. 6; Sonoma County Guidelines for Traffic Studies, Attachment C at ¶ 9 (significant impact exists where project "adds traffic to an existing unsignalized intersection approach that does not have adequate sight lines based upon Caltrans criteria for state highway intersections and County criteria for County roadway intersections.").

to make a left turn onto Richards Road. In those circumstances, the realistic sight distance to measure is not from the traveling car to the intersection itself but rather to the obstacle (*i.e.*, the stopped cars) that an eastbound driver will soon be confronting. This fact is a primary reason there have been so many rear end collisions along this stretch of highway.

Finally, TCE determined, based on industry accepted standards and guidelines, that left-turn and refuge lanes were warranted as appropriate mitigation measures under the circumstances. The MND did not discuss such measures other than to dismiss them as unnecessary.

In sum, substantial evidence already in the record, including neighbor accounts, CalTrans data and expert opinion, supports a "fair argument" that this project will have significant effect on traffic in the area.

The Project Will Result in Significant Noise Impacts

A stated goal and objective of the General Plan's Noise Element is to "protect people from the adverse effects of exposure to excessive noise" and "prevent intrusion of new noise sources which would substantially alter the noise environment."³¹ The proposed project violates these policies because it would generate significant noise impacts which the MND and applicant's acoustical studies do not adequately analyze.

Residents all along Richards Road, as well as in the Oakmont community south of Highway 12, have attested to the barking emanating from the subject property. Applicant's road in fact already has a 7-dog commercial kennel (only 1,000 feet away from the subject property), which generates spikes of intermittent barking.³² Establishing a new 35-dog kennel, only 130 feet from the nearest residence (the Bernds'), will unquestionably increase the noise level to the neighbors.

Yet the applicant's acoustical studies incredibly assert just the opposite – that literally living next door to a 35-dog facility may actually create a *quieter*

³¹ General Plan Goal NE-1 and Objective NE-1.3.

³² The Windrift Kennel (www.windriftkees.com) operates without a zoning use permit but under a license by Animal Care and Control as a "commercial kennel" (license no. 033120). Neither planning staff nor applicant's sound engineers ever refer to this kennel when describing the current acoustical environment.

environment for the concerned neighbors.³³ In order to reach that improbable conclusion, the studies begin with the unrealistic assumption that "in principle, virtually no barking is expected in practice"³⁴ – a rather convenient principle that would make applicant's kennel unique among all dog boarding facilities.

The studies then use a flawed method to measure the expected noise impacts. While describing a "worst case scenario" involving 20 barking dogs located outside in the play areas in applicant's backyard west of the residence, the updated study actually measured noise from as far as possible from that location while still along the common property line. So instead of measuring from the Bernd's backyard, which is actually *adjacent* to the play areas, the study measured from the easterly front yard corner of the two properties over a hundred feet away.³⁵

Furthermore, it is unclear exactly how the studies defined the existing noise "baseline." In order to evaluate a proposed activity's effect on the environment, CEQA first requires an evaluation of the existing environment *prior to* the commencement of that activity. That evaluation establishes the relevant "baseline physical conditions" against which to measure project impacts.³⁶ In this case, the study states that an uncertain number of dogs were present on the subject property at the time of measurement.³⁷ Were there only two dogs, or 10 dogs (not including the applicant's) allowed under the present permit, or some other number? The baseline noise environment should necessarily include the "full capacity" 10-dogs already permitted under the existing use permit.

Finally, the latest study is internally inconsistent. On the one hand, it lists no less 11 mitigation measures that should be "incorporated as integral components of the Meadows Kennel project design."³⁸ Yet at the same time, it estimates that the proposed project expansion, *even un-mitigated*, would

³³ Lumina Technologies Technical Report (November 12, 2012) at 3 ("future sound levels at the northern residential receptor may actually decline...due to the fact that the new kennel building will partially block" highway noise).

³⁴ Sound Solutions Study (August 29, 2011) at p. 4.

³⁵ Lumina Technologies Technical Report (November 12, 2012), figure 1.

³⁶ Guidelines § 15125.

³⁷ Lumina Technologies Technical Report (November 12, 2012), at 1.

³⁸ Lumina Technologies Technical Report (November 30, 2012), at 6.

generate *less noise* than presently existing.³⁹ If expanding a dog boarding facility from 10 to 35 kennels would actually *reduce* noise levels, as the study implausibly concludes, what exactly are the negative impacts the measures are intended to mitigate?

As a representative of Canine Companions and other experts have attested, it is impossible to truly soundproof a boarding kennel of the proposed size, particularly where it is situated so close to so many residential parcels.⁴⁰ Notwithstanding the wishful assumptions and methodology of the acoustical studies, there is a "fair argument" that this project will indeed have significant noise impacts on its neighbors.

The Applicant's Previous Disregard of Planning Restrictions on Her Business

The applicant will undoubtedly argue that any environmental impacts created by this significant expansion of existing kennel operations will be mitigated by means of the numerous conditions imposed on the use permit. However, this Board should not ignore the fact that this same applicant has previously mis-represented the scope of her intended business, and ignored the existing conditions placed on it.

It is significant that the applicant's original use permit application was never subject to a public hearing. That hearing was waived by concerned neighbors after they were assured, repeatedly, by Ms. Niemann that her intention was to have only a 10-dog "doggie daycare," only "as a hobby," and only during weekday daytime hours.⁴¹ Yet unknown to the neighbors, as early as June 2010 the applicant was already informing staff planner Melinda Grosch that she wanted a capacity of "8 to 20 dogs" along with an ability to have overnight boarding.

The issuance of the existing use permit in February 2011 was itself suspicious. Although limited to allow only 10 dogs, the permit conditions

³⁹ *Id.* at 11-12.

⁴⁰ The Tappen Hill Kennel, to which Commissioner Fogg referred at the last hearing, is located on a secluded 58-acre rural site, in notable contrast to this 3-acre project site set among nearby residential parcels.

⁴¹ *See, e.g.*, correspondence of Oakmont residents Estes and Elvera Yinger (April 24, 2012), Mary Graham (April 16, 2012), Bob Hoyas (April 15, 2012), and Donna Hopley (January 31, 2013).

included the unusual language, not found in similar permits, that there was "no prejudice against" future overnight boarding, and "no prejudice" against future grooming, training or group lessons. Such language reflected something far more than a hypothetical expansion, for *within a month* the applicant indeed filed a new use permit application - this time for 20 dogs, plus overnight boarding and training.

These facts suggest that the applicant's plans for an expanded kennel and boarding facility were well underway before she obtained even her original, limited use permit. And that in turn means that this entire project, when viewed in light of "the whole of the action, not simply its constituent parts," has essentially been a "bait and switch" form of development that impermissibly relies on CEQA segmentation or a "piecemealing" of what should be a comprehensive project review.⁴²

Making matters worse, almost as soon as she obtained her current permit, the applicant began violating its restrictive conditions. For instance, though she was required to undertake construction with all required permits, Ms. Niemann was soon cited by Code Enforcement for illegal construction of a bathroom and two roof structures. Likewise, though her permit prohibited overnight boarding and limited her hours of operation to weekday hours, within a month of opening her business, the applicant's website was promoting "day care and boarding" and advertised weekend hours of operation.

Furthermore, while neighbors would occasionally observe more than the permitted 10 dogs at the site, they rarely if ever observed the shuttle van that was to be available for the clientele. Finally, at last year's hearing several speakers, including project supporters, spoke of having overnight boarded their dogs at applicant's (non-boarding) daycare business.

Given the applicant's past conduct in pursuit of her approvals and operations, if the proposed 35-dog project were approved, the neighbors have serious, legitimate concerns that she would once again ignore or evade the

⁴² See Guidelines § 15003(h) ("The lead agency must consider *the whole of an action, not simply its constituent parts*, when determining whether it will have a significant environmental effect."); § 15378 ("Project' means *the whole of an action*, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment...") (emphasis added).

limits and conditions imposed on her business. The Board should consider these concerns in its deliberations.

Conclusion

Had the Bernds and other neighbors known of Ms. Niemann's expansive plans for a 35-dog kennel back in 2009 when she first applied for a "hobby doggie daycare" business, this Board would have had an opportunity at that time to determine if such a large scale commercial kennel was suitable in this residential location. As it is, this Board must now decide whether the major expansion and intensity of use proposed is compatible with the applicable land use, and carries with it no significant impact on the immediate environment.

The answer is to both those questions is a clear "no." This application should either be denied outright, or at a minimum required to undergo an EIR focused on traffic and noise impacts.

Sincerely,



Bob Haroche

BH:mw

cc: Clients
Melinda Grosch
Jean Kapolchok



February 19, 2013

Ms. Tammi Bernd
6447 Sonoma Highway
Santa Rosa, CA 95409
via email only: tbernd@sbcglobal.net

Subject: Review of the Meadows Kennel Project's Traffic Study

Dear Ms. Bernd:

Transpedia Consulting Engineers (TCE) is pleased to summarize our review comments of "The Meadows Kennel Traffic Analysis", dated August 11, 2011 (2011 report) and "Supplemental Traffic Analysis for Proposed Expansion of Services at the Meadows Kennel at 6445 Sonoma Highway in Sonoma County", dated September 28, 2012 (2012 report), both conducted by TJKM Transportation Consultants:

- 2011 report statement "vehicles slowing or stopped to make a southbound left turn movement into the private lane may be passed on the right with care" is inconsistent with our field observations. It is true that some vehicles made this passage maneuver; however, they made it at their normal driving speed of 55 miles per hour or higher. This maneuver is an indication of the long delays that vehicles experience to find an adequate gap in the opposing traffic to safely make a left-turn into the private road; and is also an indication of the associated impatience that the following vehicles experience to the point that they utilize the shoulder to pass around the stopped vehicle. It is our professional judgment that this maneuver would increase the probability of rear-end accidents at this location, where it appears the stopping sight distance is already limited when looking west.
- 2011 report underestimated SR-12's daily and peak hour traffic volumes in project vicinity; it states that "daily traffic volumes in this area are approximately 17,000 vehicles per day with about 1,500 peak hour vehicles (Caltrans 2009)". Review of Caltrans 2009 traffic data, published on its "Traffic and Vehicle Data Systems Unit" website, indicates that the 2011 report incorrectly utilized the traffic data at milepost 26.11 (SR-12 at Adobe Canyon Road), which is about four miles east of the project. It should have rather utilized the traffic data at milepost 21.23 (SR-12 at Los Alamos Road), which is about a mile west of the project. Daily traffic volumes in the project vicinity should be revised upwardly to 21,500 vehicles per day with about 1,850 peak hour vehicles (Caltrans 2009).
- 2012 report estimates for available sight distance at the SR-12/Richards Road intersection are inconsistent with TCE field measurements (1,000 feet versus 2,500 feet when looking east and 510 feet versus 475 feet when looking west). It is recommended to review sight distance measurements and revise sight distance adequacy, if needed.
- 2012 report's description of project's operations is inconsistent with "The Meadows Kennel Use Permit Revised Proposal Statement", dated September 28, 2012 or "Notice of Continued Public Hearing and Intent to Adopt a Mitigated Negative Declaration", dated January 31, 2013. Namely, the 2012 report states that "the applicant is requesting under the proposed operations for the mix of dogs staying at the kennel to be between 5-10 percent for day care and the remaining 90-95 percent for

overnight care and grooming". However, the revised proposal statement or hearing notice does not include any of such mix percentages. The public hearing notice rather described the project as "a boarding kennel and doggie daycare for up to 35 boarded/daycare dogs", which gives the applicant a spectrum of operation choices that range from having 35 boarded dogs to 35 daycare dogs daily. The traffic trip generation associated with these choices, excluding employee trips, range between 35 trips per day with 7 trips during weekday p.m. or weekend peak hours in the best-case scenario to 140 trips per day with 28 trips during weekday p.m. or weekend peak hours in the worst-case scenario.

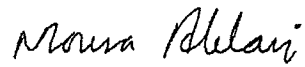
- 2012 report underestimated project trip generation; namely:
 1. Operation mix indicated in the report (5-10% daycare dogs and 90-95% boarded dogs) did not take into consideration the worst-case scenario of 35 daycare dogs daily. In this scenario, it is estimated that the project would generate 140 trips per day (4 trips per day per dog x 35 dogs), of which 28 trips during weekday p.m. or weekend peak hours (10-20% of daily trips).
 2. Project trip generation estimates did not account for employees (five full-time and two part-time employees). The five full-time employees would generate 15 trips per day, of which five trips during weekday p.m. or weekend peak hours. The two part-time employees would generate three trips per day (2 part-time employees x 3 trips per employee per day x 50% = 3 trips per day), of which 2 trips during weekday p.m. or weekend peak hours. Overall, it is estimated that employees would generate 18 trips per day, of which 7 trips during weekday p.m. or weekend peak hours.
 3. In summary, the project is estimated to generate 158 trips per day, of which 35 trips during weekday p.m. or weekend peak hours, in the worst-case scenario.
- The 2012 report did not provide a reason why the operation mix was changed (5-10% daycare dogs and 90-95% boarded dogs in the 2012 report versus 10-20% daycare dogs and 80-90% boarded dogs in the 2011 report).
- 2012 report only provided traffic analysis during weekday a.m. and p.m. peak hours; however, project is expected to also operate seven days a week (Monday through Sunday), as indicated in the applicant's revised proposal statement. Furthermore, the project is located in a tourist area where winery visits and events peak during weekends. In summary, the report inadequately excluded the assessment of project traffic impacts during weekend peak hours.
- Contrary to the conclusions of the 2012 report, the project is expected to generate more than 10 peak hour trips even in the best-case scenario (31 boarded dogs, 4 daycare dogs, plus employees) when employee trips are taken into account; and would trigger the need for a focused traffic study, as stated in County of Sonoma Guidelines for Traffic Studies, October 6, 2006.
- 2012 report conclusion in regard to "no Caltrans encroachment permit is required" should be revisited according to the focused traffic study analysis results.

Ms. Tammi Bernd
February 19, 2013
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Thank you for the opportunity to review this report.

Sincerely,

Transpedia Consulting Engineers



Mousa Abbasi, Principal
Ph.D., P.E., T.E., P.T.O.E.
California Professional Civil Engineer No. 67935
California Professional Traffic Engineer No. 2324
Professional Traffic Operations Engineer No. 1297



February 19, 2013

Ms. Tammi Bernd
6447 Sonoma Highway
Santa Rosa, CA 95409
via email only: tbernd@sbcglobal.net

Subject: Focused Traffic Analysis for the Meadows Kennel Project

Dear Ms. Bernd:

Transpedia Consulting Engineers (TCE) has prepared a focused traffic analysis that addresses the anticipated traffic impacts associated with the development of the Meadows Kennel Project. The following presents the results of this traffic analysis.

PROJECT DESCRIPTION

The project site is located on the northwest corner of Sonoma Highway (SR-12)/Richards Road intersection (6445 Sonoma Highway) in the unincorporated area of Kenwood in the County of Sonoma. Project's proposed operations would include (The Meadows Kennel Use Permit Revised Proposal Statement, September 28, 2012; and Notice of Continued Public Hearing and Intent to Adopt a Mitigated Negative Declaration, January 31, 2013):

- Boarding and doggie daycare for up to 35 dogs onsite at any one time.
- Business hours: Monday through Friday, 7:00 a.m.-7:00 p.m.; Saturday, 8:00 a.m.-4:00 p.m.; and Sunday, 12:00 p.m.-7:00 p.m.
- Number of employees: Five full-time, two of which live onsite, and two part-time.
- Grooming and training for dogs that are boarding or participating in the doggie daycare program for a minimum of five hours per week.

STANDARDS OF SIGNIFICANCE

The County Level of Service (LOS) standard for intersections is LOS D or better (County of Sonoma Guidelines for Traffic Studies, October 6, 2006). The project would have a significant traffic impact if the project's traffic would cause an intersection currently operating at an acceptable level of service (LOS D or better) to operate below the standard (LOS E or F). If the intersection currently operates or is projected to operate below the County standard (LOS E or F), the project's impact is significant and cumulatively considerable if it causes the delay to increase by five seconds or more. The above criteria apply to all signalized, all-way stop controlled, and side streets.

Caltrans endeavors to maintain a LOS at the transition between LOS C and LOS D on State highway facilities (Guide for the Preparation of Traffic Impact Studies, Caltrans, December 2002).

EXISTING SCENARIO

SR-12/Richards Road intersection was evaluated under “Existing” and “Existing + Project” scenarios during weekday pm and weekend peak hours.

SR- 12, also known as the “Sonoma Highway” near the project, runs in a generally east-west alignment in the County. SR-12 is listed as a Rural Principal Arterial in the County General Plan. It has a posted speed limit of 55 miles per hour (mph) in the project vicinity. SR-12 consists of two 12-foot travel lanes in project vicinity. Richards Road is a dead-end narrow local road with a posted speed limit of 15 mph.

Turning movement counts were collected at SR-12/Richards Road study intersection during weekday p.m. (4:00 p.m.-6:00 p.m.) and weekend (Saturday, 11:00 a.m.-1:00 p.m.) peak hours in April 2012.

Under “Existing Scenario”, the study intersection operate at acceptable level of service during weekday p.m. and weekend peak hours. The study intersection level of service analysis results are summarized in Table 1; and capacity analysis worksheets are attached.

Table 1- Intersections Operations- “Existing” Scenario

Intersection		Control	Existing	
			LOS	Delay
PM Peak Hour				
1	SR-12/Richards Road	1-Way Stop	A	0.0
	Southbound Approach		(C)	23.3
Weekend Peak Hour				
1	SR-12/Richards Road	1-Way Stop	A	0
	Southbound Approach		(A)	0.0

Source: Transpedia Consulting Engineers, 2013.

Notes: Delay is average control delay per vehicle (seconds/vehicle), LOS = Level of Service, (X) = minor street LOS, (X.X) = minor street delay.

TRIP GENERATION

Since Institute of Transportation Engineers (ITE) Trip Generation does not include rates for boarding kennels, project trip generation was estimated based on utilizing the kennel’s operations described above; namely:

1. The project’s public hearing notice described the project as “a boarding kennel and doggie daycare for up to 35 dogs onsite at any one time”, which gives the applicant a spectrum of operation choices that range from having 35 boarded dogs (best-case scenario) to 35 daycare dogs (worst-case scenario) daily.

2. For consistency and comparison purposes with trip generation assumptions made in TJKM's traffic analysis, dated September 28, 2012, it is assumed that the project would have a mix of 10% daycare and 90% boarded dogs daily in the best-case scenario (4 daycare and 31 boarded dogs); and 20% of the traffic trips would be generated during typical weekday p.m. or weekend peak hours.
3. In regard to project's doggie daycare operation, each daycare dog would generate two round trips, one to deliver the dog and another to pick it up for a total of four trips per dog per day. The doggie daycare operation would generate a total of 16 trips per day (4 trips per daycare dog x 4 daycare dogs per day = 16 trips per day), of which three trips ($20\% \times 16 = 3$) during weekday p.m. or weekend peak hours in the best-case scenario.
4. In terms of project's boarding operation, each daycare dog would generate two round trips, one to deliver the dog on the first day and another to pick it up on the fourth day, for a total of four trips per dog per four days or one trip per dog per day. The boarding operation would generate a total of 31 trips per day (1 trip per boarded dog x 31 boarded dogs per day = 31 trips per day), of which six trips ($20\% \times 31 = 6$) during weekday p.m. or weekend peak hours in the best-case scenario.
5. The doggie daycare operation would generate a total of 140 trips per day (4 trips per daycare dog x 35 daycare dogs per day = 140 trips per day), of which 28 trips ($20\% \times 140 = 28$) during weekday p.m. or weekend peak hours in the worst-case scenario.
6. Each full-time or part-time employee would generate three trips per day, of which one trip during weekday p.m. or weekend peak hours. Part-time employees are assumed to work half-time or 20 hours per week and their trip generated would be discounted by 50%.
7. The five full-time employees would generate 15 trips per day, of which five trips during weekday p.m. or weekend peak hours.
8. The two part-time employees would generate three trips per day (2 part-time employees x 3 trips per employee per day x 50% = 3 trips per day), of which 2 trips during weekday p.m. or weekend peak hours.

The project is expected to generate 65 trips daily (on weekdays or weekends), of which 16 trips (8 inbound and 8 outbound) during weekday p.m. peak hour or weekend peak hour in the best-case scenario; however, the project is expected to generate 158 trips daily (on weekdays or weekends), of which 35 trips (18 inbound and 17 outbound) during weekday p.m. peak hour or weekend peak hour in the worst-case scenario, as shown in Table 2.

For the purposes of this study, the best-case scenario was only evaluated and it is assumed that the traffic impacts of the existing doggie daycare operation were already included in the traffic counts conducted at the study intersection, as also shown in Table 2.

Table 2- Trip Generation

Trip Type	Units	Daily		Weekday PM Peak Hour			Weekend Peak Hour		
		Rate	Trips	Trips	In	Out	Trips	In	Out
<u>Existing Trips (Doggie Daycare)</u>									
Daycare dogs	10	4	40	8	4	4	8	4	4
Full-time employees	2	3	6	2	1	1	2	1	1
Total Existing Trips	12	7	46	10	5	5	10	5	5
<u>Project- Daily Operations- Best-Case Scenario</u>									
Doggie daycare - 4 dogs	4	4	16	3	1	2	3	1	2
Boarding - 31 dogs	31	1	31	6	3	3	6	3	3
Full-time employees	5	3	15	5	3	2	5	3	2
Part-time employees	2	1.5	3	2	1	1	2	1	1
Total Trips- Daily Operations- Best-Case Scenario	42	10	65	16	8	8	16	8	8
<u>Existing Trips Credit (Doggie Daycare)</u>	NA	NA	-46	-10	-5	-5	-10	-5	-5
Project Net Trips- Daily Operations- Best-Case Scenario	NA	N/A	19	6	3	3	6	3	3
<u>Project- Daily Operations- Worst-Case Scenario</u>									
Doggie daycare - 35 dogs	35	4	140	28	14	14	28	14	14
Full-time employees	5	3	15	5	3	2	5	3	2
Part-time employees	2	1.5	3	2	1	1	2	1	1
Total Trips- Daily Operations- Worst-Case Scenario	NA	NA	158	35	18	17	35	18	17

Source: Transpedia Consulting Engineers, 2013.

Notes: N/A = not applicable.

TRIP DISTRIBUTION

Trip distribution simulates the geographical pattern of travel, matching trips generated by one type of land use (e.g., residential or commercial) with trips attracted by other types of land uses (e.g., employment, shopping, and education). This traffic study assumed trips generated by the project would follow existing trip distribution patterns similar to nearby existing developments, as shown in Table 3.

Table 3- Project Trip Distribution

Route	Distribution (%)	Weekday PM Peak			Weekend Peak		
		Trips	In	Out	Trips	In	Out
SR-12 East of Richards Road	65	4	2	2	4	2	2
SR-12 West of Richards Road	35	2	1	1	2	1	1
Total	100	6	3	3	6	3	3

Source: Transpedia Consulting Engineers, 2013.

EXISTING PLUS PROJECT SCENARIO

Net traffic trips that would be generated by project were added to the "Existing Scenario" traffic. Under "Existing Plus Project Scenario", the study intersection would continue to operate at acceptable levels of services during weekday p.m. and weekend peak hours; however, the minor road (Richards Road) changes from LOS C to LOS E during weekday p.m. hour; and from LOS A to LOS D during weekend peak hour. The level of service analysis results for the study intersection is summarized in Table 4, analysis worksheets are attached. The project is expected to have significant impacts on the study intersection operation of the minor road.

Table 4- Intersections Operations- "Existing Plus Project Scenario"

Intersection	Control	Existing		Existing + Project	
		LOS	Delay	LOS	Delay
PM Peak Hour					
1 SR-12/Richards Road	1-Way Stop	A	0.0	A	0.2
Southbound Approach		(C)	23.3	(E)	45.2
Weekend Peak Hour					
1 SR-12/Richards Road	1-Way Stop	A	0	A	0.1
Southbound Approach		(A)	0.0	(D)	31.9

Source: Transpedia Consulting Engineers, 2013.

Notes: Delay is average control delay per vehicle (seconds/vehicle), LOS = Level of Service, (X) = minor street LOS, (X.X) = minor street delay.

COLLISIONS

The collision history for the segment of SR-12 in project vicinity was reviewed to determine any trends or patterns that could indicate a safety issue. Collision occurring on SR-12 between 22.110 mile post marker (mpm) and 24.110 mpm (two miles long) were obtained from the Department of California Highway Patrol of the Statewide Integrated Traffic Records System (SWITRS). The time period covered was from 2000 through 2010. During this eleven-year time period, 121 collisions were reported on this roadway segment, of which 32 collisions occurred within 0.25 miles east and west of Richards Road (22.700 mpm) between 22.450 mpm and 22.950 mpm.

The collision rate at the study roadway segment was calculated utilizing the methodology contained in Caltrans 2007 Collision Data on California State Highways Manual, using the following equation:

$$\text{Collision Rate} = \frac{\text{Number of Collisions} \times 1 \text{ Million}}{\text{Average Daily Traffic} \times 365 \text{ Days Per Year} \times \text{Segment Length} \times \text{Number of Years}}$$
$$\text{Collision Rate} = \frac{32 \times 1,000,000}{22,892 \times 365 \times 0.5 \times 11} = 0.70 \text{ c / mvm}$$

The average daily traffic was calculated by utilizing the sum of traffic volume entering the study intersection during weekday p.m. peak hour (2,136 vehicles) and weekend peak hour (1,871), and a 0.09 K-factor (peak hour volume/average daily volume). Within rural areas the K-factor is generally around 0.09 (Highway Capacity Manual, Transportation Research Board, Washington, D.C., 2000). Hence, the average daily traffic was estimated at 22,892 vehicles $\{(2,136 \times 5 + 1,871 \times 2)/7\}/0.09$

The collision rate for the study roadway segment was then compared to statewide average collision rate to assess safety at this segment. The calculated collision rate equates to 0.70 collisions per million vehicle miles (c/mvm) which is less than the statewide average of 1.17 c/mvm for similar facilities, i.e. 2-lanes rural highways with design speed of less than 55 mph (2007 Collision Data on California State Highways, Caltrans). It appears that this roadway segment is currently operating within acceptable safety standards.

SITE ACCESS

Project traffic access to the project site would be via two 2-way ingress/egress driveway onto Richards Road. Sight distances at SR-12/Richards Road intersection was evaluated based on sight distance criteria of Caltrans Highway Design Manual, January 4, 2007. The applicable criterion for this intersection is based on stopping sight distance. In project vicinity, SR-12 has a posted speed limit of 55 mph. The available sight distance at the SR-12/Richards Road intersection is approximately 2,500 feet when looking east, which exceeds standard minimum stopping sight distance of 500 feet at 55 mph design speed. However, the available sight distance at this intersection is approximately 475 feet when looking west, which is below standard minimum stopping sight distance of 500 feet at 55 mph design speed.

The Guidelines for Traffic Studies, Sonoma County, October 6, 2006, stated that a project would have a significant traffic impact if it "adds to traffic to an existing unsignalized intersection approach that does not have adequate sight lines based upon Caltrans criteria for state highway intersections and County criteria for County roadway intersections". The project would have significant traffic impacts at the study intersection according to the County Guidelines and might increase accident rates in the project vicinity.

No vegetation or building along project frontage on SR-12 should be located within minimum sight distance envelope so as not to obstruct visibility of vehicles entering or exiting the study intersection. It is also recommended to upgrade Richards Road to meet County standards along project frontage to accommodate project traffic.

LEFT-TURN LANE WARRANT

The need for left-turn channelization on SR-12 at Richards Road was evaluated based on criteria contained in Intersection Channelization Design Guide, National Cooperative Highway Research Program (NCHRP) Report No. 279, Transportation Research Board, 1985, as well as a more recent update of the methodology included in the NCHRP Synthesis 225, Transportation Research Board, 1996, as shown in the following equation for the modified Harmelink model for two-lane roads:

$$AV = \exp(6.9017 - 0.001151 \times \text{OpVol} + (\exp(0.383 - 0.1181 \times \text{lt}\%) - 0.0181 \times \text{SP}))$$

Where:

- AV = advancing volume to warrant a left-turn lane
- OpVol = total opposing volume in opposite direction lanes
- SP = operating speed, which assumed to be the posted speed limit or 85th percentile speed
- lt% = left-turn percentage of the advancing volume
- exp = exponential

The project is expected to generate two eastbound left-turning vehicles entering Richards Road from SR-12 during weekday p.m. peak hour under "Existing Plus Project Scenario", which translates to:

- Total advancing volume = 987 vehicles per hour
- Advancing left-turning volume = 1 vehicle per hour
- Total opposing volume = 1,151 vehicles per hour
- Operating speed (speed limit) = 55 mph
- lt% = $(1/987) \times 100 = 0.1013\%$

The AV threshold value is calculated as follows:

$$AV = \exp(6.9017 - 0.001151 \times 1,151 + (\exp(0.383 - 0.1181 \times 0.1013) - 0.01816 \times 55)) = 415 \text{ vehicles per hour}$$

Because advancing volume of 987 vehicles per hour is larger than calculated AV value of 415 vehicles per hour, an eastbound left-turn lane (50 feet long and tapering) is warranted or recommended during weekday p.m. peak hour under "Existing Plus Project Scenario".

Ms. Tammi Bernd
February 19, 2013
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The project is also expected to generate six eastbound left-turning vehicles entering Richards Road from SR-12 during weekend peak hour under "Existing Plus Project Scenario", which translates to:

Total advancing volume = 1,056 vehicles per hour
Advancing left-turning volume = 6 vehicles per hour
Total opposing volume = 831 vehicles per hour
Operating speed (speed limit) = 55 mph
 $It\% = (1/1,056) \times 100 = 0.0947\%$

The AV threshold value is calculated as follows:

$$AV = \exp(6.9017 - 0.001151 \times 831 + (\exp(0.383 - 0.1181 \times 0.0947) - 0.01816 \times 55)) = 415 \text{ vehicles per hour}$$

Because advancing volume of 1,056 vehicles per hour is larger than calculated AV value of 415 vehicles per hour, an eastbound left-turn lane (50 feet long and tapering) is also warranted or recommended during weekend peak hour under "Existing Plus Project Scenario".

However, the project is also expected to generate two southbound left-turning vehicles entering SR-12 from Richards Road during weekday p.m. and weekend peak hours under "Existing Plus Project Scenario", which also requires installation of an eastbound left-turn refuge lane (50 feet long and tapering).

The eastbound left-turn and refuge lanes proposed mitigations are expected to alleviate the traffic impacts associated with the inadequate or below standards sight line at the study intersection when looking west.

CONCLUSIONS AND RECOMMENDATIONS

- Project is expected to generate 65 weekday or weekend trips daily in the best-case scenario, of which 16 trips during weekday p.m. or weekend peak hours.
- Project is expected to generate 158 weekday or weekend trips daily in the worst-case scenario, of which 35 trips during weekday p.m. or weekend peak hours.
- Project is expected to have significant impacts on the study intersection's minor road (Richards Road) with LOS deteriorating from LOS A to LOS E during weekday p.m. peak hour and to LOS D during weekend peak hour in the best case scenario.
- 32 collisions were reported within 0.25 miles east and west of SR-12/Richards Road intersection by the Department of California Highway Patrol between 2000 and 2010.
- Collision rate for SR-12 in project vicinity is less than statewide collision average rate for similar facilities.
- SR-12 in project vicinity appears to be currently operating within acceptable safety standards.

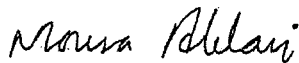
Ms. Tammi Bernd
February 19, 2013
Page 9 of 9

- Sight distance at SR-12/Richards Road intersection meets Caltrans standards when looking east; however, it does not meet these standards when looking west.
- No vegetation or building along project frontage on SR-12 should be located within minimum sight distance (500 feet) envelope.
- Eastbound left-turn and refuge lanes are warranted and recommended on SR-12 under "Existing Plus Project Scenario" in the best-case scenario with a minimum storage of 50 feet and tapering each.
- The eastbound left-turn and refuge lanes proposed mitigations are expected to alleviate traffic impacts associated with the inadequate or below standards sight line at SR-12/Richards Road intersection when looking west.
- It is recommended to upgrade Richards Road to meet County standards along project frontage to accommodate project traffic.

If you have any questions about this letter report, please contact me at (707) 527-6300 or at mousa@transpediaone.com.

Sincerely,

Transpedia Consulting Engineers



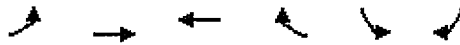
Mousa Abbasi, Principal
Ph.D., P.E., T.E., P.T.O.E.
California Professional Civil Engineer No. 67935
California Professional Traffic Engineer No. 2324
Professional Traffic Operations Engineer No. 1297

Enclosures: Level of Service Analysis Worksheets

HCM Unsignalized Intersection Capacity Analysis

1: Sonoma Highway & Richards Road

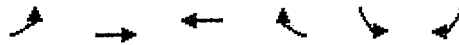
4/27/2012



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Volume (veh/h)	0	985	1145	2	0	4
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	1071	1245	2	0	4
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1247				2316	1246
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1247				2316	1246
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	98
cM capacity (veh/h)	558				42	212
Direction Lane	EBL	WBL	SBL			
Volume Total	1071	1247	4			
Volume Left	0	0	0			
Volume Right	0	2	4			
cSH	558	1700	212			
Volume to Capacity	0.00	0.73	0.02			
Queue Length 95th (ft)	0	0	2			
Control Delay (s)	0.0	0.0	22.3			
Lane LOS			C			
Approach Delay (s)	0.0	0.0	22.3			
Approach LOS			C			
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			70.4%		ICU Level of Service	C
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 1: Sonoma Highway & Richards Road

4/27/2012



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		←	→		↘	
Volume (veh/h)	0	1050	820	1	0	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	1141	891	1	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None		None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	892				2033	892
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	892				2033	892
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	760				63	341
Direction Lane #						
	EB	WB	SB			
Volume Total	1141	892	0			
Volume Left	0	0	0			
Volume Right	0	1	0			
cSH	760	1700	1700			
Volume to Capacity	0.00	0.52	0.02			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	0.0			
Lane LOS			A			
Approach Delay (s)	0.0	0.0	0.0			
Approach LOS			A			
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			58.6%	ICU Level of Service	B	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 1: Sonoma Highway & Richards Road

2/17/2013



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔	↔		↔	
Volume (veh/h)	1	985	1145	4	2	5
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	1071	1245	4	2	5
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1249				2320	1247
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1249				2320	1247
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				95	97
cM capacity (veh/h)	557				41	212
Direction Lane #						
	EBL	WBR	SBL			
Volume Total	1072	1249	8			
Volume Left	1	0	2			
Volume Right	0	4	5			
cSH	557	1700	97			
Volume to Capacity	0.00	0.73	0.08			
Queue Length 95th (ft)	0	0	6			
Control Delay (s)	0.1	0.0	45.2			
Lane LOS	A		E			
Approach Delay (s)	0.1	0.0	45.2			
Approach LOS			E			
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization		70.5%		ICU Level of Service		C
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis

1: Sonoma Highway & Richards Road

2/17/2013



Movement	EB	WB	SB
Lane Configurations	←	→	↔
Volume (veh/h)	1050	820	3
Sign Control	Free	Free	Stop
Grade	0%	0%	0%
Peak Hour Factor	0.92	0.92	0.92
Hourly flow rate (vph)	1141	891	3
Pedestrians			
Lane Width (ft)			
Walking Speed (ft/s)			
Percent Blockage			
Right turn flare (veh)			
Median type	None	None	
Median storage (veh)			
Upstream signal (ft)			
pX, platoon unblocked			
vC, conflicting volume	895		2036
vC1, stage 1 conf vol			
vC2, stage 2 conf vol			
vCu, unblocked vol	895		2036
tC, single (s)	4.1		6.4
tC, 2 stage (s)			
tF (s)	2.2		3.5
p0 queue free %	100		98
cM capacity (veh/h)	758		340
Direction Lane #			
	EB	WB	SB
Volume Total	1142	895	3
Volume Left	1	0	1
Volume Right	0	3	2
cSH	758	1700	137
Volume to Capacity	0.00	0.53	0.02
Queue Length 95th (ft)	0	0	2
Control Delay (s)	0.1	0.0	31.9
Lane LOS	A		D
Approach Delay (s)	0.1	0.0	31.9
Approach LOS			D
Intersection Summary			
Average Delay		0.1	
Intersection Capacity Utilization		66.1%	ICU Level of Service
Analysis Period (min)		15	C

Chelsea Holup

From: Melinda Grosch
Sent: Tuesday, February 19, 2013 12:35 PM
To: Chelsea Holup
Subject: FW: Letter in opposition to PLP 11-0042

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:

Monday through Thursday from 8:00 a.m. until 4:00 p.m. The lobby is closed on Friday.

-----Original Message-----

From: Karen Sommer [<mailto:ksommer11@earthlink.net>]
Sent: February 19, 2013 12:22 PM
To: Melinda Grosch
Subject: Letter in opposition to PLP 11-0042

Please add our name to the opposition file to PLP 11-0042. We understand that a kennel is proposed off of Hwy 12 north-east of Oakmont. I have friends on this gravel driveway and find it very difficult to cross hwy 12 to enter or leave at this location. There have been several accidents in this area, without a left turn lane I believe that this will be a dangerous location for having a kennel and could pose a risk for potential customers. Please consider denying this application for business.

Thank you,
Karen and Stanley Sommer

Chelsea Holup

From: Melinda Grosch
Sent: Tuesday, February 19, 2013 8:20 AM
To: Chelsea Holup
Subject: FW: kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Betty Tietsort [<mailto:betty.tietsort@gmail.com>]
Sent: February 18, 2013 11:47 AM
To: Melinda Grosch
Subject: kennel

Hello Ms. Grosch,

I was trying to sign a petition against this kennel and its increase for more dogs, but could not find the on-line petition to sign.

I live directly above the kennel, I hear the dogs barking all the time, you can see my house as it sits directly on the fence of the end of the kennel run and the horse ranch next door. Both my neighbor at 6445 and my house at 6443 Mesa Oaks Circle, are disturbed constantly with the barking from the dogs, and it is awful when we are sitting out on our deck during the nice weather.

Most of the time the barking is during day, evenings when I am out on my deck and a lot of the time it can go on into the midnight hours.

I do not wish to prevent someone from living their lives productively, but the fact that they wish to increase the amount of dogs they can take in is not in the interest of the community. I am sure that if Oakmont residents were impeding their lives they would object.

Reasonable limits should be applicable for all residents in the area and allow that to be the precedent for someone increasing disturbances to the community.

--

Sincerely,

Betty

Chelsea Holup

From: Melinda Grosch
Sent: Tuesday, February 19, 2013 8:19 AM
To: Chelsea Holup
Subject: FW: The Meadows Kennel Expansion

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:

Monday through Thursday from 8:00 a.m. until 4:00 p.m. The lobby is closed on Friday.

-----Original Message-----

From: Kenneth Pryor [<mailto:kenmail7@me.com>]
Sent: February 18, 2013 11:16 AM
To: Melinda Grosch
Subject: The Meadows Kennel Expansion

Dear Ms. Grosch:

I understand that there is a hearing for the proposed expansion of the Meadows Kennel operation on Highway 12 near Oakmont. My wife and I are Oakmont residents, and when we heard about the proposal to add 35 more dogs, we thought about the increased traffic turning off the highway at that driveway and increased traffic trying to cross Highway 12 to move into the far lane. The Meadows Kennel is almost at the crest of a hill, and the visibility is nearly completely cut off on the West side of the driveway, so increased traffic would be hazardous. Highway 12 has more than its share of accidents already with so many homes, farms and ranches with one-lane driveways accessing the highway.

I would like to tell you that I think a NO vote on the proposal is the only safe alternative. We have seen too many accidents on Highway 12, and we do not want to see any more!

Sincerely,

Kenneth Pryor
452 Hillsdale Drive
Santa Rosa, CA 95409

Chelsea Holup

From: Melinda Grosch
Sent: Tuesday, February 19, 2013 8:16 AM
To: Chelsea Holup
Subject: FW: Meadow's Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Sandra Edwards [<mailto:jimsanranch@yahoo.com>]
Sent: February 16, 2013 6:37 PM
To: Melinda Grosch
Subject: Meadow's Kennel

I am apposed to Meadows Kennel application PLP11-0042

As a neighbor of the Meadows Kennel I appose the expansion . I've lived here for over 10 yr. and have seen many accidents, some very serious such as head on and some finder benders. A sign post, my fence, and my mail box have been taken out in some of these accidents. Some people have died after hitting a tree next door to me. I have had large truck tires fly through my front field. A friend who was driving into my property was rear ended by an elderly woman from oakmont, who did not even apply her brakes. This is a high traffic corridor and I feel it would be unsafe to add the extra traffic that an expansion would cause. I might add that while trying to get out of my drive way I have counted close to 70 cars before I could exit. Not every one is patient enough not to try for an exit when it's very dangerous.

Sandy Edwards
6443 Sonoma Ave.
Santa Rosa, Ca.

Chelsea Holup

From: Melinda Grosch
Sent: Tuesday, February 19, 2013 8:15 AM
To: Chelsea Holup
Subject: FW: HIGHWAY 12 KENNEL EXPANSION

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: MELINDA MORRIS [mailto:den-mindy@sbcglobal.net]
Sent: February 16, 2013 2:55 PM
To: Melinda Grosch
Subject: Fw: HIGHWAY 12 KENNEL EXPANSION

--- On Sat, 2/16/13, MELINDA MORRIS <den-mindy@sbcglobal.net> wrote:

From: MELINDA MORRIS <den-mindy@sbcglobal.net>
Subject: Fw: HIGHWAY 12 KENNEL EXPANSION
To: melinda.grosch@sonoma.county.org, jimsanranch@yahoo.com, "Jan and Roger j" <rjgoeller@comcast.net>, tbernd@sbcglobal.net
Date: Saturday, February 16, 2013, 2:52 PM

--- On Sat, 2/16/13, MELINDA MORRIS <den-mindy@sbcglobal.net> wrote:

From: MELINDA MORRIS <den-mindy@sbcglobal.net>
Subject: HIGHWAY 12 KENNEL EXPANSION
To: "Dennis" <denmo46@live.com>
Date: Saturday, February 16, 2013, 1:59 PM

Dear Planning Commission,

I am a deeply concerned citizen who opposes PLP11-0042 (aka Hwy 12 kennel expansion). I site the following:
TRAFFIC- Hwy 12 (only two lanes) is already very congested with commuters, very elderly drivers, tourists who have been drinking and cyclists. The kennel is beyond a blind hill and the drop off/ pick up of the proposed 35-50 dogs starting at 7AM to 7PM (proposed new hours) is inconceivable given the bumper to bumper commuter traffic, the one land road that the kennel is on, the lack of a parking lot, people living up the lane won't be able to access Hwy 12. The proposed hours add hours of negotiating in the dark. The accident toll and pile-ups are already horrifying without adding this impossible situation.

UNATTRACTIVE SCENERY: Hwy 12 is a gorgeous, popular California Scenic Route with lovely, calm pastoral views. Multiple rows of chain link cages and chain link dog runs full of unhappy barking dogs impairs the view and disturbs the peace.

INCOMPATIBLE WITH SURROUNDING BUSINESSES: The kennel property is surrounded by long established horse stables and horse training facilities. Horses, by their very nature liken the baying of dogs to wolves that surround and

attack. Even though they can become somewhat accustomed to the noise it still makes them nervous and more difficult to handle let alone train. Also, a half asleep horse suddenly waking to the abrupt barking of dogs at night will sometimes run wildly right through a barbed wire fence.

TACTICS: As a citizen I do not appreciate the 'Bait and Switch" tactics used in initially gaining approval for 8-10 dogs then drastically upping the numbers to 35-50.

In closing, I would like to say I am not at all alone in finding the proposed expansion of the Hwy 12 Kennel to be extremely dangerous and unacceptable.

thank-you, Melinda and Dennis Morris
6437 Timber Springs Drive
Santa Rosa, CA 95409

Chelsea Holup

From: Melinda Grosch
Sent: Wednesday, February 20, 2013 12:36 PM
To: Chelsea Holup
Subject: FW: Next Door Neighbor of Permit LP11-0042 Opposing Expansion (tomorrow's 2 pm hearing)

Importance: High

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Tammi Bernd [<mailto:tbernd@sbcglobal.net>]
Sent: February 20, 2013 12:02 PM
To: sonomafogg@aol.com; dcbenn@aol.com; cook@ch-sc.org; tlynch@sonic.net; jason@liles.net
Cc: Melinda Grosch
Subject: Next Door Neighbor of Permit LP11-0042 Opposing Expansion (tomorrow's 2 pm hearing)
Importance: High

Please consider the following. I'm concerned that my opposition wasn't received in time to be handed out to the board. Thank you.

From: Tammi Bernd
Sent: Thursday, February 14, 2013 10:58 AM
To: Melinda Grosch
Subject: Opposing Permit LP11-0042

In care of Melinda Grosch
For the Record File:

Again this year I am opposing the meadow kennel in general or any expansion. For years our friends, family and anyone coming to our homes have a difficult time enough trying to get to and from our home off this dangerous driveway. The highway is always busy dispelling the imagery of heavy flow in only peak hours. It doesn't apply at this location. Since the March 15 hearing (within only 9 months), there have been more four collisions (two major requiring ambulances) at the top of the road and another one less than a 1000 feet where a eastbound car went off the road through a fence into a resident's property. There is no signage at the top of Highway 12, so drivers continue to turn east from our road.

We already have a commercial kennel on our road. Windrift is an established world renown legal nonconforming kennel and has been there since the early 1960's. Over burdening a short private road with two kennels two houses apart is unthinkable.

This neighborhood endures barking on a regular daily basis yet it is spread around. To house and exercise 35 dogs of concentration on a 3.02 acre parcel in the middle of nearby residences in the "cup" is desecration of a neighborhood. It's appearing now that neighbors have been more tolerant of the barking than maybe we should have been, but should we penalized now for trying to be good neighbors by permitting a large commercial full bore 24/7 kennel at the entry of our road making it noisier and more threatening than it already is? The fact is that where there are dogs, there's going to be barking.

There are facilities in the near area for dogs to be cared for, groomed and boarded short term or long. Training facilities too for that matter.

There is still no privacy buffer between the properties, such as a wall, fence or greenery as PRMD suggested at the last hearing.

It's not uncommon to hear as many as three ambulances in a day traveling through here. It's narrow and rolling making it even more dangerous because of the limited line of sight.

We are worried about our water sources as we see 2 large rainbirds running 24/7 and at other times 12 to 14 hours through the night beginning in late spring and continuing into the fall. Experts are already reporting that it's likely to be a dry year.

Convenience for some to have their dogs watched over shouldn't take precedence over the public's safety who need to use this highway. It's THE main thoroughfare for anyone coming from Highway 80 or the eastern Santa Rosa. When there are accidents, traffic is at a standstill for hours. It prohibits anyone who's got doctors appointments, chemotherapy treatments, and any other type of appointment from making those necessary trips.

As neighbors to the kennel, we feel we've been very patient and tolerant not demanding the applicant to keep her seasonal sheep and items off of our property which extends four feet outside our perimeter fencing on our south side. This past year, when the seasonal sheep arrived in early May, they devoured the five young trees I planted on our property along the fence line and have damaged our fence by rubbing on it. We feel it's in order for her to put up her own perimeter fencing or keep her sheep elsewhere on her own property.

Thank you,
Tammi L. Bernd
6447 Sonoma Highway
Santa Rosa

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 21, 2013 10:45 AM
To: Chelsea Holup
Subject: FW: Letter in Opposition to PLP 11-0042

For today's hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: marlene alves [<mailto:marlene@sonic.net>]
Sent: February 20, 2013 9:13 PM
To: Melinda Grosch
Subject: Letter in Opposition to PLP 11-0042

Note: Please add this to the Letters of Opposition file for the upcoming hearing Feb. 21, 2013

=====
Letter in Opposition to PLP 11-0042.

To: Melinda Grosch

As a woman who drives Hwy 12 from Santa Rosa to Sonoma frequently, I want to express my strong opposition to the expansion of The Meadows Kennel off Sonoma Highway/Hwy12.

That heavily traveled road is always a concern even when traffic is running smoothly due to speeders, narrow lanes, culverts, etc. However, if there is any sort of accident, it becomes a seriously dangerous hazard as there is no room to maneuver, turn around or stop safely.

Recently there was a serious accident near the lane proposed for the expansion of the kennel. Traffic was backed up for miles in both directions; we were at a standstill for 45 minutes as traffic was halted completely in both directions.

My understanding is there are over 1000 emergency calls to the Oakmont area during a year. The design of that narrow two lane road without standard emergency lanes should preclude any plans for increasing cars entering/leaving from side roads, especially as required by a commercial enterprise.

Anyone trying to pull in or leaving that private graveled lane is making a dangerous move, as well as endangering those driving on the highway, however, the most serious threat is for emergency vehicles being unable to get through. It would seem the county would be liable in these cases for not addressing the requirements for a safer road design if commercial enterprises are approved.

Please consider the larger community; make it safer to drive Hwy 12 rather than increasing the danger on an already dangerous road.

Sincerely,

Marlene Alves
1635 Hillview Terrace
Santa Rosa, CA 95405
(707) 528-3575

Single
Sided
Master

LETTERS OF SUPPORT (received after 2-14-13)

PLP11-0042 6445 Highway 12, Santa Rosa

Support

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 10:47 AM
To: Chelsea Holup
Subject: FW: Supporter of The Meadows Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Lana Pacheco [<mailto:lane@sportzonefitness.com>]
Sent: February 14, 2013 12:59 AM
To: Melinda Grosch
Subject: Supporter of The Meadows Kennel

Dear Melinda,

I support the location and the proposed plan for the Meadows Kennel at 6445 Hwy 12.

I reject much of the false statements that are being made and circulated by a select view.

-There is not constant barking coming from the Meadows Kennel.

That the opposition is making it sound like the location is a city property with neighbors right next door.

-There are 3 acres between the Kennel and the closest neighbor on Richards Rd. Which is a 50 foot wide gravel road leading into the hills.

-The closest Oakmonter is at least 300 feet away across the two lane Hwy 12.

Heidi Niemann broke some kind of agreement to only keep a small 10 dog day care.

- No agreement was made or even implied as evidenced by the February 2012 Kenwood Press article.

Ray Farris in his editorial to the Kenwood press bashing The Meadows Kennel states that the kennel has been "eerily" quiet and wonders if Heidi is still in business.

-Which is it Ray barking non stop or "eerily" quiet.

The Phillip's continue to misstate and distort the facts even after viewing the property and interviewing me about how the kennel operates.

I urge the BZA and the Board of Supervisors to look beyond the emotional false statements being made both about the kennel operations and about Heidi herself.

I know that this service is needed in this location as a necessity not just for convenience. Actually adding boarding will decrease the traffic flow during peak hours and will

cut down on green house gas emissions by reducing the travel time commuting to other kennels: as they pass by the Meadows.

Heidi has taken extra measures in the building design, making sure that the dogs are supervised and is adding sustainable features into the future project.

Please grant the use permit for boarding 35 dogs.

Thank You

Lana

Lana Pacheco -HFPN Coach
NASM-CPT, CES, PES, Weight Management

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 10:47 AM
To: Chelsea Holup
Subject: FW: The Meadows Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: lkachiu@aol.com [<mailto:lkachiu@aol.com>]
Sent: February 14, 2013 6:41 AM
To: Melinda Grosch
Subject: The Meadows Kennel

We just want to go on record that we support the location of the Meadows Kennel.
Supporter

Linda Kachiu
Santa Rosa

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 10:47 AM
To: Chelsea Holup
Subject: FW: Support for the Meadows Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:

Monday through Thursday from 8:00 a.m. until 4:00 p.m. The lobby is closed on Friday.

-----Original Message-----

From: Laura Martin [<mailto:Laura@hmstravel.com>]
Sent: February 14, 2013 6:55 AM
To: Melinda Grosch
Subject: Support for the Meadows Kennel

I want to go on record that I support the Meadows Kennel project.

Laura Martin
sent from my iPad

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 10:48 AM
To: Chelsea Holup
Subject: FW: Meadows Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Jay [<mailto:jay@Pbhs.com>]
Sent: February 14, 2013 7:43 AM
To: Melinda Grosch
Subject: re: Meadows Kennel

As regional neighbors of Meadows Kennel, we completely support the location of the Kennel Project!

Thank you!

Jay R. Levine

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 10:48 AM
To: Chelsea Holup
Subject: FW: Meadows Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:

Monday through Thursday from 8:00 a.m. until 4:00 p.m. The lobby is closed on Friday.

-----Original Message-----

From: Suzanne Cushman [<mailto:suzannecushman@comcast.net>]
Sent: February 14, 2013 8:09 AM
To: Melinda Grosch
Subject: Meadows Kennel

We want to go on record that we support the location of the Meadow Kennel.

A Supporter

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 1:57 PM
To: Chelsea Holup
Subject: FW: Meadow Kennels

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: laurie chestnut [<mailto:lchestnut41@hotmail.com>]
Sent: February 14, 2013 12:23 PM
To: Melinda Grosch
Subject: Meadow Kennels

Melinda

I am writing this in support of the Meadows Kennel. This kennel is a great assist for the east side of town. There are many doggie day care and boarding centers on the west side of town. This kennel is very clean and run by Heidi very well. I have never heard barking or even had a hint of a doggie smell when there. I do admit to smelling the horses that surround the area. There are many of us that would like to use the kennel for overnights' when on vacation. It is very hard to have our dog go to daycare and then to boarding all the way across town. I know there are many folks out in Oakmont that use the kennel and can not drive across town or let alone to Rohnert Park for boarding and daycare. I think that having the kennel be able to overnights board would be an assist to the community on the east side of town and for many of the people that can not drive. I hope that you take this letter into consideration.

Laurie Chestnut

Chelsea Holup

From: Melinda Grosch
Sent: Thursday, February 14, 2013 3:18 PM
To: Chelsea Holup
Subject: FW: Meadows Kennel - for Heidi

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Hindley, Karrie [<mailto:KHindley@littler.com>]
Sent: February 14, 2013 3:16 PM
To: Melinda Grosch
Subject: Meadows Kennel - for Heidi

Melinda:

I support Heidi Niemann's effort to include boarding dogs at her facility. I have lived in Santa Rosa most of my life and support all the various businesses that have *grown* along H-12 for the past 30 years, including getting our Christmas trees, year after year, visiting the wineries, etc. many of which require making a left hand turn to enter those business facilities. It is a well-known, well-traveled road, and it's wide enough to accommodate turning traffic without interfering in the general traffic flow.

Offering boarding has the advantage of *reducing* the number of trips a dog owner makes to The Meadows, thus reducing overall traffic on the road and general community. Furthermore, it offers a *local* service in the community that is not available without pet owners having to leave their local area and drive a half hour farther out.

Last, while often not seen day to day, the effect of boarding on reducing traffic increases all aspects of green initiatives; less emissions, fuel, and thus a cleaner environment.

Thank you, Karrie.

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To reply to our email administrator directly, send an email to postmaster@littler.com

Littler Mendelson, P.C.
<http://www.littler.com>

Chelsea Holup

From: Melinda Grosch
Sent: Friday, February 15, 2013 10:31 AM
To: Chelsea Holup
Subject: FW: Meadow Kennels

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: jackkilbride@comcast.net [<mailto:jackkilbride@comcast.net>]
Sent: February 14, 2013 4:45 PM
To: Melinda Grosch
Subject: Meadow Kennels

Hi Melinda,

Just a short note to show our support for Heidi and Meadow Kennels. It is so nice to finally have a quality dog kennel on the east side of town. This is a great place for my friends in Oakmont to bring their pets, knowing the quality of care our pets receive there. Meadow Kennels is really the only alternative on the east side of town. The options are west Santa Rosa, Sebastopol, and out in Sonoma.

Thank you for your concern,

Jack

Chelsea Holup

From: Melinda Grosch
Sent: Friday, February 15, 2013 10:32 AM
To: Chelsea Holup
Subject: FW: The Meadows Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Dana Simonds [<mailto:danabsimonds@yahoo.com>]
Sent: February 14, 2013 5:20 PM
To: Melinda Grosch
Subject: The Meadows Kennel

Dear Ms. Grosch,

I am a supporter of the Meadows Kennel in its current location and configuration. The Proprietors Heidi and Lana have gone to painstaking efforts to make sure the kennel is a positive for the neighborhood and our community. They have had extra soundproofing installed in the facility specifically to address the complaining neighbors who seem to be complaining with out reason. Heidi and Lana are kind, considerate and appropriate persons to run this type of facility. They will be attentive to the dogs who are there, and I anticipate there will be a minimum of noise if any. I hope the project is approved.

Thank you. If I can provide further information, please advise.

Dana Simonds (707) 695-8312

Chelsea Holup

From: Melinda Grosch
Sent: Friday, February 15, 2013 10:34 AM
To: Chelsea Holup
Subject: FW: Meadows Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Niemann, Richard [<mailto:Richard.Niemann@morganstanley.com>]
Sent: February 14, 2013 5:46 PM
To: Melinda Grosch
Cc: Heidi Niemann (heidiniemann@sbcglobal.net)
Subject: Meadows Kennel

Dear Ms. Grosch,

I strongly support the Meadows Kennel and its location! I have visited the Meadows Kennel literally hundreds of times and at various times of the day and night. Going to or leaving the kennel, rarely have I seen another car on the road that runs adjacent to the property. There's never been an issue for me about entering or exiting Sonoma Highway due to traffic on the road by the kennel! Further, I'm always surprised to learn that there are dogs at the kennel in that I've never heard them barking. I know the time, money and energy Heidi has put in to making her kennel a wonderful, safe, fun and clean environment for the dogs. I've not only seen how happy the dogs are at the Meadows, but I've also seen how happy their owners are with Heidi and the kennel. Heidi's small business is very important to her clients. They want a convenient, safe place to leave their dogs. For many people, the Meadows location is far superior to the alternatives, reducing their drive time by at least 30 minutes. Less driving time means less fuel consumption (money saved), less pollution and a cleaner environment. Also, the well-being of their dog is every bit as important as the well-being of anyone in their family. Knowing their canine family member is well cared for at the Meadows is very reassuring to Heidi's clientele.

At this point in time, everyone agrees we need to grow the U.S. economy and small business is the best engine of growth. I'm surprised that a few people would want to or could block an essential business like the Meadows Kennel. The kennel is not a realistic threat to the neighbors either due to increased traffic or noise. I would hope that the council would support local small business entrepreneurs, like Heidi, who are interested in providing a much needed service to the people of our county. In providing such support, the council would also be helping enhance the quality of life for many Sonoma County residents/ taxpayers and their pets!

Thank you for your time.

Sincerely yours,

Richard Niemann

Richard P. Niemann
Sr. Vice President
Financial Advisor

Sonoma Wealth Management Group
At Morgan Stanley
3562 Round Barn Circle, 1st Floor
Santa Rosa, CA 95403
Toll Free: 800 752-5340
Direct: 707 524-1086 Fax: 707 524-1099
California Insurance License#: 0A44541
e-mail: richard.niemann@morganstanley.com
[Visit Our Website](#)

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Chelsea Holup

From: Melinda Grosch
Sent: Friday, February 15, 2013 10:35 AM
To: Chelsea Holup
Subject: FW: Meadows Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Janie Wycoff [<mailto:jw954030@gmail.com>]
Sent: February 14, 2013 7:15 PM
To: Melinda Grosch
Subject: Meadows Kennel

Dear Melinda,

I support the location and the proposed plan for the Meadows Kennel at 6445 Hwy 12.
I reject much of the false statements that are being made and circulated by a select view.

- There is **not constant barking** coming from the Meadows Kennel.
- There are **3 acres between the Kennel and the closest neighbor on Richards Road**, which is a 50 foot wide gravel road leading into the hills. *The opposition is making it sound like the location is a city property with neighbors right next door.*
- The closest Oakmonter is at **least 300 feet away across the two lane Hwy 12**. *The opposition implied that Heidi Niemann broke some kind of agreement to only keep a small 10 dog day care. No agreement was made or even implied as evidenced by the February 2012 Kenwood Press article. Ray Farris, in his editorial to the Kenwood press bashing The Meadows Kennel, states that the kennel has been "eerily" quiet and wonders if Heidi is still in business. Which is it Ray? This is further evidence that there is no nonstop barking or in Ray's own word it is "eerily" quiet. The Phillip's continue to misstate and distort the facts even after viewing the property and various interviews.*

I urge the BZA and the Board of Supervisors to look beyond the emotional false statements being made both about the kennel operations and about Heidi herself.

I know that this service is needed in this location as a necessity, not just for convenience.

Heidi has taken extra measures in the building design, making sure that the dogs are supervised and is adding sustainable features into the future project.

Please grant the use permit for boarding 35 dogs.

Thank You for your careful and considerate decision.

Janie Wycoff

Chelsea Holup

From: Melinda Grosch
Sent: Friday, February 15, 2013 1:18 PM
To: Chelsea Holup
Subject: FW: The Meadows Kennel

For Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Ann Senkevich [<mailto:ann@annsbookkeeping.com>]
Sent: February 15, 2013 12:45 PM
To: Melinda Grosch
Subject: The Meadows Kennel

Hi Melinda,

I just want to express my support for The Meadows Kennel. I know that Heidi has made every effort to design the kennel to minimize the impact on the neighbors and surrounding area. It is a beautiful parcel of Sonoma County "country". Please don't let the NIMBY's prevent this important service for dog lovers who want the best care for their pets. Grant the permit for boarding 35 dogs.

Regards,

Ann

Ann Senkevich
Ann's Bookkeeping Service
1260 North Dutton Ave. #239
Santa Rosa, CA 95401
707-527-0634 office
707-527-0647 fax
707-322-5958 cell

Chelsea Holup

From: Melinda Grosch
Sent: Wednesday, February 20, 2013 8:23 AM
To: Chelsea Holup
Subject: FW: The Meadows Kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Heidi Niemann [<mailto:heidi@themedowskennel.com>]
Sent: February 19, 2013 8:48 PM
To: Melinda Grosch
Subject: Fwd: The Meadows Kennel

Heidi

Begin forwarded message:

From: "Assunta Pisani" <apisani@stanford.edu>
Date: February 19, 2013, 8:21:14 PM PST
To: Heidi Niemann <heidi@themedowskennel.com>
Subject: Fwd: The Meadows Kennel

From: "Assunta Pisani" <apisani@stanford.edu>
To: "Melinda Grosch" <Melinda.Grosch@sonoma-county.org>
Sent: Tuesday, February 19, 2013 1:44:40 PM
Subject: The Meadows Kennel

Dear Ms. Grosch,

I am writing to urge you to grant the Meadows Kennel authorization to board dogs overnight. I know the kennel and its manager, having used it quite a few times for my little dog Pippolo. My problem is that sometimes I have to be out of

town or country for extended periods and it's really difficult, not to say too expensive, to arrange for a night sitter who will drop the dog off at the Meadows in the morning and pick him up at night. I understand one of the issues against the kennel is increased traffic. Would it not mean much less traffic if my pet were to be dropped off once by me and picked up by me on my return from my trip? I have looked into several other boarding arrangements for my little pet and I could not use any of them. I find the Meadows ideal for its accommodations and human care and attention provided to the dogs. I know quite a number of Oakmont residents who share my feelings. Please do give serious consideration to my plea and thank you for listening.

Respectfully yours,

Assunta Pisani, PhD
308 Laurel Leaf Place
Santa Rosa, CA 95409

Chelsea Holup

From: Melinda Grosch
Sent: Wednesday, February 20, 2013 8:24 AM
To: Chelsea Holup
Subject: FW: The Meadows Hearing

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: heidi@themeadowskennel.com [mailto:heidi@themeadowskennel.com]
Sent: February 17, 2013 11:28 AM
To: Melinda Grosch
Subject: Fwd: The Meadows Hearing

Please forward to BZA

Heidi

Begin forwarded message:

From: "Don Price" <dryflydon@earthlink.net>
Date: February 17, 2013, 11:23:40 AM PST
To: "Heidi Niemann" <heidi@themeadowskennel.com>
Subject: RE: The Meadows Hearing

Heidi, this email was just sent to me from a friend who I met while walking Tasha. You may want to contact her re your hearing? Her nick-name is Kitty. This is the email:

"Hi Don,
Someone left a note on my door today about something that takes place February 21 about dogs barking. I promise you I cannot hear dogs barking and I am here on top of the hill over the kennel and I can hear everything. Traffic, or once in a while a horse whinnies, or Finian, on the next block, barks (slightly) but there are no dogs barking en masse. You said you knew the kennel owner so tell her I'll be happy to say the dogs don't bark if she would like me to. (I can't go to the hearing because I can't leave poor old Allen).
Katherine Arnold" katg@sonic.net

Your decision,

Don Price

-----Original Message-----

From: Heidi Niemann [<mailto:heidi@themeadowskennel.com>]

Sent: Thursday, February 14, 2013 9:47 AM

To: dryflydon@earthlink.net

Subject: The Meadows Hearing

My Hearing is 21 February at 2 pm.

2550 Ventura Dr

Turn left off Mendocino onto Administration Dr and turn right on Ventura.

It's the only bldg.

Well I'm not very political but need to demonstrate a boarding need from the community. I have delayed asking for much support because I get uncomfortable doing so.

If you can, attend and speak to the truth.

Example: boarding is less traffic as dog would not have to be picked up the same day. My average request is 5 days for boarding. Currently client drops off dog for daycare, goes to hospital or travels and has a neighbor or family member drop off and pick up dog every day. If I'm allowed boarding it means no daily back and forth for that dog. Let me know if you are up to attending. Heidi=

Chelsea Holup

From: Melinda Grosch
Sent: Wednesday, February 20, 2013 8:25 AM
To: Chelsea Holup
Subject: FW: PLP11-0042 boarding kennel

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:

Monday through Thursday from 8:00 a.m. until 4:00 p.m. The lobby is closed on Friday.

-----Original Message-----

From: Gail Stockholm [<mailto:gloryandstrength@gmail.com>]
Sent: February 19, 2013 8:56 PM
To: Melinda Grosch
Subject: PLP11-0042 boarding kennel

Dear Ms. Grosch and Members of the Sonoma County Board of Zoning

Adjustments: As a Sonoma county resident who was present at the initial hearing on March 15, 2012 and who plans to attend the February

21 hearing, I wish to state that I believe there is a compelling need for overnight dog boarding for at least 20 dogs at 6445 Highway 12, Santa Rosa. I had to attend two out of town funerals in December. I spent 4 hours calling kennels and pet sitters before I found any vacancies, and finally had to settle for Petaluma. I worked at Oakmont for two years. Seniors there and in the surrounding rural areas need service for pets which is within a short driving distance or which offers pick up service. Many seniors adopt companion pets from county shelters. These pets often can benefit from further training so they do not become a hazard to their frail owners. Moreover, there are numerous unexpected hospitalizations and emergencies among community residents, establishing the need for the boarding component in particular. In my view, Heidi Niemann's kennel is highly professional, always supervised and clean. Heidi takes pains to make sure clients are considerate of the neighbors and keep their appointment times within the stated hours. I support Ms. Niemann's revised project and urge the Board to consider that overnight boarding is needed to make her business economically viable and truly useful to county residents.

Chelsea Holup

From: Melinda Grosch
Sent: Tuesday, February 19, 2013 8:14 AM
To: Chelsea Holup
Subject: FW: The Meadows Kennel/Application PLP11-0042

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:
Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.

From: Roger Hudson [<mailto:nethudson@sbcglobal.net>]
Sent: February 16, 2013 1:48 PM
To: Melinda Grosch
Subject: The Meadows Kennel/Application PLP11-0042

I am writing in support of Heidi Niemann's application for a boarding kennel, application PLP11-0042.

I am concerned that the opponents have not done their homework.

Research shows that this is a boarding kennel based on community model. The dogs are organized in groups according to size and temperament, allowing all day play. Happy dogs are ones that are tired from fun playing. They are safe and do not bark or cry because of their contentment. They sleep inside a building where they are protected and warm.

Heidi is an intelligent, well informed, and caring person. She lives at the facility, providing training and supervision around the clock.

This is not just a usual boarding kennel where dogs are put in a small space. The Meadows Kennel is a clean, cheerful, open environment.

I have taken my dog for day care here and been so impressed with Heidi and her ability to help my rescue dog adapt to other dogs and people.

Also, this facility will not impact traffic as those of us needing a kennel are going on this highway anyway. The location is ideal.

I am familiar with another kennel with the same concept located in south of Santa Rosa called Anderson Acres. The homes surrounding it are actually closer to the facility than the homes across the highway at Oakmont. They have been in business since 1995 and no complaints of noise, or traffic.

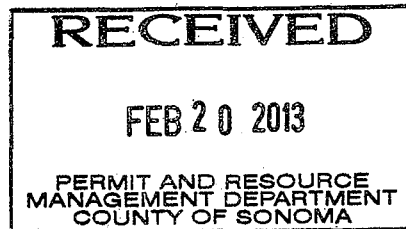
My suggestion is for those opposing Heidi's business should tour both facilities. I am positive they will be pleasantly pleased.

And so will many of us who are anxiously waiting for the opening of the wonderful kennel.

Kathleen Appellof

February 19, 2013

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



Dear Commissioners:

This letter is in support to approve the "Use Permit and Design Review for a Boarding Kennel", applicant: Heidi Neiman, Item #3, on the February 21, 2013 meeting agenda of the Sonoma County Board of Zoning Adjustments.

I've been an Oakmont resident for three years and I know of the location and intent by Ms. Neiman for her boarding kennel. The premises are clean and well-maintained. Whenever I see any dogs in the outside yard they're always well-behaved. Happy dogs playing with one another generally do not bark excessively. They're too busy having fun!

I've heard there are some concerns by approving this request that the number of left (and right) turns from Hwy 12 onto the road leading towards the facility will increase. I really don't think by allowing this business to open would increase the volume of normal traffic currently using Hwy 12. I currently commute 25 minutes one-way from Oakmont to Anderson Acres, a kennel of similar quality, located on the South side of Santa Rosa. When I take my dog to Anderson Acres for boarding I have to use Hwy 12 to get there. Having a kennel of such high quality closer to my residence would be a huge plus, as it would save me personal time and fuel for delivery to a decent boarding facility. It's my belief that other Oakmont residents that have dogs would be grateful for such a facility to be closer to their home.

Recently I took a count of driveway and road entrances on the East side of Hwy 12 between Oakmont Dr. and Melitta Rd. There are approximately eleven separate entrances, any one of which could be a hazard to traffic that's following too close and driving too fast. In the past year I experienced being stuck on a closed Hwy 12 when there was a multi-car accident in the proximity of "The Meadows". One Oakmont resident dashed down the hill towards the highway yelling it's the fault of the d**m kennel, when in fact the accident occurred at least one to two blocks north of the kennel. From what I could see after being permitted through the area, the accident was caused by a driver going too fast and following too close, a common occurrence on Hwy 12.

I know there are some complainers in Oakmont who feel their property values will be affected by "The Meadows". My husband and I have been searching to purchase a larger

house in Oakmont for several months. I can assure you from looking at properties located adjacent to Hwy 12 and the kennel generally sell for a lower price than the same model in other Oakmont locations. This has historically been the case because of the Hwy 12 traffic noise.

The same complainers have concerns about the noise from barking dogs reaching the houses across the highway into Oakmont. One house that my husband and I recently looked at for possible purchase was located in this general area of Oakmont. I wouldn't have been able to hear a dog bark over the sounds of the Hwy 12 traffic. Cars can be their own noise nuisance, but when you add semi-trucks, motorcycles, and emergency vehicle sirens it can nearly be impossible to hear the loudest dog bark from across the highway.

My husband and I are convinced that, should this request be approved, Ms. Neiman will maintain a clean establishment with the highest standards and will take appropriate measures to address any noise issues. Therefore, we ask that the Commissioners unanimously approve Ms. Neiman's ("The Meadows") request and grant the permit as she is requesting it.

Regards,


Kathleen Appellof

/kha



Sonoma County Board of Zoning Adjustments **MINUTES**

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: March 15, 2012
Meeting No.: 12-002

Commissioners

Dick Fogg
Don Bennett
Paula Cook
Jason Liles
Tom Lynch, Chair

Staff Members

Jennifer Barrett
Melinda Grosch
Blake Hillegas
Cynthia Demidovich
Bill Passaretti
David Hurst, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Approval of Minutes –

Correspondence

Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

REGULAR CALENDAR

Item No.1 Time: 1:05 p.m. File: PLP11-0042
Applicant: Heidi Niemann Staff: Melinda Grosch
Env. Doc: Mitigated Negative Declaration
Proposal: Request for a Use Permit and Design Review for a full service dog kennel for up to 50 dogs on-site at any one time for boarding, doggy daycare, grooming, and training. The hours the facility is to be open to the public for pick-up and drop-off are 7:00 a.m. to 7:00 p.m., seven days a week. Five full time and up to three part-time employees are proposed. A new kennel building to house 37 additional runs would be constructed on the site. The applicant requests an exception to the Sign Ordinance for height and placement.
Location: 6445 Highway 12, Santa Rosa
APN: 030-110-036 Supervisorial District: 1

EXHIBIT H

Zoning: DA (Diverse Agriculture), B6-10 acre density, SR (Scenic Resource), VOH (Valley Oak Habitat)

Melinda Grosch summarized the staff report, which is incorporated herein by reference.

Questions from Commissioners: Commissioner Fogg asked Tom Barnaby, Sound Solutions, to describe how the noise study was performed, specifically how the buildings are insulated. Mr. Mr. Barnaby stated that every time he visited the site there were dogs out and there was not barking, and the buildings will be adequately insulated for barking and will be more than adequate for noise attenuation if kept closed.

Public Hearing Opened: Speakers:

Heidi Niemann, applicant, presented some photos of her property and introduced her traffic consultant Andrew Kluter of TJKM and Tom Barnaby of Sound Solutions.

Suzanne Cassell, Oakmont, supports the proposal.

Marlise Nobel, Oakmont, stated there are many dog pets in Oakmont and the facility is much needed.

Gail Stockholm, Oakmont, said she has been observing the kennel to see how it operates, and she feels it is well run. There has been no barking when she has been at the site picking up and dropping off her dog.

Priscilla Cohen lives a half mile from a kennel on Blank Road in Sebastopol, and said the noise is unbearable. The site is in an agricultural and family neighborhood so is safe from traffic. Cohen has a business in Glen Ellen and travels by the site daily. Cohen said approval of the request would put people at risk.

Michael Bernd, next door neighbor, stated that he witnessed 13 accidents during the 27 years he has lived there.

Rachel Johnson, Kenwood, stated that she has worked with Oakmont residents for years and used Heidi's Kennel. She supported the proposal.

Charles MacLaughlin, Santa Rosa, said that the Highway 12 is the biggest noise generator in the area.

Douglas Payne, Santa Rosa, stated opposition to the kennel due to traffic, noise, employees, commercial business in a rural area, and added that Highway 12 is very dangerous. There have been many accidents and the highway has a "roller coaster" effect which reduces the sight visibility in the westerly direction.

Tammy Bernd, Santa Rosa, stated that the highway is very dangerous, and opposed the proposal. She had heard barking and witnessed unattended dogs.

Marna Hill, neighbor, hears everything. She asked who will do monitoring of grooming, am and pm trips, and the conditions. She has been rear-ended on the highway, which had 21,000 traffic trips a day.

Richard Hill said that doggie day care is a deception to allow Heidi to get on the property, when she really wanted a kennel all along, and that Windrift has been there for forty years. The traffic analysis is inadequate and left turns into and out of the site are extremely dangerous. Hill asked for rejection of the mitigated negative declaration.

Tim Badger, Santa Rosa, owns the stem property that has the private roadway, and has not been approached by the applicant since she moved in to ask about installing a touch pad for a gate or anything else, and it is in the right-of-way on his property.

Ray Farris, Oakmont, lives right across the highway from the kennel. He stated that the applicant misled them when she first proposed the doggie day care. They asked her if she had figured out if she could make a profit, and the applicant never mentioned the plans for a boarding kennel. Farris opposed the expansion.

James McCalligan, was concerned about the activity on a private road, and has witnessed near accidents for 13 years at private road intersection with Highway 12. McCalligan expressed concern about the fact that the majority of trips come from Oakmont, and asked for condition to prohibit left turns and to install a noise barrier. He also said more could be done to improve the appearance of the project.

Clark Pappas, former CCI Kennel manager, said there is no such thing as a "no bark" kennel. Pappas stated that the original sound measures are not enough, and suggested concrete walls and a concrete exterior perimeter wall around all buildings. Dogs bark at transition times such as when being let out or fed.

John Knight, Rincon Valley, has a ranch nearby. He expressed concern about traffic hazards due to left turns, and has witnessed several accidents, one which was fatal. Knight said the major expansion is not appropriate for the area and is too big.

Tom Conley, Oakmont, said barking is not the real problem, but the highway must be kept open for emergency vehicles to pass so they can reach Oakmont. This segment of the highway is posted 55 mph, but at certain times it is at a complete standstill. The proposal will cause more accidents.

Leona Mattei, Santa Rosa, agrees with concern expressed about traffic. Right now, people travel into Santa Rosa to board their dogs. This will reduce trip length.

Everett Dirks, Santa Rosa, lives at the end of the private road and thought the traffic analysis was inadequate. There are five businesses, 11 homes and two vineyards that use the private road. PRMD did not know anything about the existing kennel and there seems to be confusion about the animal control license.

Lorna King, Santa Rosa, goes to sleep and wakes up to the sound of barking dogs. King noted that the website states they have a full service kennel, and she felt betrayed. The expansion will put bicyclists using Highway 12 at higher risk and will affect at least 102 nearby residents.

Leslie Whiteside, Santa Rosa said she has had no problems with barking dogs, commented that there is need for such a facility and mentioned that traffic might be impacted by the expansion.

Irene Cherniss, Santa Rosa, plans to move to property she owns in the area and said she would not have kept the property if she had known there would be a kennel nearby. She could accept a cap of ten dogs, but was opposed to the expansion.

Lana Pacheco, said she was involved in a car accident making a left turn into the property. The applicant has requested that the clients go up to Oakmont and make a right turn into the property. Pacheco was not opposed to the project.

Cynthia Payne stated that her daughter was hit making a left onto the private road. She was hit by a drunk driver in the 80's. She now lives with the Paynes because she can't work as she can't sit for more than four hours.

Yvette Bideguin, Santa Rosa, said the facility looks nice and the kennel brings jobs to and benefit Sonoma County.

Donna Hopely, Santa Rosa, stated that we were all deceived by the doggie care request. There is no way to mitigate the noise.

Carol Molln, Santa Rosa, lives at the top of the hill and stated that the kennel will lower her property value. She said that the houses are in great condition and are well maintained.

Dennis Boaz, Santa Rosa, stated that the kennel is a nuisance, with early morning barking. Boaz said that something beyond the law has happened here and it will affect his ability to enjoy his property.

Andrew Kluter, TJKM Traffic Consultants, commenting about highway safety, stated there have been two accidents on the stretch of road in four years, and there is some shoulder area which allows people to pass around the left turning vehicles. There are 10 trips in the am and 10 in the pm peak hours, and other trips were randomly selected.

Heidi Niemann, applicant, on rebuttal, stated that all dogs need care. When she first started, she went nowhere with the business, and after her mother died she changed her plans. Niemann expressed concern about traffic, and has moved her fence back and will also be moving her sheep away from the adjoining Bernd property. Niemann felt that many people were trying to discredit her, and no one complained directly to her about barking. She has been overwhelmed with requests for boarding. The parcel is zoned agricultural, and she could have up to 200 hogs. Niemann did not think the dogs would be as noticeable of an impact.

Tom Barnaby, Sound Solutions, stated that he stood by his opinions that if the project is built and operated as is laid out in his report, it will meet County standards.

Commissioner Fogg commented that in February of 2011 the applicant got a permit for a ten dog doggie daycare, and asked what happened to the request for a 20 dog kennel? The applicant responded that she never applied for it, and added that boarding should reduce the number of trips. **Commissioner Fogg** asked if the facility can accommodate more dogs now, and the applicant replied that it could.

Commissioner Liles asked if she had tours, and the applicant indicated that she did when she first opened but does not have them now. Commissioner Liles also asked why five employees are needed. Ms. Niemann responded she has five employees to maintain the ratio of one person for every ten dogs.

Public Hearing Closed:

Commission Discussion: Commissioner Fogg expressed concern over the impact to project on Highway 12, questioned whether a 50 dog kennel could be considered a nuisance because the parcel sizes nearby are so small and would be impacted by barking, and noted the significant neighborhood opposition. The commissioner added that there is already a long established kennels on the road.

On the positive side, **Commissioner Fogg** commented that the kennels and house are well maintained, it is a legal use of the property, there is support, there is a clear need for the service, and the concept of a pick up and drop off van is a good idea. **Commissioner Fogg** suggested that the applicant revise the application to address the ventilation of the kennel, review other kennels that are successful, find a way to eliminate the need for left turns onto the private road. The commissioner also expressed concern about the number of dogs that should be allowed under the permit.

Commissioner Bennett expressed concern about the size and scope of the facility and wants more assurance that there will be no nighttime noise. **Commissioner Bennett** added that decisions are not based on the applicant's qualifications.

Commissioner Cook said that the number of dogs seemed somewhat excessive and asked for comparisons of other facilities and the number of dogs that are allowed. She wanted to see design solutions for some of the things that seemed vague such as the venting.

Commissioner Liles concurred with **Commissioner Fogg's** comments.

Commissioner Lynch recommended that project can be conditioned to only allow right turns and to incorporated a review of the permit to ensure that the operation is not impacting the neighborhood.

Commissioner Fogg made a motion to continue the item to a date uncertain, to give the applicant a chance to modify the proposal to incorporate Design Review recommendations, prohibit left turns by petitioning CalTrans, review other kennels. Consideration should be given to not allowing the Use Permit to run with the land.

Counsel Hurst commented that the Use Permit always runs with the land but could have a limited term. The applicant needs to be asked if she wishes to redesign the proposal or whether she will appeal the decision. **Ms. Niemann** indicated that she will redesign the project.

Action: **Commissioner Fogg** moved to continue the item off calendar. Seconded by **Commissioner Cook** and passed with a 5-0 vote.

Appeal Deadline: n/a
Resolution No.: n/a

Fogg: Aye Bennett: Aye Cook: Aye Liles: Aye Lynch: Aye
Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

Item No.2 Time: 1:20 p.m. File: UPE11-0054
Applicant: Crown Castle, Attn: J. Osborne/R. Bryne Staff: Blake Hillegas
Env. Doc: Categorical Exemption
Proposal: Request for a Use Permit to replace six existing antennas and the addition of three new antennas on an existing telecommunications tower for Verizon on a 79.9 acre parcel at the Petaluma Golf and Country Club
Location: 1500 Country Club Drive, Petaluma
APN: 019-220-042 Supervisorial District: 2
Zoning: AR (Agriculture and Residential), B6-1.5 acre density, M2 (Heavy Industrial), MR (Mineral Resource)

Blake Hillegas summarized the staff report, which is incorporated herein by reference, clarifying the existing antennas are those shown on site photos. It was noted that a couple of neighbors had expressed concern regarding visual impacts, electromagnetic radiation, and the proposed CEQA exemption. It was noted that the relocation of 6 antennas (replacement of two antennas) and the addition of 3 new antennas would not substantially alter the character of the existing facility which is located 675 feet from the closest residence. It was explained that two radio frequency studies had been conducted which concluded that cumulative electromagnetic radiation from the facility was well below the Federal Communication Commission's exposure limits.

Public Hearing Opened:

Speakers: Kelley Brockett, Petaluma, noted that a lot of houses have been built in the area since the tower was constructed and asked that a full environmental analysis be conducted. She expressed concern regarding the visual impact of the tower and suggested that there are suitable alternative sites for Verizon based on the number of existing telecommunication facilities in the Petaluma area.

Lee Brockett, Petaluma, expressed concern regarding potential electromagnetic radiation exposure.

Rosemary Byrne, representing Verizon explained that the facility was being upgraded to better serve existing customers, rather than expand customer base.

Public Hearing Closed.

Commission Discussion: **Commissioner Liles** asked whether there were any other feasible design options for reducing visual impacts.

Staff explained that it appeared that the most effective way to reduce visual impacts from the proposal was to reduce the size of the antennas or the antenna array.

Commissioner Bennett made a motion to approve the facility as proposed, noting the low level of cumulative radio frequency emissions from the facility and the limited visual impacts. **Commissioner Fogg** seconded.



Mitigated Negative Declaration

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Publication Date: November 1, 2013
Adoption Date:
State Clearinghouse:

This statement and attachments constitute the **Mitigated Negative Declaration** as proposed for or adopted by the Sonoma County decision-making body for the project described below.

File No.: PLP11-0042

Planner: Melinda Grosch

Project Name: Meadows Dog Kennel

Project Description: Dog Boarding and Day Care, grooming, and training for up to 35 dogs.

Project Location: 6445 Highway 12, Santa Rosa
See Location Map - Attached

Environmental Finding:

Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, provided that mitigation measures are incorporated into the project. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines and the information contained therein has been reviewed and considered.

There will not be a potential impact on biotic habitat of concern to Fish & Game.

Initial Study: Attached

Other Attachments: Noise Studies prepared on August 29, 2011, Sept. 27, 2012 and Nov. 12, 2012, and Nov. 30, 2012.
Traffic Studies prepared on August 11, 2011 and Sept 28, 2012
Site Plan
Proposal Statement revised August 28, 2013

Decision-making Body: Sonoma County Board of Zoning Adjustments

Lead Agency: Sonoma County Permit and Resource Management Department

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

ENVIRONMENTAL CHECKLIST FORM

FILE #: PLP11-0042
PROJECT: Meadows Kennel

PLANNER: Melinda Grosch
DATE: REVISED October 25, 2013

LEAD AGENCY: Sonoma County Permit and Resource Management Department

PROJECT LOCATION: 6445 Highway 12, Santa Rosa

APPLICANT NAME: Heidi Niemann

APPLICANT ADDRESS: 6445 Highway 12, Santa Rosa CA 95409

GENERAL PLAN DESIGNATION: Diverse Agriculture 10 acres per dwelling

SPECIFIC/AREA PLAN: None

ZONING: DA (Diverse Agriculture), B6-10 acre density, SR (Scenic Resources), VOH (Valley Oak Habitat)

DESCRIPTION OF PROJECT: Request for a Use Permit for a Boarding Kennel and Doggie Day Care with grooming and training for up to 35 dogs. Up to five full-time and two part-time employees are anticipated when the facility is in full operation. The kennel will be open from 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 4:00 p.m. Saturday, and Noon to 7:00 p.m. on Sunday for pick-up and drop-off.

SURROUNDING LAND USES AND SETTING: Briefly describe the project's surroundings:
To the North is a hilly area going up into the Mayacamas. The use is rural residential and open space. To the East is the Sonoma Valley, immediately adjoining the property is a vineyard. To the South is the Oakmont Retirement Community of single family dwellings, to the West is rural residential lands leading into the City of Santa Rosa.

Other Public Agencies whose approval is required (e.g. permits, financing approval, or participation agreement):

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural & Forest Resources	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology/Soils
<input type="checkbox"/> Greenhouse Gas Emission	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities/Service Systems	
<input type="checkbox"/> Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed by in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, all potentially significant effects were previously analyzed in an earlier EIR or Negative Declaration pursuant to applicable standards and potential impacts have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project. There are no changes in the project, no new information related to potential impacts, and no changes in circumstances that would require further analysis pursuant to Section 15162 of CEQA Guidelines, therefore no further environmental review is required.

Incorporated Source Documents

In preparation of the Initial Study checklist, the following documents were referenced/developed, and are hereby incorporated as part of the Initial Study. All documents are available in the project file or for reference at the Permit and Resource Management Department.

- Project Application and Description
- Initial Data Sheet
- County Planning Department's Sources and Criteria Manual
- Sonoma County General Plan and Associated EIR
- Specific or Area Plan: North Sonoma Valley Specific Plan
- Sonoma County Zoning Ordinance
- Sonoma County Rare Plant Site Identification Study
- Project Referrals from Responsible Agencies
- State and Local Environmental Quality Acts (CEQA)
- Full record of previous hearings on project in File
- Correspondence received on project.
- Other technical reports:

The Meadows Kennel Traffic Analysis, 6445 Sonoma Hwy by Chris Kinzel, P.E.,
President, TJKM Transportation Consultants, August 11, 2011.

Supplemental Traffic Analysis for Proposed Expansion of Services at the Meadows Kennel at 6445 Sonoma Highway in Sonoma County by Chris Kinzel, P.E., President,
TJKM Transportation Consultants, September 28, 2012

Noise Impacts and Mitigation in Connection with the Proposed Meadows Kennel, 6445 Highway 12, Sonoma County, California by T. A. Barnebey, Ph.D., Principle Consultant, Sound Solutions, August 29, 2011

Updated Acoustical Report For The Proposed Meadows Kennel, 6445 State Route 12, Sonoma County, California; UPE 11-0020 by C. Michael Hogan PhD, Lumina Technologies, November 30, 2012

Updated Acoustical Report For The Proposed Meadows Kennel, 6445 State Route 12, Sonoma County, California; UPE 11-0020 by C. Michael Hogan PhD, Lumina Technologies, November 12, 2012

Updated Acoustical Report For The Proposed Meadows Kennel, 6445 State Route 12, Sonoma County, California; UPE 11-0020 by: C. Michael Hogan PhD, Lumina Technologies, September 27, 2012

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17 at the end of the checklist, "Earlier Analysis" may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

- 9) The explanation of each issue should identify:
 a) the significance criteria or threshold, if any, used to evaluate each question; and
 b) the mitigation measure identified, if any, to reduce the impact to less than significance.

1. **AESTHETICS** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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a) Have a substantial adverse effect on a scenic vista?	_____	_____	_____	<u> X </u>
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Comment: The site is not in an area with a scenic vista.

Mitigation: No mitigation measures are required.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	_____	_____	<u> X </u>	_____
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Comment: Highway 12 is designated as a Scenic Corridor by the County of Sonoma and a State Scenic Highway by the State. No damage to trees, rocks or buildings will result from the project.

Mitigation: No mitigation measures are required.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	_____	<u> X </u>	_____	_____
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Comment: The General Plan Open Space Element includes extensive Goals, Objectives, and Policies to preserve the visual character of Sonoma County. The rural nature and natural scenic beauty of the county are considered valuable assets for both local residents and for the tourist industry. Three Scenic Resources designations have been developed to help preserve the County's visual resources. These are: Scenic Corridors, Scenic Landscape Units, and Community Separators.

Highway 12 is both a State designated Scenic Highway and a County designated Scenic Corridor. The General Plan has the following Goal for Scenic Corridors:

GOAL OSRC-3:
Identify and preserve roadside landscapes that have a high visual quality as they contribute to the living environment of local residents and to the County's tourism economy.

The goal is implemented by the following policy:

Policy OSRC-3c: Establish a rural Scenic Corridor setback of 30 percent of the depth of the lot to a maximum of 200 feet from the centerline of the road unless a different setback is provided in the Land Use Policies for the Planning Areas. Prohibit development within the setback with the following exceptions:

None of the exceptions apply to this project.

One new building is proposed as a part of this project as well as a new sign oriented towards Highway 12. The applicant has also requested an exception to the height and location criteria for the sign.

The Sonoma County Zoning Code includes sign regulation under Section 26-84. The sign that would be allowed for this location is an Appurtenant Sign. An Appurtenant Sign is defined as a "sign which directs attention to an occupancy, business, commodity, service or entertainment conducted, sold or offered only from the premises where the sign is maintained." There can only be one Appurtenant Sign per use and they are limited in height (six feet maximum) and surface area (32 square feet). There are also requirements for landscaping, lighting, and a requirement for general compatibility.

The design review committee may approve signs which exceed the above standards where it is deemed appropriate in light of topography, vegetation or unique physical characteristics or design features.

State's designation of Highway 12 is a State designated scenic highway in this area. The State's regulations on this type of sign are fairly lenient as well as they do not consider them advertising structures. State regulations are found in the Outdoor Advertising Act which can be found at:

[http://www.dot.ca.gov/oda/download/ODA Act & Regulations.pdf](http://www.dot.ca.gov/oda/download/ODA_Act_&_Regulations.pdf)

Highway 12 is also designated as a Scenic Corridor by Sonoma County.

In addition to Highway 12's scenic designation the parcel is located in a Community Separator, specifically the Northeast Santa Rosa Community Separator. The General Plan describes the Northeast Santa Rosa Community Separator as follows:

This 3,300 acre separator extends along Highway 12 near the Oakmont community and follows the ridgeline above Rincon Valley northwest of Calistoga Road. Included in this area are scattered rural residential development and open oak woodlands. Urban encroachment in the hillside areas and valley floor would detract from the visual quality.

Only one new building is planned and it will be designed to match the house. It will be used for the indoor portion of the indoor/outdoor kennel runs. Dogs will be confined to the indoor kennels at night. The proposed kennel does not directly conflict with Community Separator policies. Kennels are also generally associated with rural areas since having space between the kennel and other uses provides a buffer for noise. However, design review of the building will be required and it will need to be placed so as to meet the Scenic Corridor setback criteria.

The General Plan includes policies to implement the Goals and Objectives of the Scenic Resources designated lands. These two policies are relevant to the site and its scenic designations.

Objective OSRC-1.2: Retain a rural character and promote low intensities of development in Community Separators. Avoid their annexation or inclusion in spheres of influence for sewer and water service providers.

Policy OSRC-1b: Avoid commercial or industrial uses in Community Separators other than those that are permitted by the agricultural or resource land use categories.

The Design Review Committee reviewed the sign and the proposed kennel building on December 7, 2011 and made some recommendations on the landscaping, fencing, signage, and lighting. Additional oak trees will be planted along the south side of the building, all lights are to be mounted so that they are downward facing, fully shielded and meet the Dark Sky International standards. The sign was a particular concern, especially for the neighborhood. The Design Review Committee recommended that the sign be relocated further onto the property to allow for a better line of sight from the highway to help reduce perceived safety issues with people not seeing the sign until they are where they need to turn in on the private road. The Committee further recommended that the applicant should consider using

distinctive fencing and other features to identify the site rather than a sign. The fence would also be more visible to people traveling towards Sonoma on Highway 12 and allow them to prepare for a turn into the kennel in advance. At a minimum the Committee recommended that the sign incorporate natural materials and landscaping so that it has a more rural feel and blends in with the area more.

Mitigation: The applicant shall plant additional landscaping (oak trees) along the south side of the proposed kennel building. The building plans shall show all lighting and clearly show the fixture types that will be located at each place where outdoor lighting is indicated.

Mitigation Monitoring: The project planner shall perform a final inspection before the building permit receives final occupancy to ensure that the lights are fully shielded and downward facing and meet the International Dark-Sky Association's criteria as outlined in their website: <http://www.darksky.org/>

Mitigation: The applicant shall provide a site plan showing the location of the sign if it is retained rather than being replaced with distinctive fencing or sculpture. Additionally, the sign shall be landscaped and the use of natural materials around the base to make the sign more compatible with the rural nature of the site.

Mitigation Monitoring: The project planner shall perform a final inspection before the building permit receives final occupancy to ensure that the sign is appropriately landscaped. If the sign is replaced with distinctive fencing or sculpture the planner shall review them after they are installed.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

_____ X _____

Comment: No significant changes in lighting will result from the project. The garage to be used for the kennel building already has some exterior lights. Additional lighting for the new building has been proposed and reviewed by the Design Review Committee. Existing outdoor lights provide security and pathway lighting. Only lighting specified as security lighting will be motion activated to come on for short periods when triggered. All other lights shall be turned off when not in use so that they are not on all night.

Mitigation: Prior to commencing the use or issuance of building permits, an exterior lighting plan shall be submitted for design review (by PRMD or Design Review Committee). Lighting shall be downward facing, fully shielded, and located at the lowest possible point to the ground to prevent spill over onto adjacent properties, glare, nighttime light pollution and unnecessary glow in the rural night sky. Security lighting shall be put on motion sensors. Flood lights and uplights are not permitted. Luminaires shall have a maximum output of 1000 lumens per fixture. Total illuminance beyond the property line created by simultaneous operation of all exterior lighting shall not exceed 1.0 lux.

Light fixtures shall be full cut-off fixtures, take ground fog into consideration, shall not be located at the periphery of the property and shall shut off automatically when the use is not operating. No lighting shall be directed towards off-site areas.

Mitigation Monitoring: The Project Review planner shall not approve the construction of the kennel building or operation of the boarding kennel until a lighting plan has been approved.

2. AGRICULTURE AND FOREST RESOURCES

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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In determining whether impacts to agricultural

resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? _____ _____ X _____

Comment: The site is designated as Farmland of Local Importance on the western side and "Other" on the eastern side. At three acres in size the commercial agricultural uses that could be made of the property are limited. Adjoining properties to the west are also small parcels with the same Farmland designation they are currently used to pasture horses. To the east the land is designated as Prime Farmland and these areas are planted in vineyards.

Mitigation: No mitigation measures are required.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? _____ _____ X _____

Comment: The DA (Diverse Agriculture) zoning allows dog kennels with a Use Permit. The property is not under a Williamson Act contract.

Mitigation: No mitigation measures are required.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? _____ _____ _____ X

Comment: The property is not defined as forestland, timberland or Timberland Production as defined by the California Code. The land is on the valley floor and would be open rolling grasslands and oak savanna in its natural state. The area is currently developed with rural residential uses and some agriculture.

Mitigation: No mitigation measures are required.

- d) Result in the loss of forest land or conversion of forest land to non-forest use? _____ _____ _____ X

Comment: See 2.c. above.

Mitigation: No mitigation measures are required.

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

_____ X

Comment: The project will not result in the conversion of Farmland to non-agricultural land or Forestland to non-forestland.

Mitigation: No mitigation measures are required.

3. **AIR QUALITY** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

_____ X

Comment: The project is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The District does not meet federal or state standards for ozone precursors, and has adopted an ozone Attainment Plan and a Clean Air Plan describing steps that will be taken to bring air quality in the district into compliance with federal and state Clean Air Acts' ozone standards. The plans deal primarily with emissions of ozone precursors (nitrogen oxides and volatile organic compounds (hydrocarbons)). The project will not conflict with the District's air quality plans to reduce emissions from new uses.

Mitigation: No mitigation measures are required.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

_____ X

Comment: State and federal standards have been established for "criteria pollutants": ozone precursors, carbon monoxide, sulfur dioxide and particulates (PM₁₀ and PM_{2.5}). The pollutants NOx (nitrogen oxides) and hydrocarbons form ozone in the atmosphere in the presence of sunlight. Significance thresholds for ozone precursors, carbon monoxide and particulates have been established by BAAQMD. The principal source of ozone precursors is vehicle emissions, although stationary internal combustion engines must also be considered. BAAQMD generally does not recommend detailed NOx and hydrocarbon air quality analysis for projects generating less than 2,000 vehicle trips per day. Given the low traffic generation of the project relative to the screening criteria, ozone precursor emissions would be less than significant.

Detailed air quality analysis for carbon monoxide is generally not recommended unless a project would generate 10,000 or more vehicle trips a day, or contribute more than 100 vehicles per hour to intersections operating at LOS D, E, or F with project traffic. Given the

low traffic generation of the project relative to the screening criteria, carbon monoxide emissions would be less than significant.

Mitigation: No mitigation measures are required.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

_____ X _____

Comment: The BAAQMD is a non-attainment area for ozone precursors and PM₁₀ (fine particulate matter). See 3.b. for a discussion of ozone emissions. The project will not have a significant long-term effect on PM₁₀, because all disturbed surfaces will be paved or landscaped, and dust generation will be insignificant.

However, there could be a significant short-term emission of dust (which would include PM₁₀) during construction. These emissions could be significant at the project level, and would also contribute to a cumulative impact.

The impact could be reduced to less than significant by including dust control as described in the following mitigation measure:

Mitigation: The following dust control measures will be included in the project:

- i. Water or other dust palliative will be applied to unpaved portions of the construction site, unpaved roads, parking areas, staging areas and stockpiles of soil daily as needed to control dust.
- ii. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
- iii. Paved roads will be swept as needed to remove any visible soil that has been carried onto them from the project site.

Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about the requirement for dust control measures to be implemented during construction. If dust complaints are received, PRMD staff shall conduct an on-site investigation. If it is determined by PRMD staff that complaints are warranted, the permit holder shall implement additional dust control measures as determined by PRMD or PRMD may issue a stop work order.

- d) Expose sensitive receptors to substantial pollutant concentrations?

_____ _____ _____ X

Comment: Sensitive receptors are facilities or locations where people may be particularly sensitive to air pollutants such as children, the elderly or people with illnesses. These uses include schools, playgrounds, hospitals, convalescent facilities, and residential areas. There will be no significant, long term increase in emissions.

Mitigation: No mitigation measures are required.

- e) Create objectionable odors affecting a

substantial number of people? _____ X _____

Comment: While dog feces has the potential to create objectionable odors, the applicant has proposed a program of constant clean-up and deposit into airtight containers for at least weekly removal to the landfill. With this method of manure management odors and flies will be controlled so that no adjoining properties will be affected.

Mitigation: Dog waste shall be removed as it is deposited and at a minimum two times per day (morning and evening) from all areas that the dogs have access to. Waste shall be placed in air tight containers and removed from the site at least once a week. Runs shall not be hosed down. Solid waste shall be removed and residue and liquid waste shall be mopped up and the area cleaned with a disinfectant solution. The gravel areas shall be disinfected routinely with a dilute mixture of chlorine bleach and water.

Mitigation Monitoring: Kennels are routinely inspected by Sonoma County Animal Care and Control who are checking for overall cleanliness, as well as security, and proper control of dogs at the kennel. If complaints are received they will be investigated by both PRMD staff and Animal Control. Failure to comply with the manure management plan will result in more frequent inspections and may result in the revocation of the kennel license.

4. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	_____	_____	_____	<u> X </u>

Comment: The project site is not located within the potential range of the Sonoma County California tiger salamander (CTS) as shown on the map prepared by the United States Fish and Wildlife Service (2007).

The site is located near where the foothills of the Mayacama Mountains start and much of the intermediate foothill elevations are chaparral. The California Natural Diversity Database (CNDDDB) shows that there is a potential for the following plant species within a one-mile radius of the site: Napa False Indigo (*Amorpha californica* var. *napensis*), Sonoma Ceanothus (*Ceanothus sonomensis*), Holly-leaved Ceanothus (*Ceanothus purpureus*), Calistoga ceanothus (*Ceanothus divergens*), and Fragrant Fritillary (*Fritillaria liliacea*). With the exception of the fritillary, these plant species are all associated with the chaparral habitat. However, given the lack of appropriate soils and elevations it is not anticipated that any of these species would occur on the valley floor where the project site is located. The fritillary prefers moist areas and was found in Annadel State park near an intermittent creek. The subject property does not contain any areas of prolonged saturation (vernal pools, ephemeral creeks, etc.) that would produce the moist conditions that this plant likes.

The CNDDDB also notes that Pallid Bats (*Antrozous pallidus*) have been observed within the one mile radius from the subject property. They like open grasslands for foraging and may use this site for that purpose. There are no un-used buildings, hollow trees or rock outcroppings on the property that would be suitable-roosting sites for this species. The establishment of a dog kennel with all dogs required to be inside during nighttime hours is unlikely to affect the bats' nighttime foraging.

Mitigation: No mitigation measures are required.

b) Have a substantial adverse effect on any riparian

habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? _____ X

Comment: There are no riparian or other sensitive natural communities on the property. The parcel is relatively small and has been used for residential purposes with incidental use of the open area as pasture. When not grazed the pasture was mowed to reduce fire hazards.

Mitigation: No mitigation measures are required.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? _____ X

Comment: The site currently consists of fenced and cross fenced pasture with a single family dwelling and garage. There are no streams or wetlands associated with the site. The vineyard to the east has a steep sided, above ground, man-made irrigation pond with no natural vegetation. A kennel building is planned as part of the operation, otherwise no new construction is included in the proposal.

Mitigation: No mitigation measures are required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? _____ X

Comment: The small parcel size surrounded by other lots of relatively small size does not allow for use of the site as a native wildlife nursery site. The exception would be nesting birds. Since the site has been in continuous use as a residence and the occupants have always kept pet dogs it is unlikely that any of the species using this site would be affected by human activities associated with the operation of a dog kennel.

Migratory wildlife corridors generally include riparian areas and connected open space areas adjacent to urban centers. There is no indication that the site is a wildlife corridor.

Mitigation: No mitigation measures are required.

e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance? _____ X

Comment: The site has a VOH (Valley Oak Habitat) Zoning Designation. However, there are no Valley Oaks (*Quercus lobata*) present on the site and no planned tree removals as a part of this project.

Mitigation: No mitigation measures are required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat conservation plan? _____ X

Comment: Habitat conservation plans and natural community conservation plans are site-specific plans to address take of listed species of plants and animals. The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan. There are very few HCPs in Sonoma County-they affect certain land in timber production areas in the northwest county (for spotted owl) and in the lower Petaluma River/Sonoma Creek watershed (for saltmarsh harvest mouse/black rail/clapper rail).

Mitigation: No mitigation measures are required.

5. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of an historical resource as defined in § 15064.5?	_____	_____	_____	_____X_____

Comment: The primary dwelling and out buildings are relatively new and would not be considered historical. The proposed dog kennel includes the construction of a new kennel building which will be built to look like a barn. The construction of the kennel will not involve removal of any existing structures and will require little or no grading.

Mitigation: No mitigation measures are required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	_____	_____X_____	_____	_____
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Comment: A referral was sent to the Northwest Information Center at Sonoma State University. They recommended an archaeological survey of the property, however, the proposed project does not include any significant earth disturbance. The following mitigation measure will ensure that any archaeological resources that might exist subsurface will be protected.

Mitigation: All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Mitigation Monitoring: Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? _____ X

Comment: There are no unique geological features on the property. The geology of the site and the nature of the project make it extremely unlikely that paleontological resources would be destroyed.

Mitigation: No mitigation measures are required.

- d) Disturb any human remains, including those interred outside of formal cemeteries? _____ X

Comment: No burial sites are known in the vicinity of the project. In the event that human remains are unearthed during construction, state law requires that the County Coroner be contacted in accordance with Section 7050.5 of the State Health and Safety Code to investigate the nature and circumstances of the discovery. At the time of discovery, work in the immediate vicinity would cease until the Coroner permitted work to proceed. If the remains were determined to be native American interment, the Coroner will follow the procedure outlined in CEQA Guidelines Section 15065.5(e). The mitigation measures in 5.b. will ensure that potential impacts are less than significant.

Mitigation: See 5.b. above.

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
Would the project: a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	_____	_____	_____	_____ <u>X</u>

Comment: The site is not located within an Alquist Priolo Earthquake Fault zone, and there are no other known active or potentially active faults on the property. The Brush Creek fault is approximately 4.5 miles to the west.

All of Sonoma County is subject to seismic shaking that would result from earthquakes along

the San Andreas, Healdsburg-Rodgers Creek, and other faults. Predicting seismic events is not possible, nor is providing mitigation that can entirely reduce the potential for injury and damage that can occur during a seismic event. However, using accepted geotechnical evaluation techniques and appropriate engineering practices, potential injury and damage can be diminished, thereby exposing fewer people and less property to the effects of a major damaging earthquake.

Project conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements. The project would therefore not expose people to substantial risk of injury from seismic shaking.

Mitigation: No mitigation measures are required

ii) Strong seismic ground shaking? _____ _____ X _____

Comment: The hazard maps for the Sonoma County General Plan show this area as being subject to Very Strong Shaking during seismic events. One of the buildings that is to be used as the dog kennel is an existing, one-story garage. There will not be a significant increase in risk since use of the garage as a kennel doesn't significantly increase the human occupancy of the building. The building was constructed under permits from Sonoma County meaning that it was reviewed for seismic safety and resistance to ground shaking. As a result of this application the building will be reviewed again as it will constitute a change in occupancy. If any upgrades are required they will be carried out before the use is implemented. The kennel building the applicant proposes to build on site will be subject to all permit requirements at the time of building.

Mitigation: No mitigation measures are required.

iii) Seismic-related ground failure, including _____ _____ _____ X
liquefaction?

Comment: The site is not in an area subject to liquefaction or ground failure.

Mitigation: No mitigation measures are required.

iv) Landslides? _____ _____ _____ X

Comment: The site is not in an area subject to landslides.

Mitigation: No mitigation measures are required.

b) Result in substantial soil erosion or the loss _____ _____ X _____
of topsoil?

Comment: The construction of the new kennel building will result in minor disturbance of the earth. All grading and earth moving will be subject to the permit process and best management practices for erosion control will be implemented. Therefore, there will be no significant erosion or loss of topsoil.

Mitigation: No mitigation measures are required.

c) Be located on a geologic unit or soil that is _____ _____ _____ X
unstable, or that would become unstable as
a result of the project, and potentially result in
on- or off-site landslide, lateral spreading,
subsidence, liquefaction or collapse?

Comment: The site is not indicated as having unstable soils on the hazards maps.

Mitigation: No mitigation measures are required.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? _____ X

Comment: Table 18-1-B of the California Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. No substantial risks to life or property are expected if the project is located on expansive soil. Soil testing may be required for building or grading permits.

Mitigation: No mitigation measures are required.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? _____ X

Comment: The site has a functioning septic system serving the existing dwelling. However, the proposed use will add to the wastewater flows entering the system. Therefore, the system must be evaluated to ensure that the additional wastewater can be accommodated by the system, if not an expanded system will be required. The following mitigation measure will ensure that the impact is less than significant.

Mitigation: Prior to project operation and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit and any additional sources from the parcel.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require both soils analysis, and groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements.

Mitigation Monitoring: The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

- | | | | | |
|---|--------------------------------------|---|------------------------------------|--------------|
| 7. GREENHOUSE GAS EMISSION Would the project: | Potentially
Significant
Impact | Less than
Significant
with
Mitigation
Incorporation | Less than
Significant
Impact | No
Impact |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | _____ | _____ | X | _____ |

Comment: Greenhouse Gas Emissions (GHG) - Greenhouse gases trap heat in the atmosphere. Increases in greenhouse gases due to human activity are associated with Global Climate Change (aka "Global Warming"), that is, the change in the average weather on earth, as measured by wind patterns, storms, precipitation, and temperature. The primary greenhouse gases are CO₂, methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆),

perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). Considered the most important greenhouse gas, CO₂ is the reference gas for climate change and emissions of greenhouse gases in general are often reported as CO₂ equivalents (CO₂e).

The California Air Resources Board ("CARB") is required by the Global Warming Solutions Act of 2006 to design and implement emissions limits, regulations, and other statewide measures to reduce statewide greenhouse gas emissions to 1990 levels by 2020. The Act does not indicate what role local land use planning should play in the statewide strategy or how environmental review under CEQA is implicated. In October, 2007, CARB published the Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California Recommended for Board Consideration.

Furthermore, the Bay Area is considered to be a non-attainment area for ground-level ozone and fine particulate matter under the state and federal Clean Air Acts. As part of an effort to attain and maintain air quality standards, BAAQMD recently adopted thresholds of significance for ozone precursors and PM₁₀ emissions. The thresholds are as follows:

- | | |
|-----------------------------|---|
| - 54 lbs/day (10 tons/year) | Reactive Organic Gases (ROG) |
| - 54 lbs/day (10 tons/year) | Nitrogen Oxides (NOx) |
| - 54 lbs/day (10 tons/year) | Respirable Particulates (PM ₁₀) |

By January 2010, the State Office of Planning and Research provided thresholds of significance for GHGs and transmitted them to the Resources Agency for adoption. As indicated by the Governor's letter to the Senate on signing the Act, the development of CEQA significance thresholds should be guided by the appropriate responsible agencies to achieve a standardized approach consistent with the state law. As a result, BAAQMD adopted a threshold for carbon dioxide of 1,100 metric tons per year. Regarding local efforts on GHG reductions, the Sonoma County Board of Supervisors recently adopted the Sonoma County Climate Protection Campaign which sets a target to reduce GHG emissions to 25% below 1990 levels by the year 2015. The County's Climate Protection Campaign has yet to establish emissions targets to reduce GHG in Sonoma County. However, the Climate Protection Campaign has provided a list of projects that are effective and under local control that will reduce Greenhouse Gases if they are implemented. The Plan's solutions involve four major categories: 1) Improve efficiency in energy and water use; 2) Shift transportation from fossil fuel vehicles to transit, walking, bicycling, etc.; 3) Invest in local renewable energy sources; 4) Protect forests and farmlands, sequester carbon, and convert waste into energy.

For purposes of the Mitigated Negative Declaration, the project would be considered to have a significant impact on greenhouse gases if it would conflict with the state goal of reducing greenhouse gas emissions in California to 1990 levels by 2020, as set forth by the California Global Warming Solutions Act of 2006 and if it exceeds the thresholds set by BAAQMD (currently, the County does not have established thresholds for carbon dioxide emissions, therefore, as an interim measure, the County uses the BAAQMD staff recommended threshold which is 1,100 metric tons per year).

In addition, on November 4, 2008 the Sonoma County Board of Supervisors adopted a resolution selecting the Build it Green (BIG) New Home Construction, Home Remodeling and Multifamily Green Building Guidelines for Residential Construction, and Leadership in Energy and Environmental Design (LEED®) Commercial Green Building System for Commercial Construction guidelines, along with their respective Green Points Checklists, set compliance thresholds, and directed staff to develop a green building ordinance based on these guidelines.

On November 2, 2010, the Board of Supervisors approved all state mandated model codes including the new California Green Building Standards Code (CalGreen). Sonoma County's existing green building ordinance and energy efficiency ordinance were modified to accommodate the new CalGreen code, and to replace the existing green point rated systems, Build-It-Green and LEED, for both new residential and non-residential construction

respectively. The ordinances became effective January 1, 2011. Compliance with this ordinance meets the aforementioned state regulations.

In conclusion, there is currently no indication that this project would conflict with the California Global Warming Solutions Act's timeline. As for the BAAQMD thresholds, a screening level survey of the possible emissions from 105 automobile trips per day was performed and emissions of ROG, NOx and PM₁₀ were all well below the thresholds listed above. Requiring low water use fixtures and low water use landscaping will also help to reduce greenhouse gas emissions as this reduces the amount of energy used to bring water up from wells, heat water, etc. Due to the rural nature of the site there is not much that can be done to reduce CO₂ emissions related to transportation.

Mitigation: The project's landscaping shall comply with the Sonoma County Water Efficient Landscape Ordinance <http://library.municode.com/HTML/16331/level1/CH7D3WAEFLA.html>.

Mitigation Monitoring: The project planner shall ensure that the project has gone through Water Efficient Landscape plan check before signing-off for building permit issuance.

Mitigation: All light fixtures in the kennel buildings shall be fitted with low energy bulbs such as fluorescent or L.E.D. bulbs.

Mitigation Monitoring: The project planner shall not sign-off on project operation until all lights are shown to have the appropriate low energy use bulbs.

- b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? _____ X

Comment: The project will not conflict with the Sonoma County Community Climate Action Plan.

Mitigation: No mitigation measures are required.

- | 8. HAZARDS AND HAZARDOUS MATERIALS | Potentially Significant Impact | Less than Significant with Mitigation Incorporation | Less than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | _____ | _____ | _____ | <u>X</u> |

Comment: The proposed project will not create a significant hazard from the routine use of hazardous materials.

Mitigation: No mitigation measures are required.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? _____ X

Comment: The proposed project would not create a significant hazard to the public or the environment from upset or accident involving hazardous materials.

Mitigation: No mitigation measures are required.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? _____ X

Comment: There will be no hazardous or acutely hazardous materials resulting from the proposal.

Mitigation: No mitigation measures are required.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? _____ X

Comment: The project site is not included on lists of sites containing hazardous materials that are maintained by the California Water Resources Control Board, California Department of Toxic Substances Control or California Integrated Waste Management Board.

Mitigation: No mitigation measures are required.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? _____ X

Comment: The site is not within an airport land use plan as designated by Sonoma County or within two miles of a public airport.

Mitigation: No mitigation measures are required.

- f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? _____ X

Comment: The nearest known private airstrip is located several miles east of the proposed project. It is a single plane strip which has very limited use. It will not result in a safety hazard for this site.

Mitigation: No mitigation measures are required.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? _____ X

Comment: The project would not impair implementation of or physically interfere with the County's adopted Emergency Operations Plan. There is no separate emergency evacuation plan for the County. In any case, the project would not change existing circulation patterns and would have no effect on emergency response routes.

Mitigation: No mitigation measures are required.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland

fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? _____ X _____

Comment: The site is located in an area that is open grasslands which are indicated as having a low wildlands fire risk. The area immediately to the north, in the foothills, has been designated as a high to extremely high danger for wildlands fires. Although the site is relatively close there is an adequate amount of separation and the site is directly adjacent to Highway 12 making emergency access extremely easy.

Mitigation: No mitigation measures are required.

9. **HYDROLOGY AND WATER QUALITY**

Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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a) Violate any water quality standards or waste discharge requirements? _____ X _____

Comment: There should be no change in water quality as a result of the project as all wastewater is discharged into a permitted septic system.

Mitigation: No mitigation measures are required.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? _____ X _____

Comment: The project is located in a Groundwater Availability Area 1 which means that ample water is available. The basin is charged by surrounding hillsides in addition to the rainfall that occurs on the flat areas. The dog boarding and day care business does not substantially increase water usage over the current level, however, the grooming part of the business has the potential to increase water usage significantly. Even with the increase in water usage from the proposed grooming this project is unlikely to have any effect on the groundwater.

Mitigation: No mitigation measures are required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? _____ X _____

Comment: There should be no changes to drainage as a result of this project since the parcel is only gently sloping and little or no grading will be required to build the new kennel building.

Mitigation: No mitigation measures are required.

d) Substantially alter the existing drainage

pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? _____ X

Comment: There should be no changes to drainage as a result of this project since the parcel is only gently sloping and little or no grading will be required to build the new kennel building.

Mitigation: No mitigation measures are required.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? _____ X

Comment: There should be no change in runoff from the site because there are no new sources of runoff and minimal new impervious surfaces.

Mitigation: No mitigation measures are required.

f) Otherwise substantially degrade water quality? _____ X

Comment: There should be no change in water quality as a result of the project as all wastewater is discharged into a permitted septic system and dog waste will be picked-up and disposed of appropriately.

Mitigation: See 3.e. above for mitigation.

g) Place housing within a 100-year hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? _____ X

Comment: There are no flood zones anywhere in the vicinity.

Mitigation: No mitigation measures are required.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? _____ X

Comment: There are no flood zones anywhere in the vicinity.

Mitigation: No mitigation measures are required.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? _____ X

Comment: There is a small irrigation holding pond directly to the east of the site. If the berm around the pond were to fail the water would likely inundate the immediately surrounding area. The relatively small pond would not likely cause injury or death. Some property damage to the existing single family dwelling and garage might result if the berm on the west side of the pond were the one that failed.

Mitigation: No mitigation measures are required.

- j) Inundation by seiche, tsunami, or mudflow? _____ X

Comment: The site is not in an area at risk for seiche, tsunami, or mudflow.

Mitigation: No mitigation measures are required.

10. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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- a) Physically divide an established community? _____ X

Comment: The project will not physically divide an established community.

Mitigation: No mitigation measures are required.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? _____ X _____

Comment: The parcel has a General Plan designation of Diverse Agriculture 10 acre density. The purpose and definition for the Diverse Agriculture land use category is: "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."

The parcel has a zoning designation of DA (Diverse Agriculture) B6 10 acres/dwelling unit, SR (Scenic Resources), VOH (Valley Oak Habitat). The Diverse Agriculture designation allows commercial kennels with a Use Permit as outlined in Sec. 26-08-020.n. However, the applicant must demonstrate that the use meets a local need, avoids conflict with agricultural activities and is consistent with Objective AR-4.1 and Policy AR-4a of the Agricultural Resources Element.

Objective AR-4.1:

Apply agricultural land use categories only to areas or parcels capable of the commercial production of food, fiber and plant material, or the raising and maintaining of farm animals including horses, donkeys, mules, and similar livestock. Establish agricultural production as the highest priority use in these areas or parcels. The following policies are intended to apply primarily to lands designated within agricultural land use categories.

Policy AR-4a: The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.

The parcel is only 3.2 acres in size, far below the 10 acre minimum established for the Diverse Agriculture land use designation. The parcel was created in the 1970's before the current General Plan and Zoning Code had been developed and adopted and met the

minimum parcel size for the designation at the time. The applicant is grazing sheep on the parcel for weed and grass control however, this is not a commercial agricultural use. It would be difficult to establish commercial agricultural as the primary use of the property due to the size of the property. The use of the parcel for sheep grazing in conjunction with the kennel use would appear to meet the intention of Policy AR-4a in that the parcel retains agricultural uses. The general appearance is of a fenced and cross-fenced pasture area.

A commercial dog kennel will not be affected by the vineyards and horse pastures that surround it, nor will it result in impacts on those uses. A standard condition of approval requires that a covenant acknowledging the proximity and impacts of surrounding uses be recorded for the property. This is called a "Right-to Farm" covenant. Kennel Fencing will be inspected at least annually by Sonoma County Animal Care and Control who will ensure that it is adequate to contain dogs so that the escape of boarded dogs is very unlikely. Additionally, dogs in the larger play areas will be supervised continuously to ensure that they are quiet, thus any attempts at escape or worrying of livestock along fence lines would be detected immediately and stopped.

Mitigation: No mitigation measures are required.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan? _____ X

Comment: Habitat conservation plans and natural community conservation plans are site-specific plans to address effects on sensitive species of plants and animals. The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan.

Mitigation: No mitigation measures are required.

- | 11. MINERAL RESOURCES Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporation | Less than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | _____ | _____ | _____ | <u>X</u> |

Comment: There are no known mineral resources on the project site.

Mitigation: No mitigation measures are required.

- | | | | | |
|---|-------|-------|-------|----------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | _____ | _____ | _____ | <u>X</u> |
|---|-------|-------|-------|----------|

Comment: There are no known mineral resources on the project site.

Mitigation: No mitigation measures are required.

- | 12. NOISE Would the project result in: | Potentially Significant Impact | Less than Significant with Mitigation Incorporation | Less than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or | _____ | _____ | _____ | _____ |

applicable standards of other agencies? _____ X _____

Comment: The Noise Element of the Sonoma County General Plan establishes goals, objectives and policies including performance standards to regulate noise affecting residential and other sensitive receptors. The general plan sets separate standards for transportation noise and for noise from non-transportation land uses. They are shown in the following table.

NOISE TABLE AS ADOPTED IN GP2020

Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L ₅₀ (30 minutes in any hour)	50	45
L ₂₅ (15 minutes in any hour)	55	50
L ₀₈ (5 minutes in any hour)	60	55
L ₀₂ (1 minute in any hour)	65	60

¹ The sound level exceeded n% of the time in any hour. For example, the L₅₀ is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L₀₂ is the sound level exceeded 1 minute in any hour.

A noise study, *Noise Impacts and Mitigation in Connection with the Proposed Meadows Kennel, 6445 Highway 12, Sonoma County, California* was prepared in August 2011 based on a review of the noise environment as it exists and a projection of what the noise will be like with the kennel in operation. Because of the distance to some residences and the ambient noise levels due to the proximity of Highway 12 the kennel will be able to comply with the Sonoma County noise standards with the implementation of the following mitigation measures.

Mitigation:

Outdoor Dogs:

- i. No client dogs shall be permitted outdoors between the hours of 7 p.m. and 7 a.m.
- ii. Grouping of dogs in the four "Exercise Areas" combined shall not exceed 10 dogs total at any time.
- iii. Grouping of dogs in the "Yard" and "Garden" areas combined shall not exceed 10 dogs total at any time.
- iv. As implied by numbers 2 and 3 above, no more than 20 dogs shall be permitted outdoors at any one time. The remainder of the dogs on-site shall be housed within kennel buildings.

Indoor Dogs

- i. No more than 35 dogs total shall be permitted on the site. In particular, no more than 35 dogs shall be housed in the kennel buildings.
- ii. Any new kennel building added to the property shall not be closer to Highway 12 than the existing kennel building.

- iii. Any new kennel building added to the property shall incorporate a building shell with interior/exterior sound insulation equal to or better than the shell for the existing building. An acceptable building shell would include: a) wood siding, b) composition roof, c) gypsum board interior walls and ceiling, and d) total window area less than 10% of the net wall area.
- iv. All doors and windows of any kennel building shall be kept closed, except as needed for entry and egress.

Mitigation Monitoring: Any noise complaints will be investigated by PRMD staff and Sonoma County Animal Care and Control. If such investigation indicates that the appropriate noise standards have been or may have been exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measures. Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If noise complaints continue, PRMD shall investigate complaints. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. Animal Control may initiate their own enforcement actions for barking dogs which could lead to the revocation of their kennel license. Loss of the kennel license will result in revocation of the Use Permit.

- b) Exposure of persons to or generation of excessive groundborne vibration or ground borne noise levels? _____ X _____

Comment: There are no activities or uses associated with the project that would expose persons to or generate excessive ground borne vibration or ground borne noise levels.

Mitigation: No mitigation measures are required.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? _____ X _____

Comment: See 12.a.

Mitigation: See 12.a.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? _____ X _____

Comment: Temporary increase in noise levels from equipment operation that could exceed County standards are expected to occur during construction. This would be a short-term, temporary impact that will cease when construction is complete.

The following mitigation measures would reduce the impact of construction activities and hauling to less than significant levels.

Mitigation:

Construction activities for this project shall be restricted as follows:

- a) All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
- b) Except for actions taken to prevent an emergency, or to deal with an existing emergency,

all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.

- c) There will be no start up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 7:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer's phone number for public contact.
- d) Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
- e) Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
- f) The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Mitigation Monitoring: PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits. Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate.

- e) For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

_____ X

Comment: The project is not located within an airport land use planning area or within two miles of a public airport.

Mitigation: No mitigation measures are required.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

_____ X

Comment: Then nearest known private airstrip is a couple of miles to the east. It is a single plane strip and is lightly used and will not cause excessive noise at this site.

Mitigation: No mitigation measures are required.

13. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

Incorporation

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? _____ X

Comment: The proposed project does not include construction of a substantial amount of homes, businesses or infrastructure and therefore would not result in the need for new fire protection facilities. The project will be subject to fire safe standards such as access, fire sprinklers, vehicle turnarounds, etc. This a standard provision in the County.

Mitigation: No mitigation measures are required.

- b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere? _____ X

Comment: No housing will be removed as a result of this project.

Mitigation: No mitigation measures are required.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? _____ X

Comment: No people will be displaced as a result of this project.

Mitigation: No mitigation measures are required.

14. **PUBLIC SERVICES** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- Fire protection? _____ X

Comment: There is no increase in the need for fire protection as a result of the construction of a new kennel building and the conversion of a detached garage into a dog kennel.

Mitigation: No mitigation measures are required.

- Police protection? _____ X

Comment: There is no increase in the need for police protection as a result of the construction of a new kennel building and the conversion of a detached garage into a dog kennel.

Mitigation: No mitigation measures are required.

Schools? _____ X

Comment: There is no increase in the use of schools as a result of the project.

Mitigation: No mitigation measures are required.

Parks? _____ X

Comment: There is no increase in the use of parks that would require additional park facilities as a result of this project.

Mitigation: No mitigation measures are required.

Other public facilities? _____ X

Comment: There are no other public facilities which would require expansion as a result of this project.

Mitigation: No mitigation measures are required.

15. **RECREATION** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? _____ X

Comment: There would be no change in the use of parks as a result of this project.

Mitigation: No mitigation measures are required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? _____ X

Comment: There would be no need for new or expanded parks as a result of this project.

Mitigation: No mitigation measures are required.

16. **TRANSPORTATION/TRAFFIC** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system,

including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? _____ X _____

Comment: The proposed project involves construction and operation of a 35 dog doggie daycare and boarding facility with grooming and training. Using the screening criteria established by the County of Sonoma Guidelines for traffic studies, Traffic Guidelines Revised 11-22-04, the project would not cause a significant traffic impact based on traffic contributed to the street system by the project. However, a traffic analysis was requested by Caltrans due to the project's potential impact to Highway 12. A traffic analysis was prepared by Chris Kinzel P.E. of TJKM Transportation Consultants in August 2011 and a supplemental analysis prepared in September 2012. The consultant estimated that there would be no more than 7 additional trips during the a.m. and 7 during the p.m. peak hours while overall trips would be roughly 35 per day. The dispersed trips mean that the Level of Service is not impacted by the proposed project. However, the residents along the unnamed private road that serves the kennel are very concerned about traffic impacts as it currently serves only residential uses and the entrance onto Highway 12 is considered unsafe by most of the residences due to the change in elevation. See 16.d. for a discussion of safety issues.

Mitigation: No mitigation measures are required.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? _____ X _____

Comment: Sonoma no longer has a congestion management agency but Level Of Service (LOS) standards are established by the Sonoma County General Plan Circulation and Transit Element. Objective CT-4.1 establishes LOS C or better on arterial and collector roadways as the standard. See 16.a. above for a discussion of traffic resulting from project construction and operation.

Mitigation: No mitigation measures required.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? _____ X _____

Comment: The project does not include air traffic and there is nothing about the project that would result in any impacts on air traffic.

Mitigation: No mitigation measures are required.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? _____ X _____

Comment: The private lane off of Highway 12 drops off rather steeply which means that cars entering the Highway must wait until there is a big enough gap to enter without being at travel speed since the elevation change makes it impossible to enter the highway at speed. The applicant has proposed the use of a van to pick-up and drop-off dogs which can help to reduce the number of trips in and out of the site as several dogs could be transported at a time. The traffic study prepared by TJKM indicates that there will be up to 35 trips per day generated by the proposed project with approximately 14 of these trips occurring in the peak hours. Potential changes to the intersection include left turn pockets, deceleration lanes or shoulder widening. None of these changes were recommended by CalTrans or Sonoma

County Department of Transportation and Public Works as the number of trips does not significantly increase the potential for accidents.

Mitigation: No mitigation measures are required.

- e) Result in inadequate emergency access? _____ X

Comment: Emergency access will not be affected by the proposed project.

Mitigation: No mitigation measures are required.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? _____ X

Comment: There are no transit or bicycle facilities located along the private roadway or Highway 12 in this area. However, Highway 12 is designated as a future Class II bicycle facility in the *2010 Sonoma County Bicycle and Pedestrian Plan*. Also the "Central Sonoma Valley Trail," a Class I facility is to follow Highway 12 through the Sonoma Valley. The roadway off of Highway 12 that is the access point to the kennel already exists and the addition of the kennel off of it will not result in any changes to the intersection. The bike lane will be higher than the roadway so those entering the highway from the road will be able to easily see bicyclists and bicyclists should be able to easily see any approaching cars as they will be looking down on the approaching vehicles. Adequate site distances exist for those vehicles turning off of Highway 12 onto the roadway to allow drivers to see approaching bicyclists.

Mitigation: No mitigation measures are required.

- g) Result in inadequate parking capacity? _____ X

Comment: There is plenty of on-site parking. However, the applicant will be required to show that they have adequate accessible parking and paths of travel. This is a standard condition of approval for new businesses.

Mitigation: No mitigation measures are required.

17. UTILITIES AND SERVICE SYSTEMS

Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? _____ X

Comment: The site is in the North Coast Regional Water Quality Control Board's jurisdiction. The project will not generate enough wastewater to exceed the requirements of the North Coast RWQCB.

Mitigation: No mitigation measures are required.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? _____ X _____

Comment: The site is served by an on-site septic system. Additional wastewater will be generated by the grooming part of the proposed project and an increase in wastewater discharge will result from having employees and clients on site in addition to those living on-site.

Mitigation: See 6.e. above.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? _____ X

Comment: There will be no change in the need for storm water drainage facilities so there will be no construction of new facilities as a result of this project.

Mitigation: No mitigation measures are required.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? _____ X

Comment: The project is located in a Groundwater Availability Area 1 and ample water will be available to serve the project without impacting the availability of water.

Mitigation: No mitigation measures are required.

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? _____ X

Comment: The site is not served by public sewer.

Mitigation: No mitigation measures are required.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? _____ X

Comment: Sonoma County has access to adequate permitted landfill capacity to serve the proposed project.

Mitigation: No mitigation measures are required.

- g) Comply with federal, state, and local statutes and regulations related to solid waste? _____ X

Comment: There are no federal, state or local solid waste regulations that would significantly affect the project.

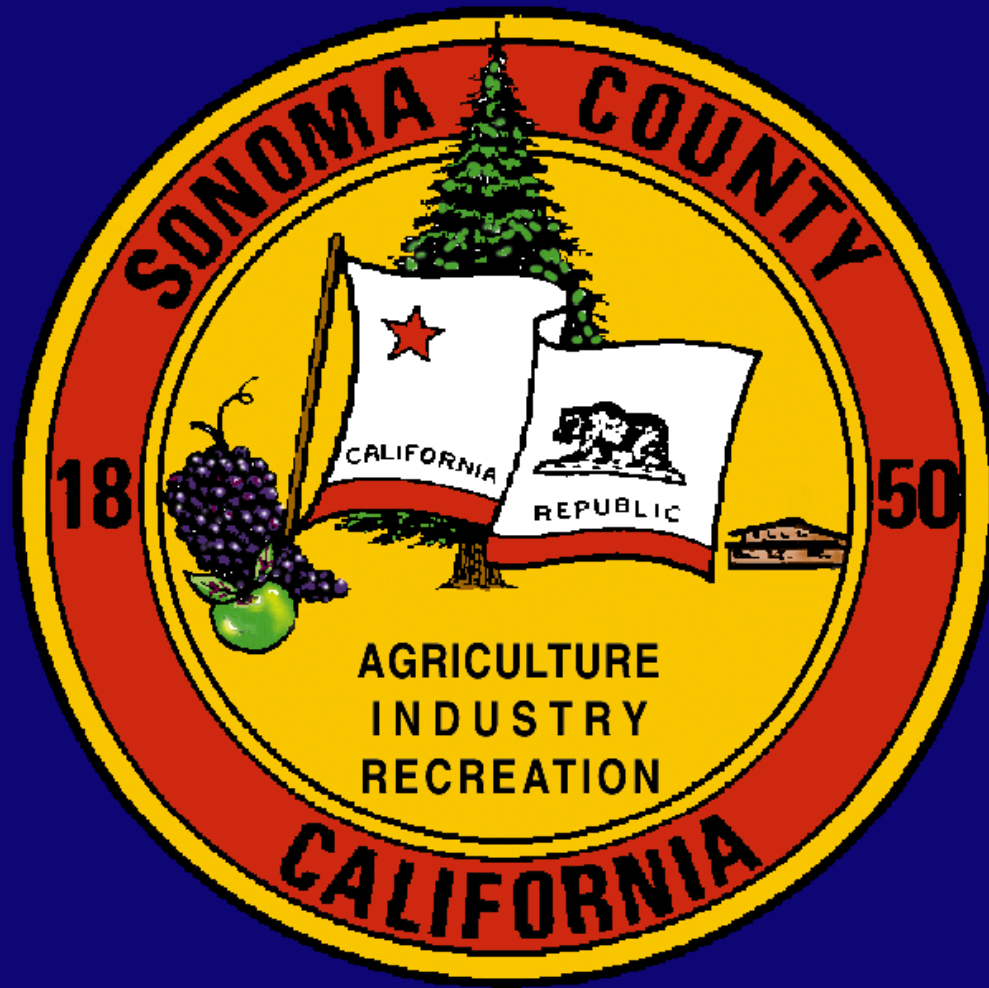
Mitigation: No mitigation measures are required.

18. MANDATORY FINDINGS OF SIGNIFICANCE

Yes

No

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? _____ X
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? _____ X
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? _____ X



PRMD

ZCE13-0003

Streamlining Place-Based Development Guidelines



Project Overview

- 1. Corrections – Mapping and GP/Zoning Consistency**
- 2. Local Area Development Guidelines (LADG)**
 - a. Zoning Text : Rev. LADG Article/New LG Combining Zone**
 - b. Zoning Database: LG Rezoning**
- 3. Scenic Hwy 116 Guidelines (GP2020 Program)**
 - a. Zoning Text: Addition of Scenic Hwy 116 to LADG Article**
 - b. Open Space Map: Scenic Landscape Unit (SLU) Expansions**
 - c. Zoning Database: LG & Scenic Resource (SR) Rezoning**
- 4. Scenic Design (SD) Combining Zone Removal**
 - a. Zoning Text: Article 62 (SD Zone) Removal**
 - b. Open Space Map: SLU Expansions**
 - c. Zoning Database: SD Removal & SR Addition Rezoning**



Part 1

Mapping and General Plan/Zoning Consistency Corrections

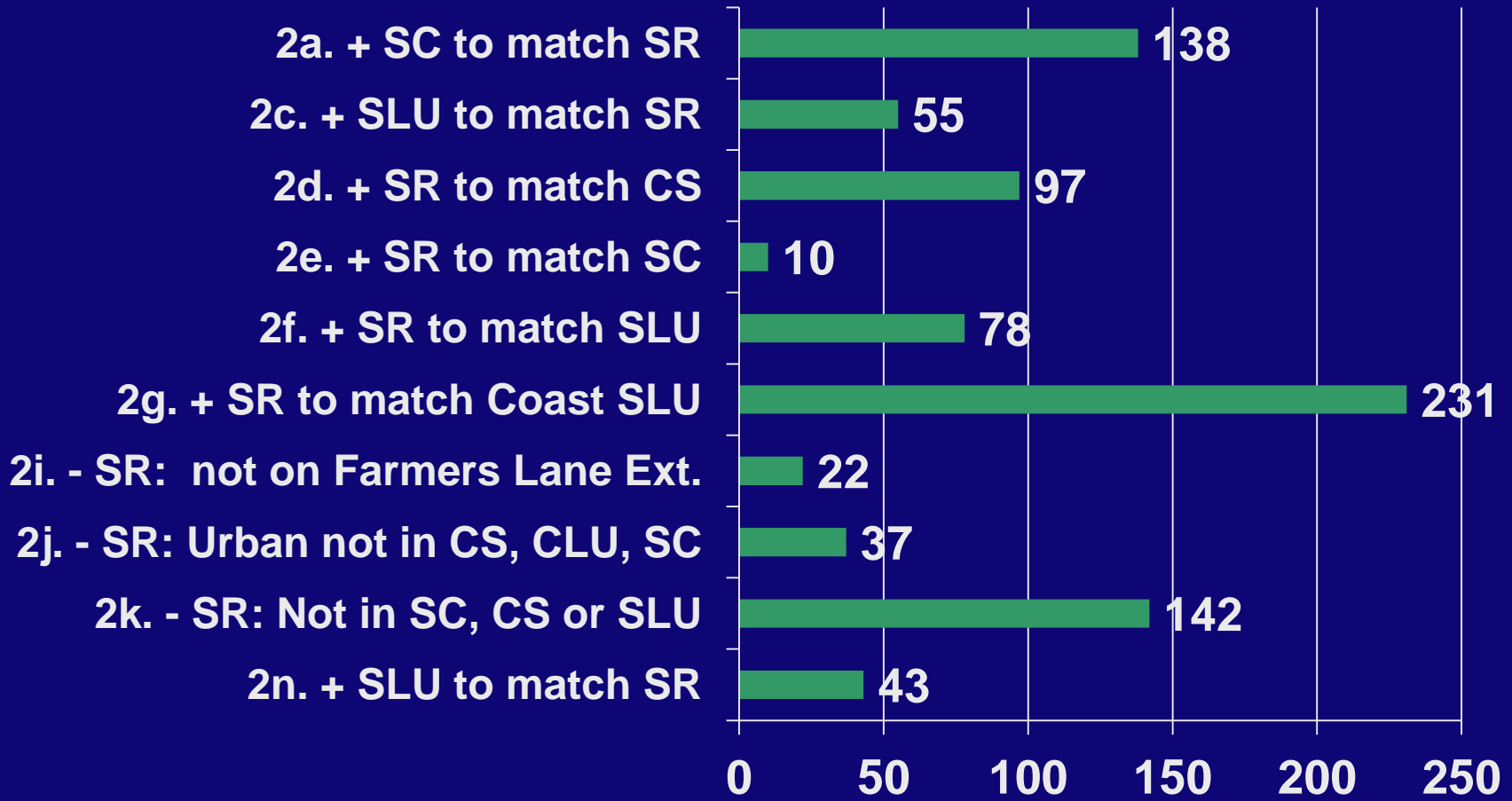
(Change Categories 1 & 2)



Mapping Correction Categories (401 parcels)



GPC Correction Categories (853 Parcels)



Part 2
Local Area Development
Guidelines
Including Scenic Hwy 116
(Change Category 3)



Local Guidelines

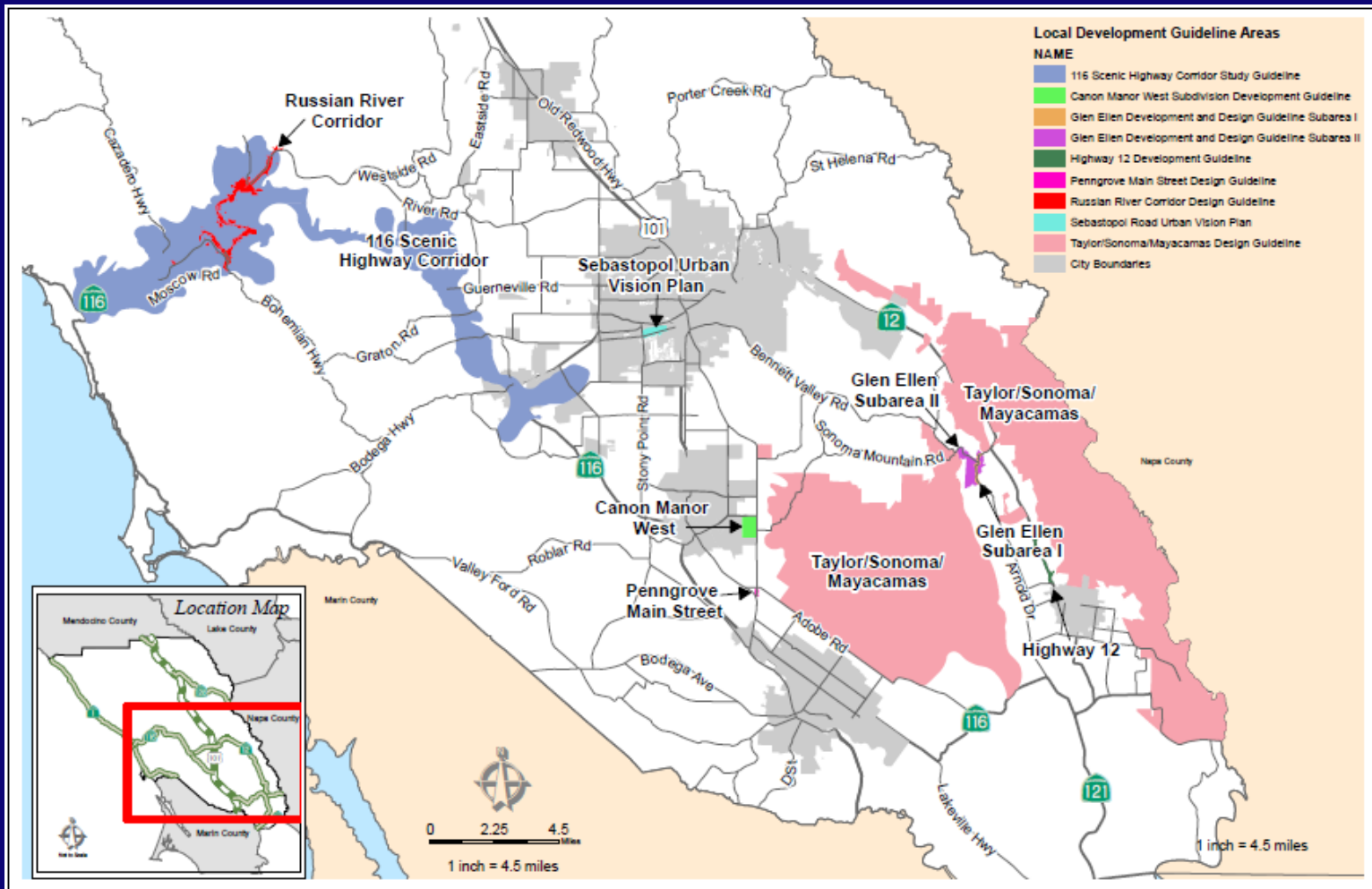
Overview

- **Zoning Text Revisions**
 - **Revised Local Area Dev. Guidelines (Art. 90)**
 - **New Local Guidelines Combining Zone (Art. 63)**
 - **New Coastal Local Area Dev. Guidelines (Art. XL)**
 - **New Coastal Local Guidelines Combining Zone (Article LXI)**
- **Zoning Database (Map) Revisions**
 - **Add ~11,300 properties to LG Zone**



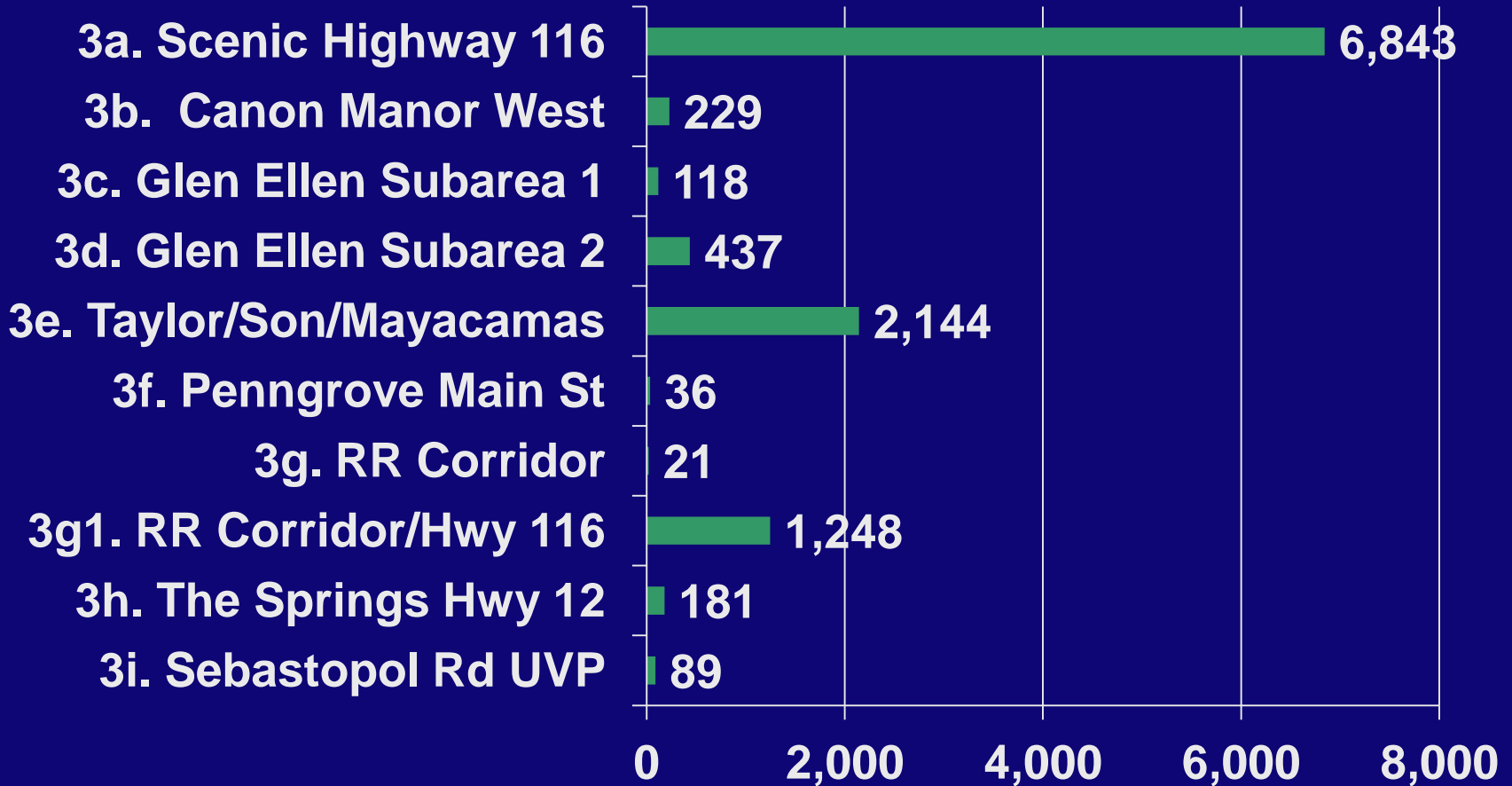
Local Guidelines

Location



Local Guidelines

Categories (~11,300 parcels)



Part 3

Scenic Hwy 116 Implementation (Change Category 3a)



PRMD

ZCE13-0003

Scenic Hwy 116 Implementation

Overview

- **GP Open Space Map Revisions**
 - Add ~460 properties to SLU in Scenic Hwy 116 Corridor
- **Zoning Text Revision**
 - Add 1988 Scenic Hwy 116 Guidelines as a LADG
- **Zoning Database (Map) Revisions**
 - Add ~8,100 properties to LG Zone in Corridor
 - Add ~460 properties to SR Zone in Scenic Hwy 116 Corridor



Scenic Hwy 116 Implementation

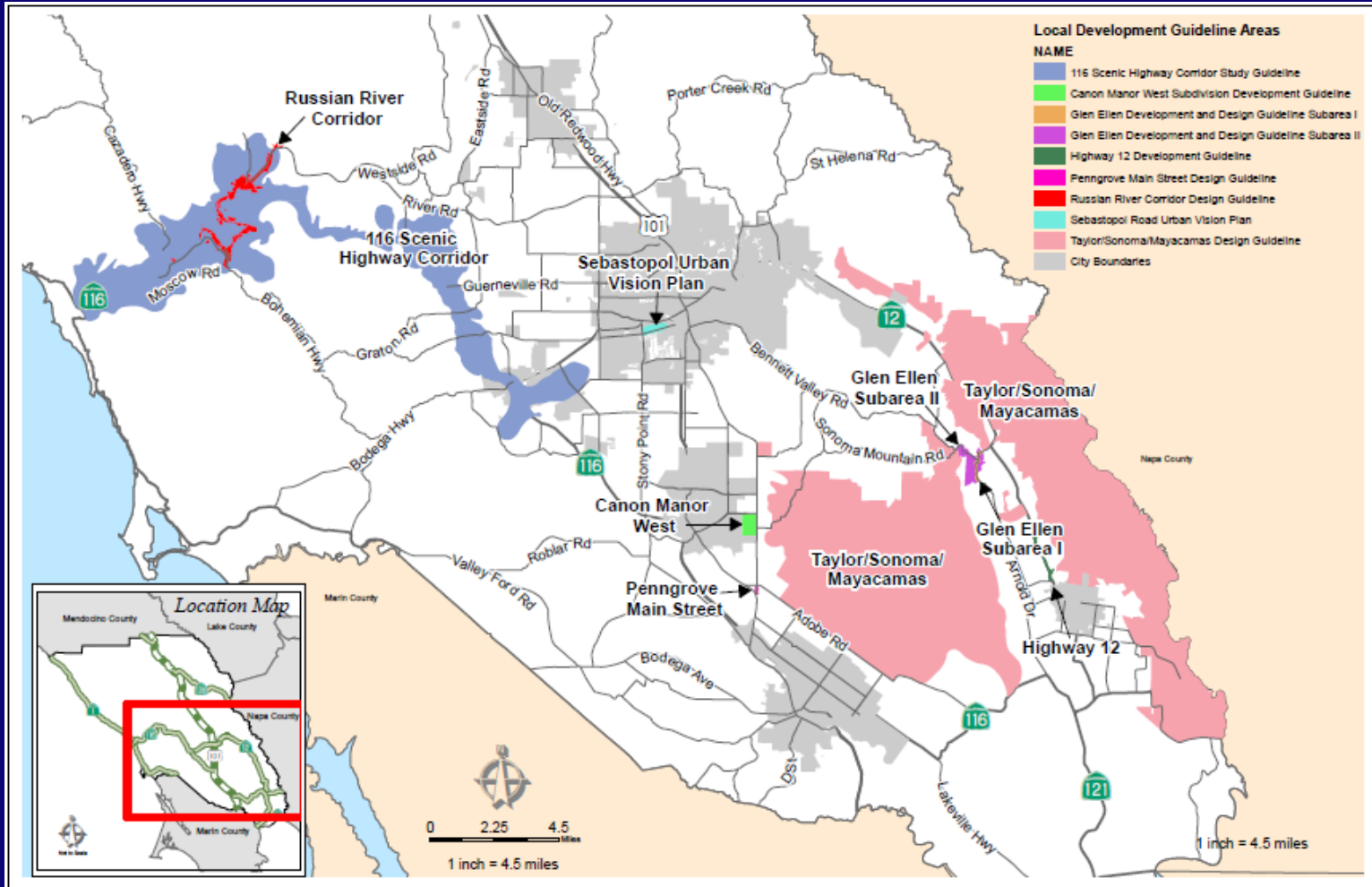
Cal-Trans/Local Jurisdiction Program



PRMD

ZCE13-0003

Scenic Hwy 116 Implementation Location



Scenic Hwy 116 Implementation

General Plan Program

- **General Plan Program calling for better implementation of the 1988 Scenic Hwy 116 Guidelines by:**
 - **Adding the Guidelines to the Zoning Code as a “Local Area Development Guideline”.**
 - **Expanding General Plan Scenic Landscape Units to protect hillsides and scenic areas seen from Hwy 116.**



Scenic Hwy 116 Implementation

Benefits

- **REASONS FOR SCENIC HWY DESIGNATION**
 - Better building siting, landscaping and screening.
 - Regulate signs to protect scenic quality.
 - Minimize grading and preserve vegetation & trees.
 - Minimize development on steep slopes/ridgelines.
 - Enhance community identity and pride.
 - Enhance land values affected by scenic quality.
 - Promote and enhance local tourism.



Scenic Hwy 116 Implementation

Promotion of Tourism

□ Scenic Hwy 116 Tourism

- **Sunset Magazine:** Sonoma Escape. “Of all California’s wine regions, Sonoma may be the easiest to fall in love with.”
- **Bon Appetit:** Summertime Sonoma Picnic. “Welcome to Sonoma County, the antidote to Napa’s extravagance.
- **Cooking Light:** Weekend Living. “Assembling the perfect picnic in wine country becomes an adventure in itself.”
- **Health Conscious Travel:** Highway 116 Revisited: A West Sonoma Escape to Foodie Heaven
- **Taste Route 116:** Sonoma County’s Best Kept Secret! Taste Your Way Through the Highway 116 Corridor



Scenic Hwy 116 Implementation

Plan Policies

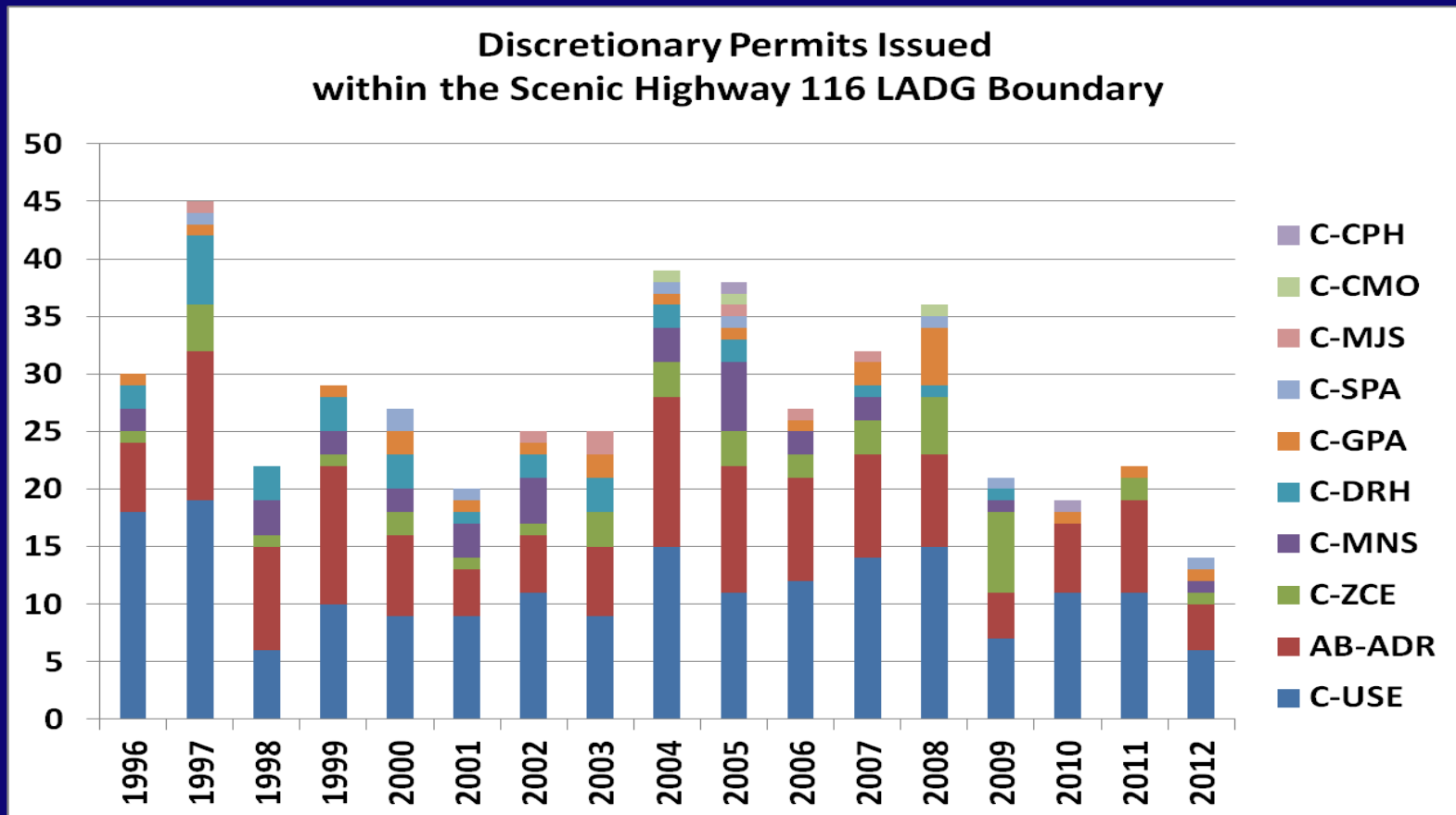
□ SCENIC HWY 116 PLAN POLICIES

- Apply only to discretionary permits.
- Exempt projects not visible from Hwy 116.
- Evaluate visual impacts as seen from Hwy 116.
- Use setbacks to retain scenic quality.
- Preserve trees in public & private projects
- Strictly enforce sign standards.
- Work w/ cal-trans to develop scenic turn-outs.
- Require SD zoning for all parcels. (Never done)



Scenic Hwy 116 Implementation

Discretionary Permit History in Corridor



Scenic Hwy 116 Implementation

Hwy 116 Guidelines Design Criteria

- **DESIGN REVIEW FOR DISCRETIONARY PROJECTS IN HWY 116 LG ZONE ONLY:**
 - **Retain trees onsite**
 - **Setback buildings from Hwy 116**
 - **Minimize project visibility from Hwy 116**
 - **Design the building scale and intensity to be compatible with surroundings**



Scenic Hwy 116 Implementation

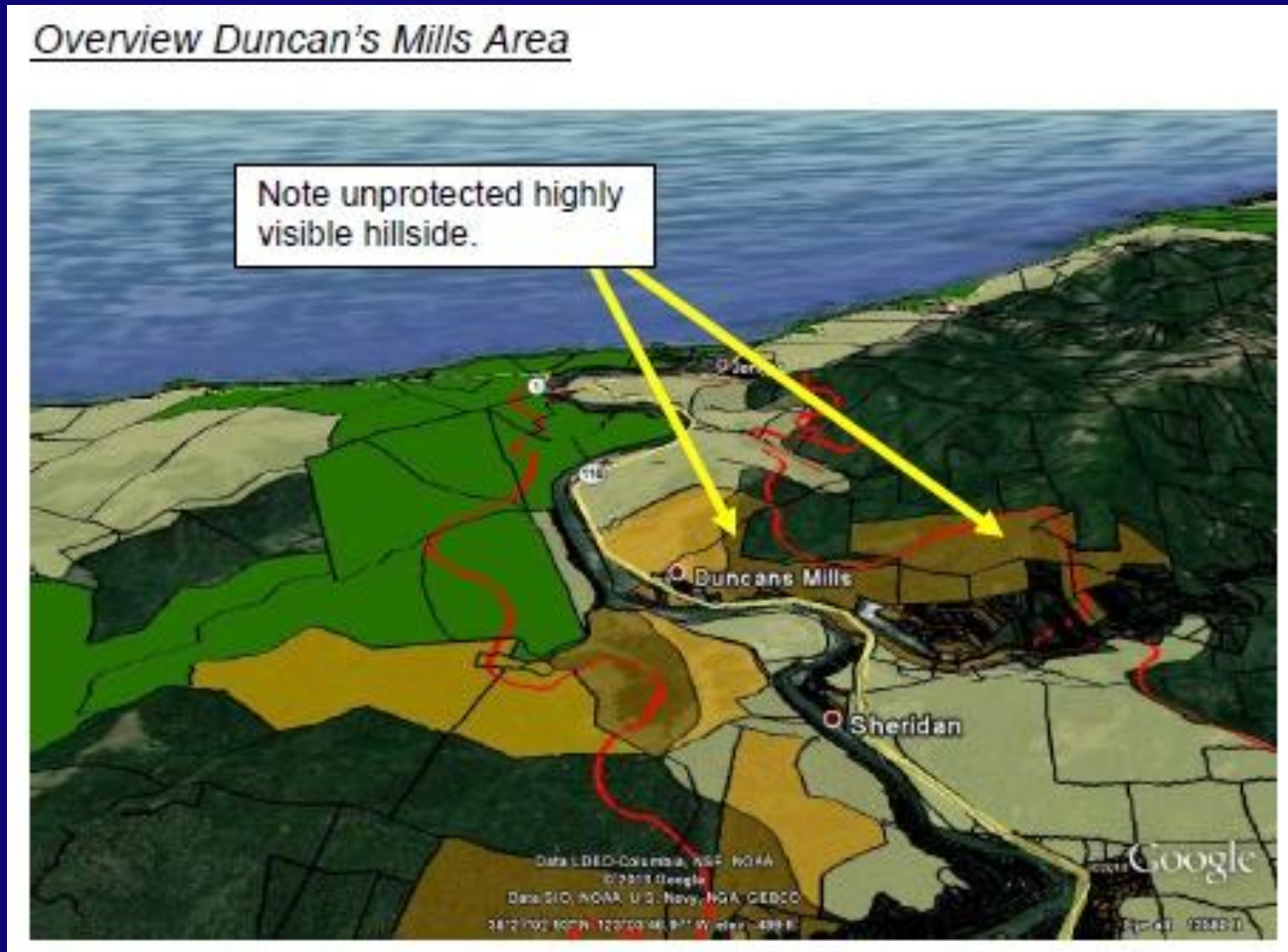
Scenic Resource Zone Design Criteria

- **ADDITIONAL DESIGN REVIEW FOR MINISTERIAL & DISCRETIONARY PROJECTS (EXCEPT AG STRUCTURES) IN SR ZONE:**
 - Site structures below ridgelines
 - Use existing topo & trees to screen development from public roads
 - Discourage cuts and fills
 - Use building envelopes with subdivisions
 - Locate buildings and roads to preserve trees



Scenic Hwy 116 Implementation

Visual Assessment to Expand SLU/SR
Google Earth Aerial w/PRMD Mapping



PRMD

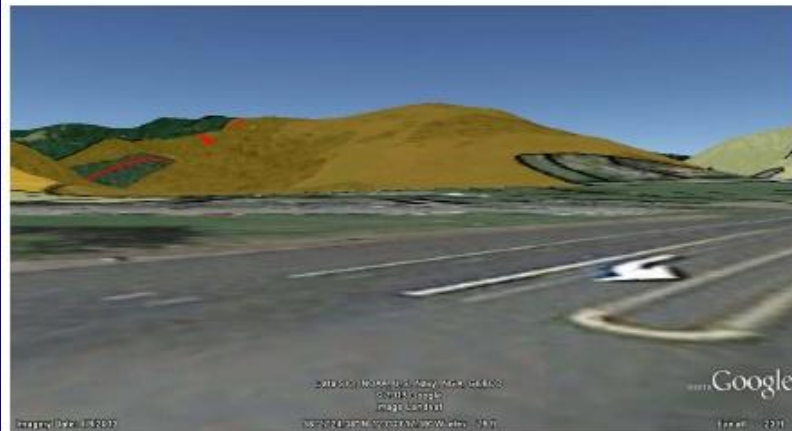
ZCE13-0003

Scenic Hwy 116 Implementation

Visual Assessment to Expand SLU/SR

Duncans Mills

Hwy 116 at Moscow Rd (looking northeasterly)



Scenic Hwy 116 Implementation

Visual Assessment to Expand SLU/SR Hwy 116/Occidental Rd Intersection

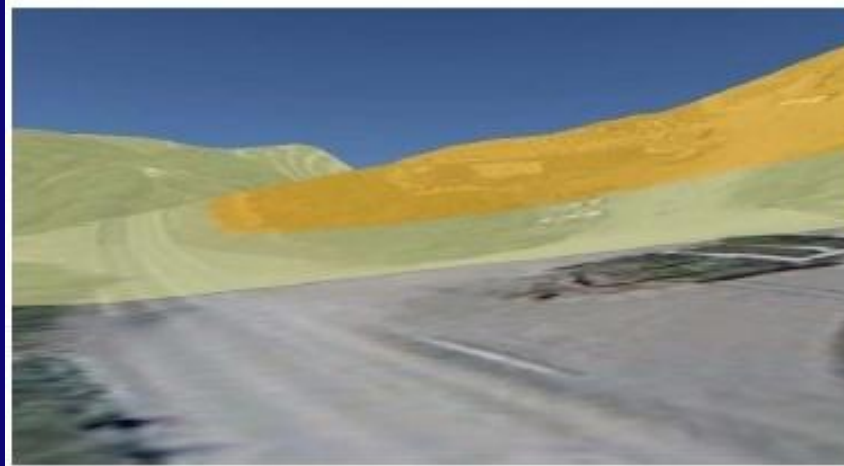
Hwy 116 near Occidental Road (looking east toward Sebastopol City entry)



Scenic Hwy 116 Implementation

Visual Assessment to Expand SLU/SR Canyon Rock Quarry

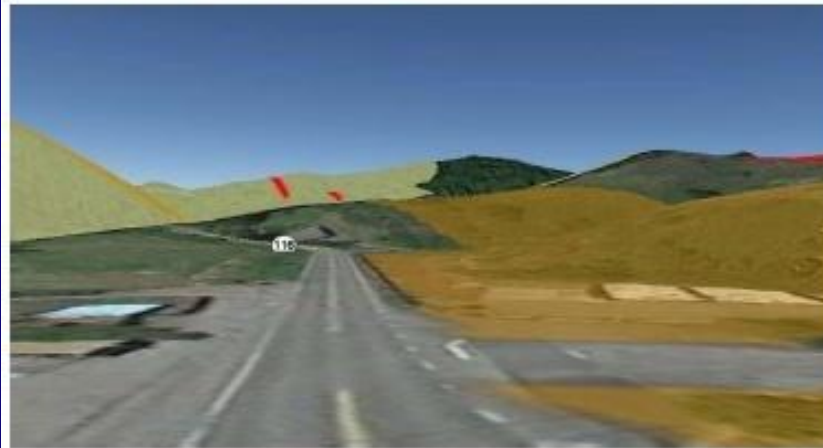
Hwy 116 near Giovanetti Rd (looking westerly)



Scenic Hwy 116 Implementation

Visual Assessment to Expand SLU/SR Korbel Winery Storage Building

Hwy 116 near Odd Fellows Park (looking westerly)



Scenic Hwy 116 Implementation

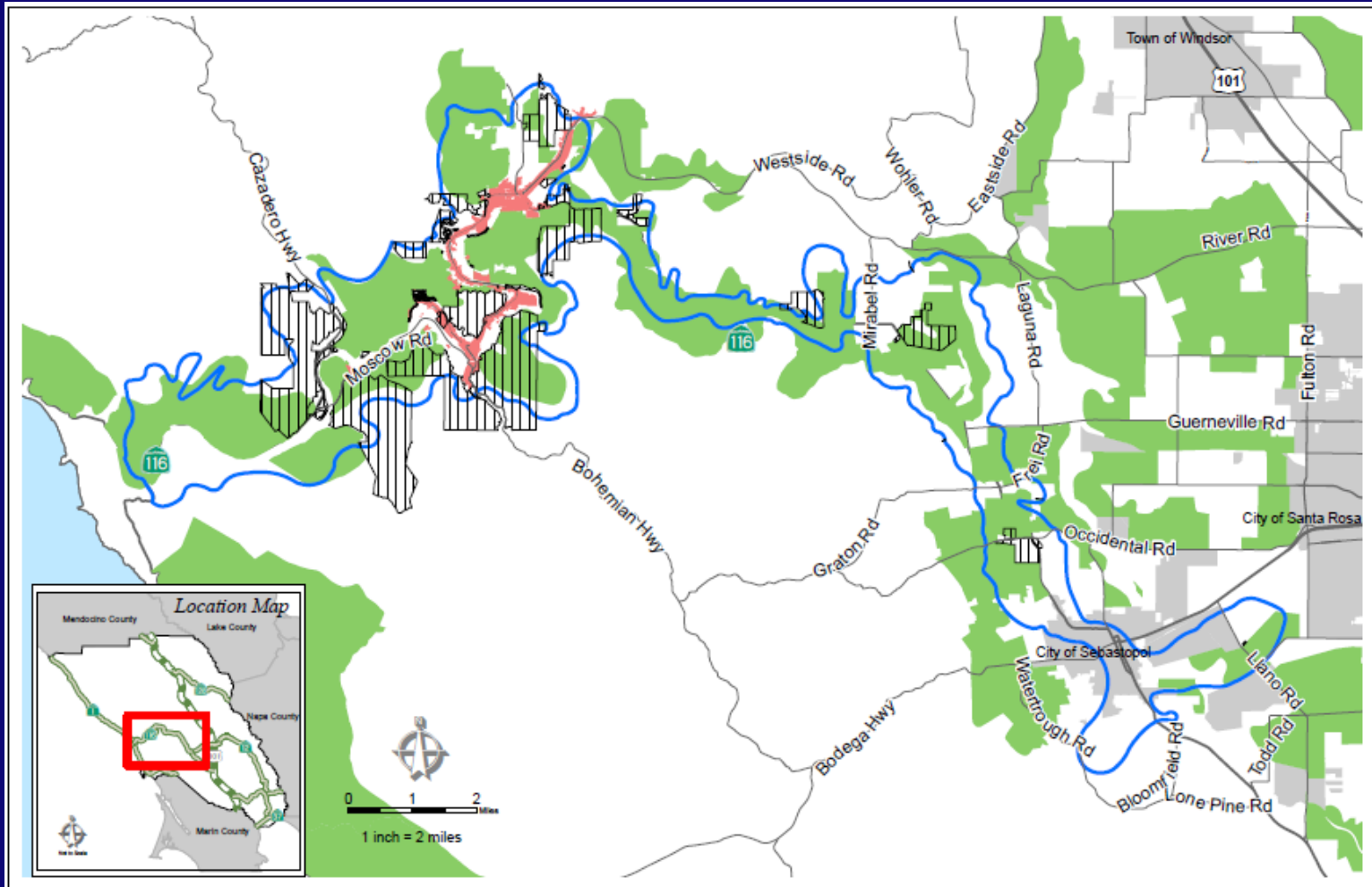
Visual Assessment to Expand SLU/SR Hwy 116 near Cazadero Rd

Hwy 116 at Cazadero Road (looking westerly)



Scenic Hwy 116 Implementation

Scenic Hwy 116 Corridor and SLU/SR Areas



Part 4
Scenic Design (SD) Zone
Removal
(Change Category 4)



Scenic Design (SD) Removal Overview

□ Zoning Text Revisions

- Remove Scenic Design (SD) Zone entirely

□ Open Space Map Revisions

- ~1,100 properties added to Scenic Landscape Unit (SLU) as substitution for SD Zone

□ Zoning Database (Map) Revisions

- ~1,100 properties rezoned to SR Zone, replacing SD
- ~4,700 properties removed from SD Zone



Scenic Design Zone Removal

Use of SD Zone with Area Plans

- **Original use**
 - Implement Area Plans
 - 99% of properties in SD are in Area Plans
- **SD Purpose/Applicability**
 - “provide for the preservation of the scenic beauty of the county”
 - “land divisions or development projects shall be reviewed . . . on the basis of site planning as it relates to designated open space or **design policies** of adopted general, specific or **area plans** . . .”



Scenic Design Zone Removal

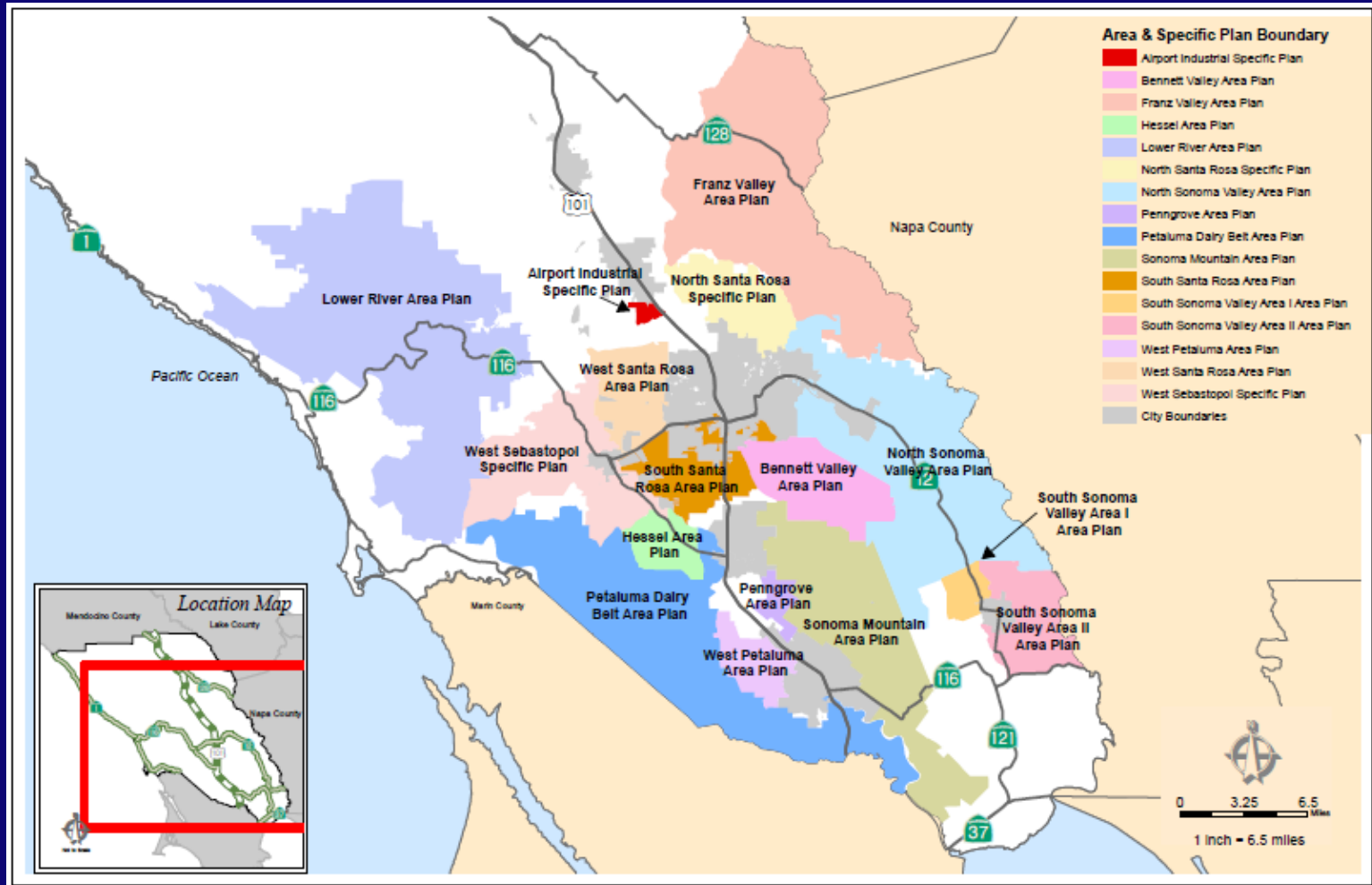
Area Plan History

- ~30 Area Plans prepared in the 70's & 80's
- 17 in effect now (General Plan calls for repeal of 10)
- Area Plans established:
 - mapped land uses & open space preservation areas
 - housing units/acre (i.e. increased development potential)
 - infrastructure/amenities(roads, sewers, water, parks)
 - development policies
- Created/expanded places such as:
 - Urban Service Areas: Larkfield, So. Santa Rosa, Sonoma Valley, Windsor, Forestville, Graton, Geyserville, Penngrove
 - Rural: Occidental, Petaluma, Santa Rosa, Sebastopol



Scenic Design Zone Removal

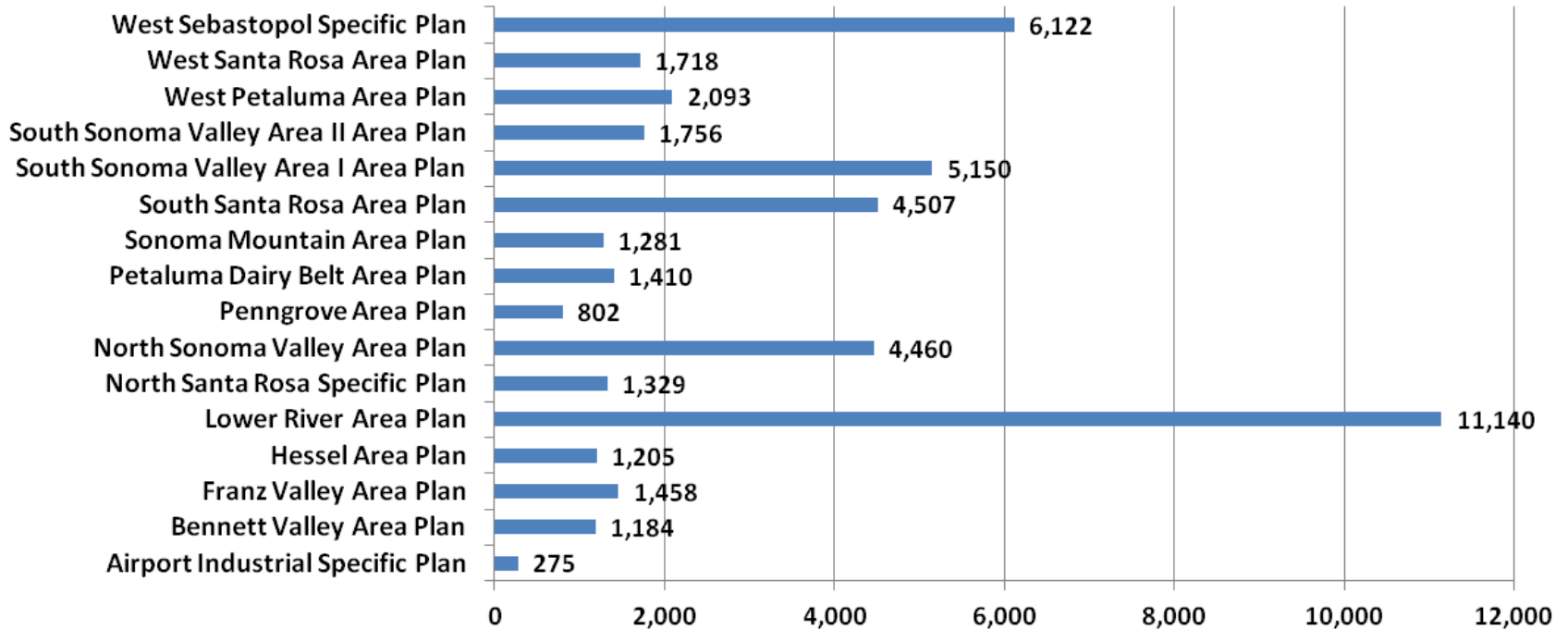
Location of 17 Active Area Plans



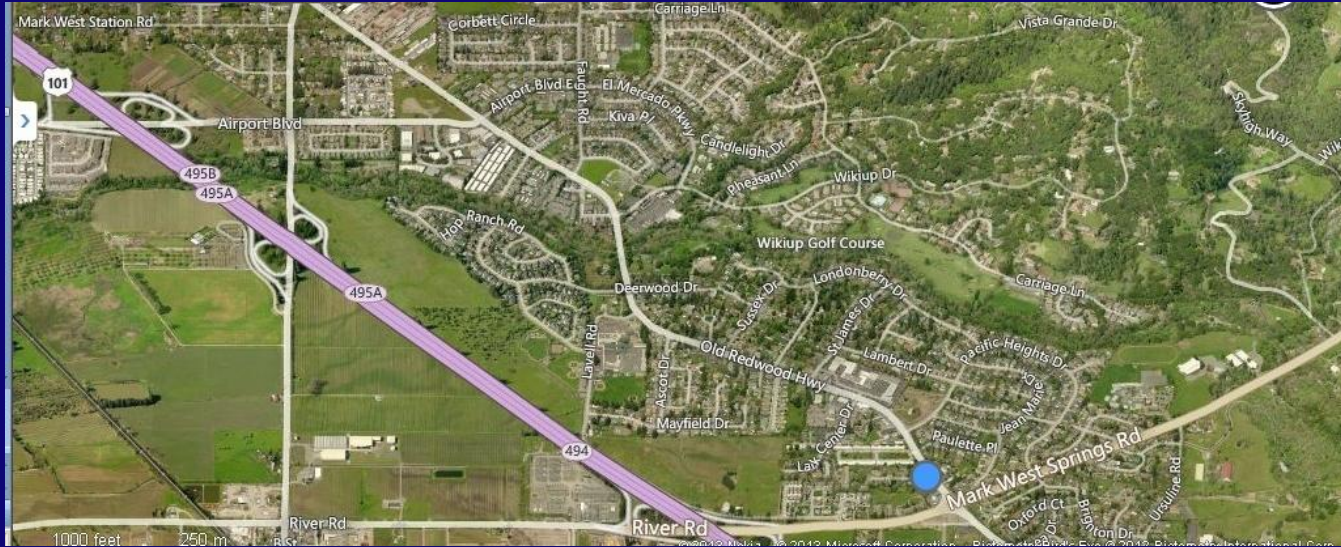
Scenic Design Zone Removal

of Parcels per Area Plan

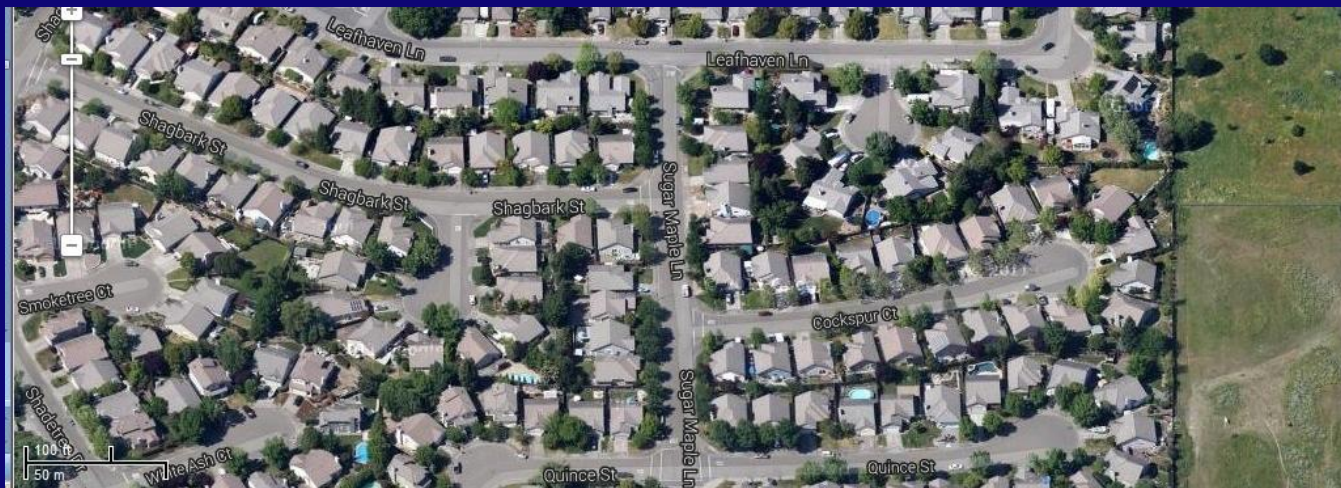
Number of Parcels per Area Plan
(45,890 Total, ~65% of Unincorporated Sonoma County)



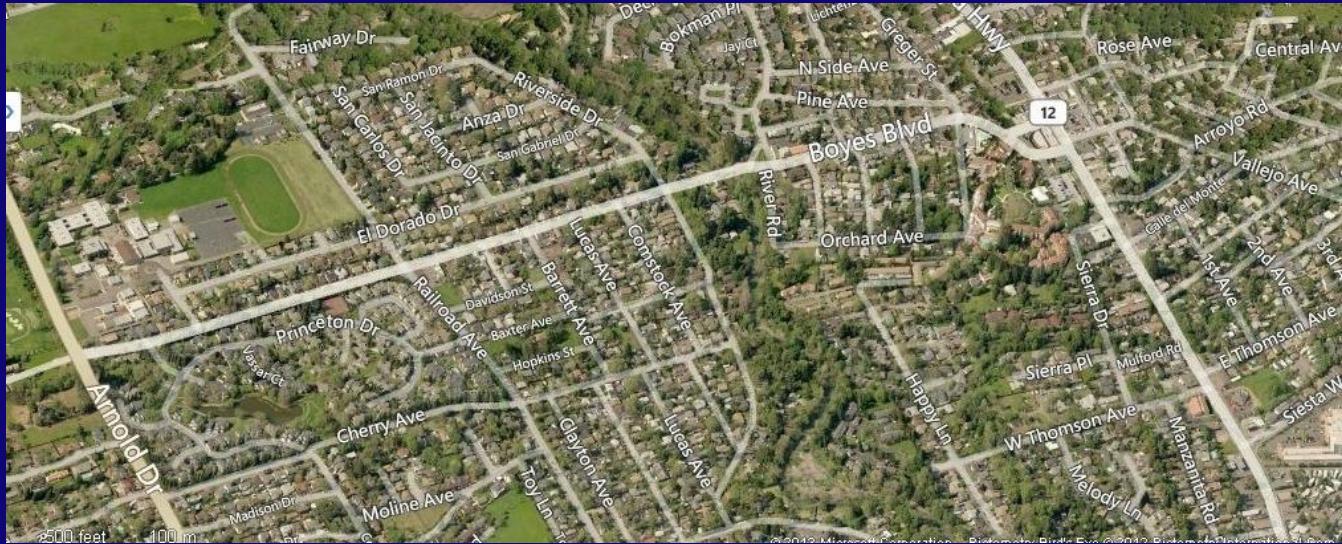
Scenic Design Zone Removal Area Plan History - Larkfield



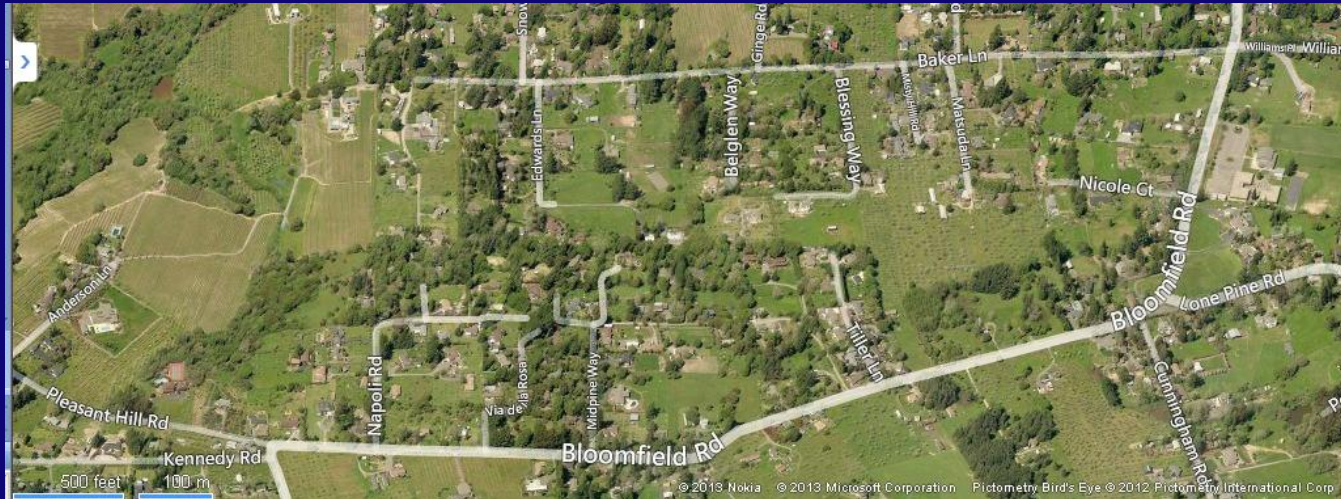
Scenic Design Zone Removal Area Plan History - Windsor



Scenic Design Zone Removal Area Plan History – So. Sonoma Area 1 Plan



Scenic Design Zone Removal Area Plan History – West Sebastopol Plan



Scenic Design Zone Removal

Build Out of Area Plans & Future Growth

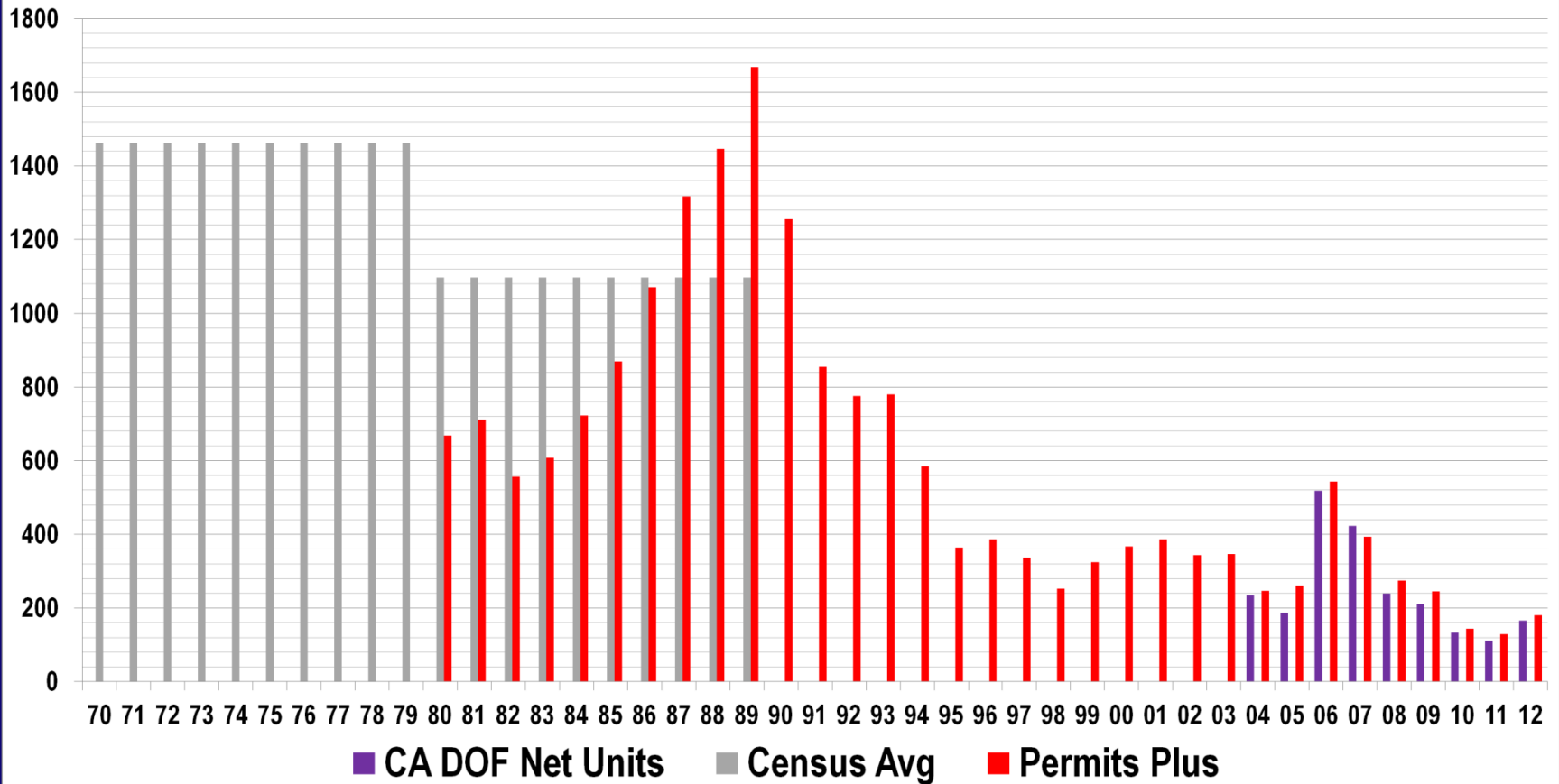
- Peak of growth in 1989
 - 1,600+ units/year built
- Growth rate last decade
 - 250 units/year
- Projected County Growth Rate to 2040
 - 180 units/year (120 units/yr RHNA to 2022)
- Land within Area Plans is near build out
- Discretionary permit activity is low



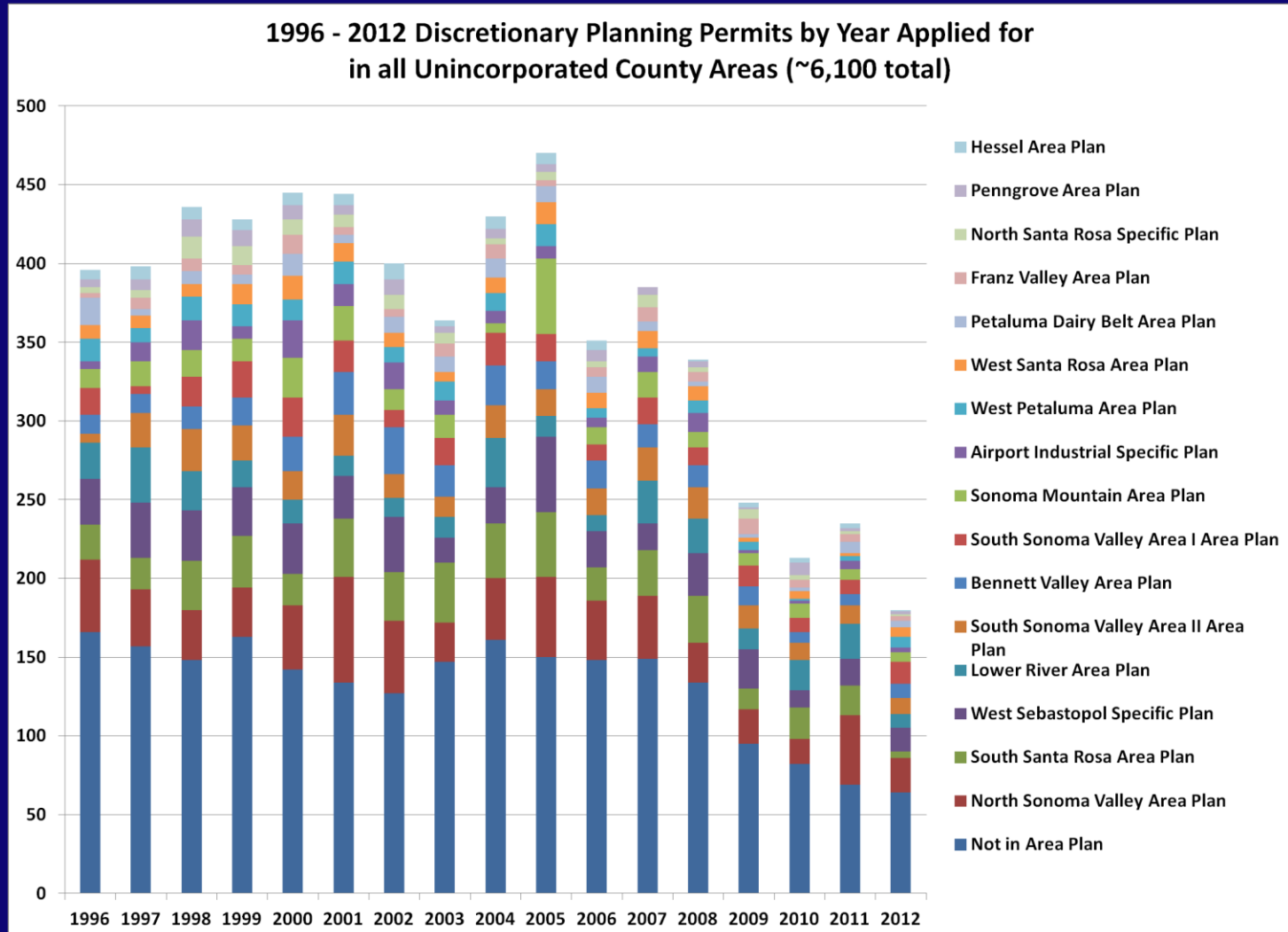
Scenic Design Zone Removal

Area Plan History/Development Trends

Comparison of Census, State Dept. of Finance,
and Sonoma County Permits Plus Building Permit Finals for Housing Units
(Note: CA DOF Net Units account for demolitions and replacement units)

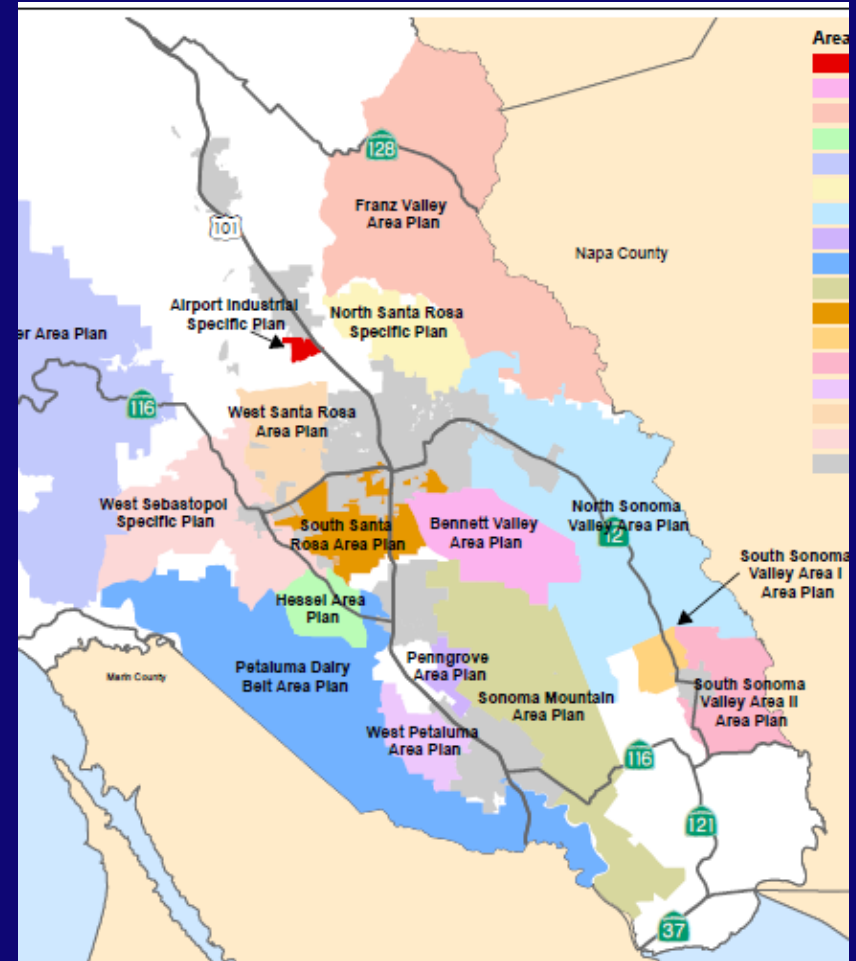
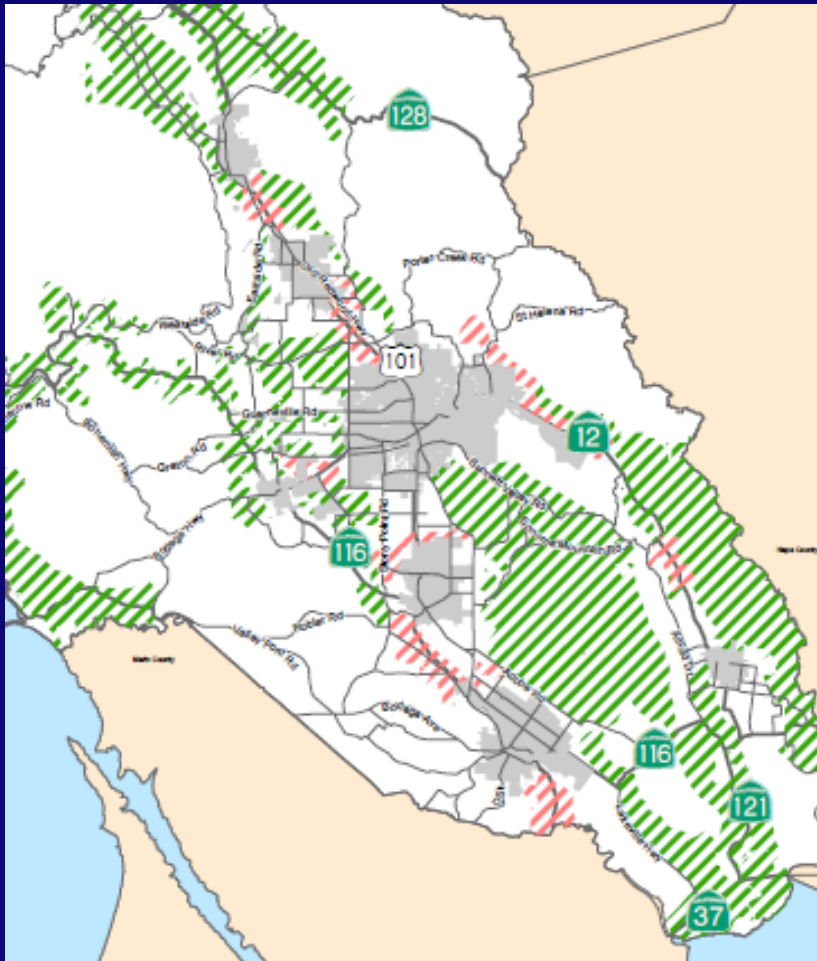


Scenic Design Zone Removal Area Plan History/Development Trends



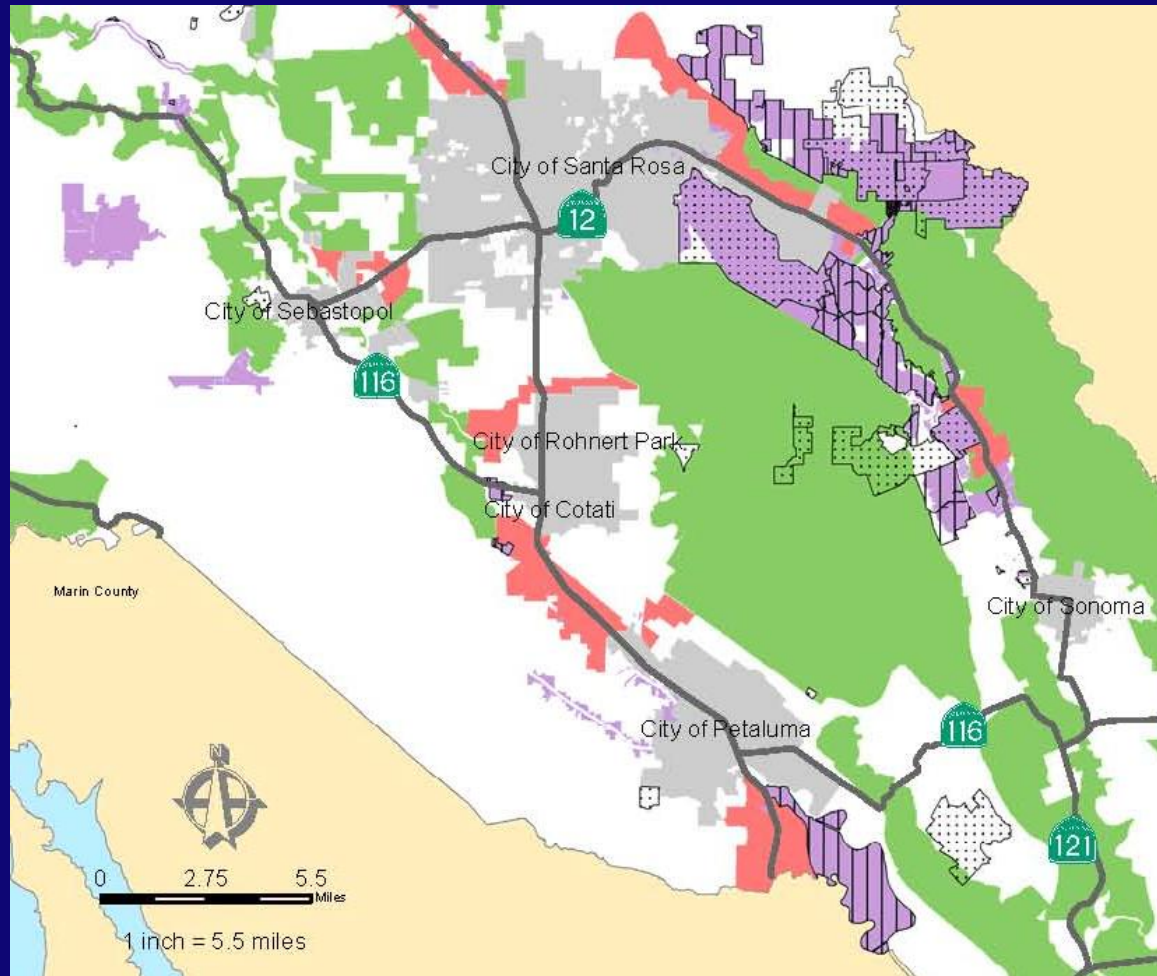
Scenic Design Zone Removal

Overlap of SLU/SR Design Review Areas and Area Plans



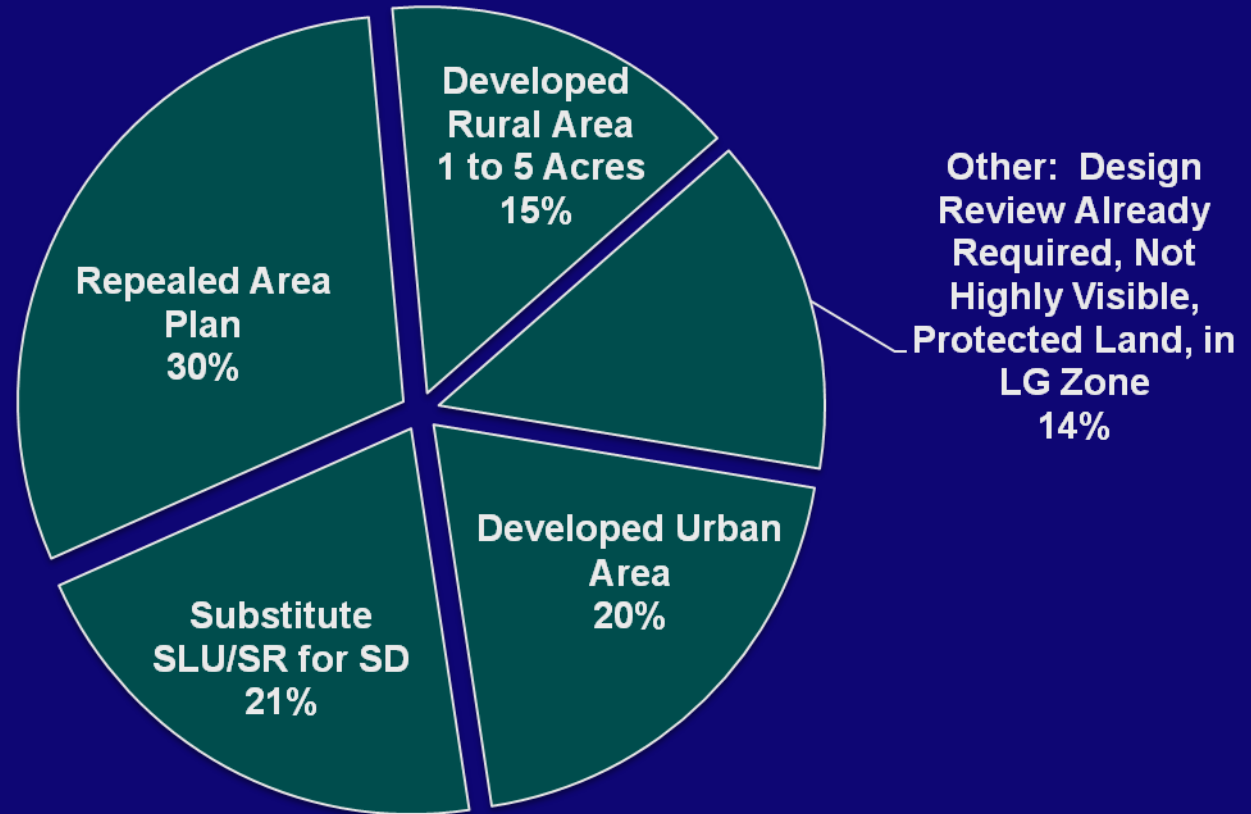
Scenic Design Zone Removal

Areas of SD Removal And SLU/SR Replacement



Scenic Design Zone Removal

Reasons for SD Zone Removal



Scenic Design Zone Removal

Visual Assessment to Expand SLU/SR
Between Hwy 101 and Lakeville Hwy

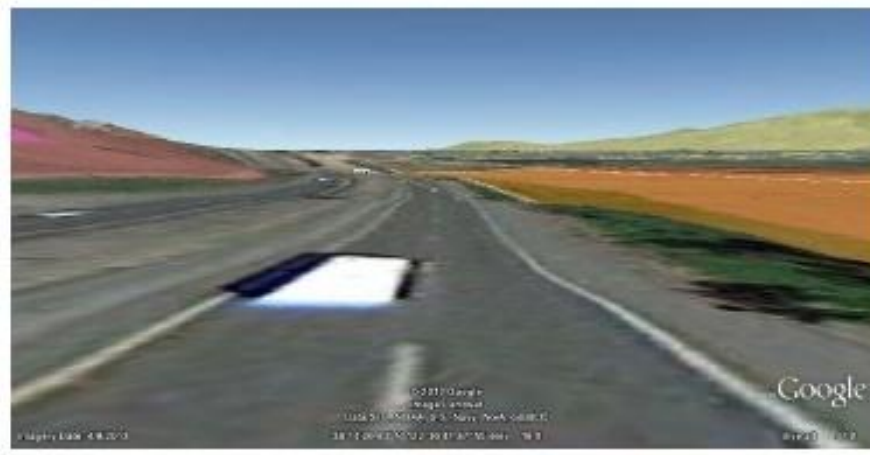


Scenic Design Zone Removal

Visual Assessment to Expand SLU/SR

Hwy 101 s/o Petaluma

Highway 101 North at Petaluma City Entry (looking north)



Scenic Design Zone Removal

Visual Assessment to Expand SLU/SR

West Petaluma

Bodega Ave. and Petaluma Blvd. at NW Petaluma Entrance

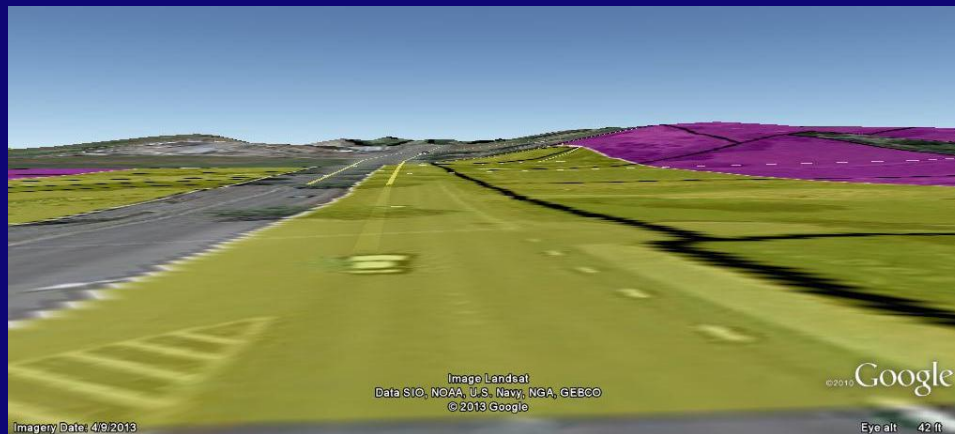


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Visual Assessment to Expand SLU/SR Petaluma Blvd North



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Scenic Design Zone Removal

Visual Assessment to Expand SLU/SR

Hwy 12 near Melita

Highway 12 near Melita Road (looking east)

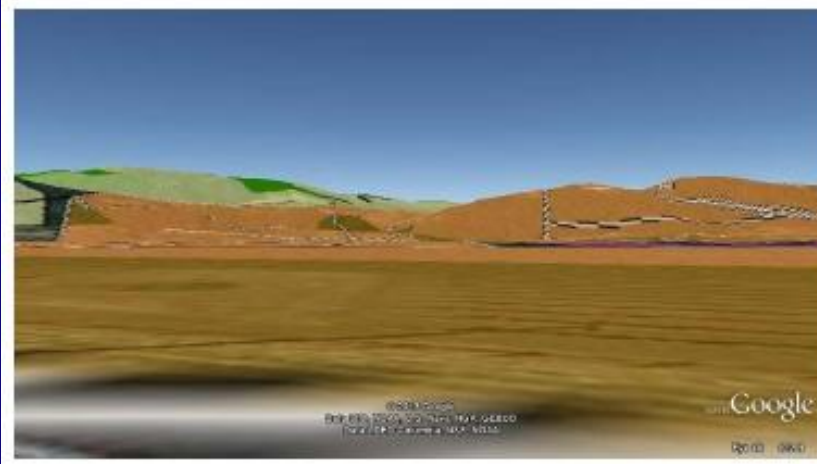


Scenic Design Zone Removal

Visual Assessment to Expand SLU/SR

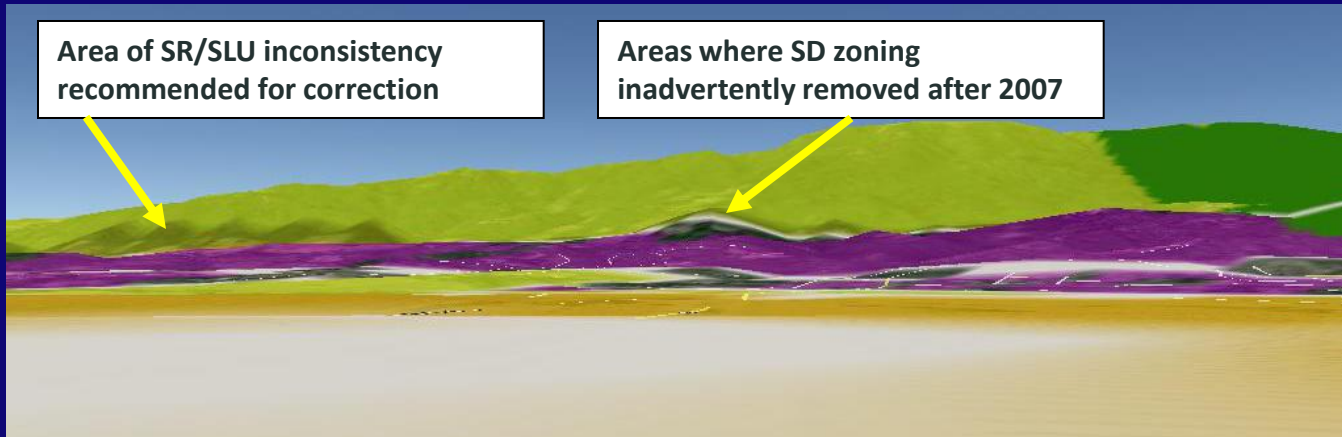
Hwy 12 Near Kunde Winery

Highway 12 near Kunde Winery Road (looking west)



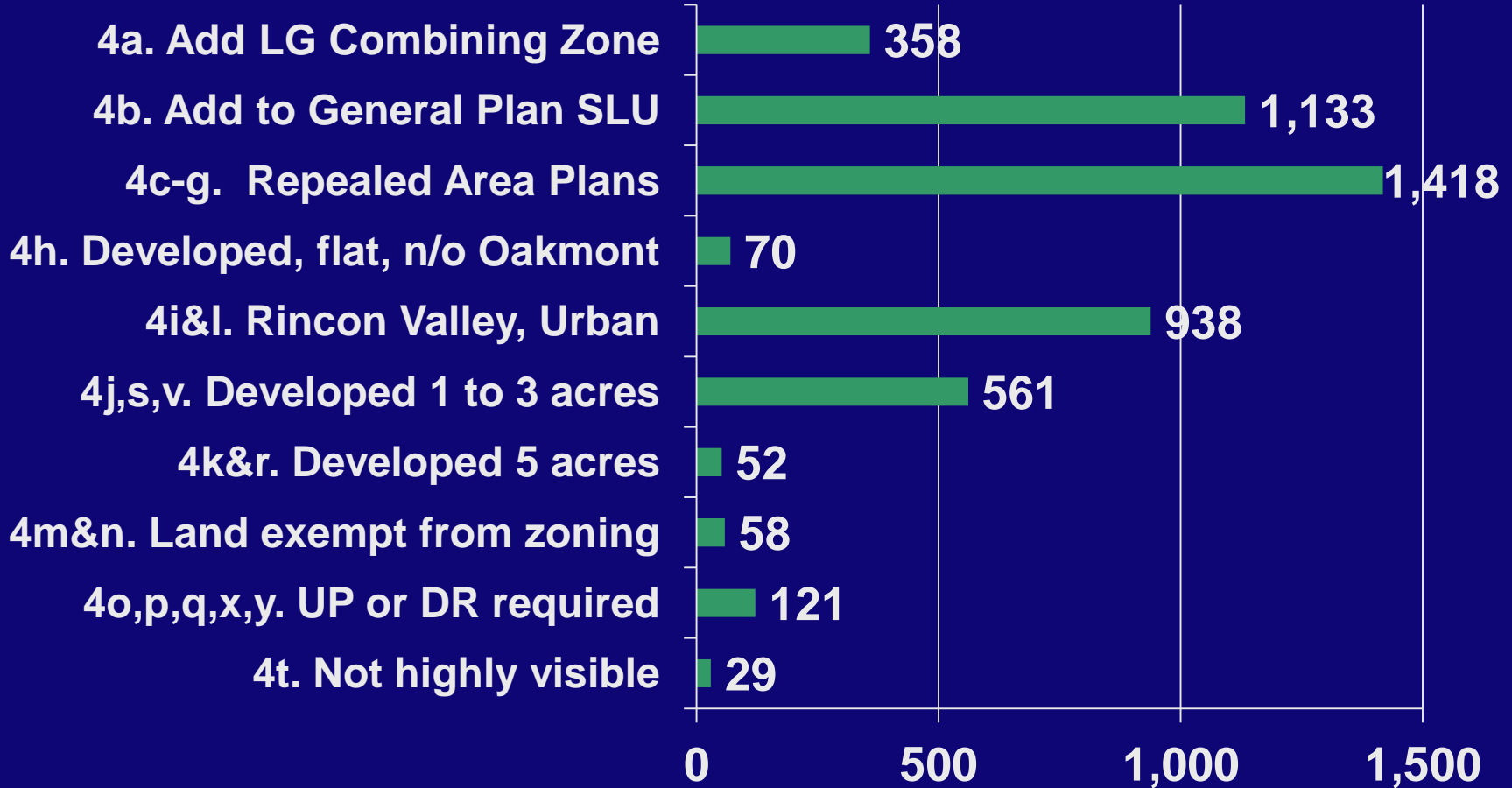
Scenic Design Zone Removal

Visual Assessment to Expand SLU/SR
Morningside Mt/Heaven Hill/Sobre Vista Area



Scenic Design Zone Removal

Reason for SD Removal (~4,700 parcels)



Staff Recommendation

- 1. Mapping Tech Corrections (~400 parcels)**
- 2. General Plan Consistency Changes (~850 parcels)**
- 3. Local Area Development Guidelines**
 - a. Zoning Text: Revised LADG Article (w/Scenic Hwy 116 Guidelines), New LG Combining Zone**
 - b. GP OS Map: ~460 Hwy 116 parcels to SLU**
 - c. Zoning Map: ~460 Hwy 116 parcels to SR, ~11,300 parcels to LG (10 different areas)**
- 4. Scenic Design (SD) Removal**
 - a. Zoning Text Changes: Rescind SD (Art. 62)**
 - b. GP OS Map: ~1,100 parcels to SLU**
 - c. Zoning Map: ~1,100 parcels to SR, ~4,700 parcels from SD**





PRMD

ZCE13-0003