

CALIFORNIA COASTAL COMMISSION

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Prepared November 21, 2012 (for December 13, 2012 hearing)

Th11a

To: Coastal Commissioners and Interested Persons

From: Madeline Cavalieri, District Manager
Kevin Kahn, Coastal Planner

Subject: Sonoma County LCP Amendment Number 2-09 (Bodega Bay Redesignations). Proposed major amendment to the Sonoma County certified Local Coastal Program (LCP) to be presented for public hearing and Commission action at the California Coastal Commission's December 2012 meeting. The proposed amendment would update the LCP's land use and zoning maps to modify designations for two parcels in Bodega Bay.

SUMMARY OF STAFF RECOMMENDATION

Sonoma County proposes to amend the LCP's land use and zoning maps to change the land use and zoning designations of two parcels in Bodega Bay. The parcels are located north and west of Highway 1, within the existing commercial core of Bodega Bay and several hundred feet from the shoreline. The parcels are both currently split-zoned due to a lot line adjustment (LLA) that was approved by Sonoma County in 2008. As part of the LLA, a small parcel that once housed a fire station (since removed) was enlarged to incorporate a portion of the adjacent parcel. The LLA resulted in a 1.3-acre parcel (that is currently occupied by an existing nursery business and coffee shop, as well as a residence) and a 1.7-acre parcel (that is almost entirely vacant and characterized by steep slopes and dense vegetation). The proposed amendment would eliminate the split-zoning on both parcels by re-designating a roughly 0.3 acre portion of 1405 Highway 1 (the former fire station site) from Institutional to Visitor-Serving Commercial, and re-designating a small portion of 1409 Highway 1 from Visitor-Serving Commercial to Sensitive and Hazardous. Thus, the amended maps would result in one parcel designated Visitor-Serving Commercial and one parcel designated Sensitive and Hazardous. The proposed amendment would also change the corresponding zoning designations to match the land use designation changes.

The proposed land use and zoning amendments would allow for the expansion of visitor-serving uses within an existing urbanized community on the more developable portion of the lots in question, while restricting development on land with steep slopes and dense vegetation. Additionally, the proposed amendments would not be expected to lead to adverse visual resource impacts because the allowable building heights and mandatory findings for future development approval, including a finding that development will not block coastal views and will be compatible with community character, remain the same. As such, the proposed amendment would ensure that the two parcels each have one land use and zoning district, that

the potential for visitor-serving resources are enhanced, and that hazards are avoided and minimized, consistent with the Coastal Act and County’s LCP.

In conclusion, staff recommends that the Commission find the proposed amendment consistent with and adequate to carry out the policies of the Coastal Act and the LUP, and that the Commission **approve** the amendment as submitted. The required motions and resolutions are on page 3.

Staff Note: LCP Amendment Action Deadline

This proposed LCP amendment was filed as complete on November 19, 2012. The proposed amendment affects both the LCP’s Land Use Plan (LUP) and Implementation Plan (IP), and the 90-day action deadline is February 15, 2013. Thus, unless the Commission extends the action deadline (it may be extended by up to one year), the Commission has until February 15, 2013 to take a final action on this LCP amendment.

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EXHIBITS

- Exhibit A: Board of Supervisors’ Resolution
- Exhibit B: Adopted Ordinance
- Exhibit C: Proposed LUP Map Amendments
- Exhibit D: Proposed Zoning Map Amendments
- Exhibit E: Location Map

I. MOTION AND RESOLUTION

Staff recommends that the Commission, after public hearing, approve the proposed LCP amendment as submitted. The Commission needs to make two motions, one on the LUP amendment and a second on the IP amendment, in order to act on this recommendation.

A. Certify the LUP Amendment as Submitted

Staff recommends a **YES** vote on the motion below. Passage of the motion will result in the certification of the LUP amendment as submitted and adoption of the following resolution and findings. The motion to certify with suggested modifications passes only upon an affirmative vote of the majority of the appointed Commissioners.

***Motion:** I move that the Commission **certify** Land Use Plan Major Amendment SON-2-09 as submitted by Sonoma County. I recommend a yes vote.*

***Resolution:** The Commission hereby certifies Land Use Plan Major Amendment 2-09 as submitted by Sonoma County and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Land Use Plan Amendment may have on the environment.*

B. Certify the IP Amendment as Submitted

Staff recommends a **NO** vote on the motion below. Failure of the motion will result in certification of the IP amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

***Motion:** I move that the Commission **reject** Implementation Plan Major Amendment Number 2-09 as submitted by Sonoma County. I recommend a no vote.*

***Resolution:** The Commission hereby certifies Implementation Plan Major Amendment Number 2-09 as submitted by Sonoma County and adopts the findings set forth in this staff report that, as submitted, the Implementation Plan amendment is consistent with and adequate to carry out the certified Land Use Plan. Certification of the Implementation Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Implementation Plan Amendment may have on the environment.*

II. FINDINGS AND DECLARATIONS

A. DESCRIPTION OF PROPOSED LCP AMENDMENT

The proposed amendment would amend the LCP’s land use and zoning maps to change the land use and zoning designations of two parcels in Bodega Bay. The parcels are located north and west of Highway 1, within the existing commercial core of Bodega Bay. The Bodega Bay shoreline is several hundred feet to the west (see location map in Exhibit E). The boundaries of the subject parcels changed after a Lot Line Adjustment (LLA) was approved by Sonoma County in 2008. As part of the LLA, a small parcel that used to house a fire station was enlarged to incorporate the more level (not sloping) portion of the adjacent parcel. The LLA resulted in the following two parcels: parcel APN 100-080-077 (1405 Highway 1), that currently contains an existing nursery business and coffee shop, as well as a residence; and APN 100-080-078 (1409 Highway 1), that is almost entirely vacant and characterized by steep slopes and dense vegetation. Both resulting parcels are currently split-zoned, with two land use and zoning designations each, as shown in the table below:

Parcel	Existing Land Use Designations	Existing Zoning Designations
1405 Highway 1	Institutional; Visitor-Serving Commercial	Public Facilities/Coastal Combining/Scenic Resources/Geologic Hazard; Tourist Commercial/Coastal Combining/Scenic Resources/Geological Hazard
1409 Highway 1	Visitor-Serving Commercial; Sensitive and Hazardous	Tourist Commercial/Coastal Combining/Scenic Resources/Geologic Hazard; Resource and Rural Development/B6-20/Coastal Combining/Scenic Resources/Geologic Hazard

This proposed amendment would eliminate the split-zoning by re-designating a roughly 0.3 acre portion of 1405 Highway 1 (the former fire station site) from Institutional to Visitor-Serving Commercial, and re-designating a small portion of 1409 Highway 1 from Visitor-Serving Commercial to Sensitive and Hazardous. The proposed amendment would also change the corresponding zoning designations to match the land use designation changes. Thus, the amended maps would result in two parcels with one land use/zoning designation each, as shown in Exhibits C and D and in the table below:

Parcel	Proposed Land Use Designations	Proposed Zoning Designations
1405 Highway 1	Visitor-Serving Commercial	Tourist Commercial/Coastal Combining/Scenic Resources/Geological Hazard
1409 Highway 1	Sensitive and Hazardous	Resource and Rural Development/B6-20/Coastal Combining/Scenic Resources/Geologic Hazard

B. CONSISTENCY ANALYSIS

1. Standard of Review

The proposed amendment affects the LUP and IP components of Sonoma County's LCP. The standard of review for the LUP amendments is that they must be consistent with and adequate to carry out the Coastal Act; the standard of review for IP amendments is that they must be consistent with and adequate to carry out the policies of the certified LUP.

2. LUP Amendment Consistency Analysis

A. Applicable Coastal Act Policies

The proposed amendment would re-designate a portion of 1405 Highway 1 from Institutional to Visitor-Serving Commercial. Visitor-serving uses provide recreational opportunities and are a high priority land use under the Coastal Act. The public access and recreation policies of the Coastal Act require such uses to be protected and provided in new development. Applicable policies state:

Coastal Act Section 30210. In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Coastal Act Section 30213 (part). Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided. Development providing public recreational opportunities are preferred.

Coastal Act Section 30222. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Coastal Act Section 30223. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

The amendment would also redesignate a portion of land with steep slopes at 1409 Highway 1 from Visitor-Serving Commercial to Sensitive and Hazardous. The Coastal Act requires new development to minimize hazards, including avoiding steep slopes and other areas that are subject to geological hazards. Section 30253 states, in part:

New development shall do all of the following: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard; (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the protective devices that would substantially alter natural landforms along bluffs and cliffs.

B. Consistency Analysis

1405 Highway 1

The proposed amendment would change the land use designation of a portion of 1405 Highway 1 from Institutional to Visitor-Serving Commercial (see Exhibit C). The current Institutional designation primarily allows for the development of publicly owned facilities, such as fire and police stations, which was appropriate when the parcel housed a fire station. However, the fire station is no longer there, the parcel is now privately owned, and the Institutional designation is no longer appropriate in this context. Given the parcel's close proximity to the shoreline, including nearby public access and boating facilities, as well as the Bodega Bay commercial core, expanding the Visitor-Serving Commercial designation to include the former fire station site will enhance the potential for recreation and visitor-serving uses in the vicinity, consistent with Coastal Act policies protecting and prioritizing visitor-serving and recreational uses. Under the proposed land use designation, the former fire station site would be protected for visitor-serving uses, such as hotels, motels and restaurants. Thus, the amendment increases the amount of land designated for visitor-serving uses within the existing urban footprint of Bodega Bay. For these reasons, the proposed re-designation is consistent with the visitor-serving policies of the Coastal Act.

1409 Highway 1

The LCP amendment also proposes to re-designate a portion of 1409 Highway 1 from Visitor-Serving Commercial to Sensitive and Hazardous. The previous LLA moved the boundary between the two subject parcels farther south to better align with the topography and constraints at the site, so that 1409 Highway 1 now includes a portion of the Visitor-Serving Commercial designation, even though the land is constrained by steep slopes. The proposed amendment would eliminate this split designation and designate steeply sloping, densely vegetated land to Sensitive and Hazardous. The Sensitive and Hazardous designation restricts development and ensures that constraints due to hazards are identified and can be mitigated prior to development approval. Thus, the proposed re-designation is consistent with Coastal Act Section 30253 restricting development in geologically hazardous areas because it would restrict development and ensure hazards are avoided and minimized on this steeply sloping, densely vegetated parcel.

3. IP Amendment Consistency Analysis

A. Applicable LUP Policies

The LUP protects visitor-serving resources, and prioritizes visitor-serving and recreational uses, especially on land in close proximity to the coast, such as the subject parcel. Applicable LUP policies include:

Visitor-Serving Facilities General Recommendation #1. Encourage the development and expansion of Visitor-Serving and commercial facilities within urban service and rural community boundaries where coastal requirements, including water provision and waste disposal, can be met.

Visitor-Serving Facilities Specific Recommendation #7. Provide for new and expand existing commercial facilities in Bodega Bay, as shown on the land use plan, and including the expansion of Chanslor Ranch.

Land Use Categories: Visitor-Serving Commercial. Land to accommodate visitor-serving facilities (i.e., restaurants, lodging).

In addition, the LUP restricts development on hazardous sites, including the steep slopes located on the 1409 Highway 1 parcel and requires hazards to be avoided and minimized. Applicable policies include:

Environmental Hazards Recommendation #8. Encourage resource use where suitable on lands which are hazardous to development and other uses.

Land Use Categories: Sensitive and Hazardous. Areas with major physical or biological constraints to development. Development is prohibited unless constraints can be mitigated.

Land Use Recommendations for Bodega Bay #18. Prohibit development on Sensitive and Hazardous land unless the project can be accomplished according to criteria specified in the preceding Sensitive and Hazardous Areas discussion.

B. Consistency Analysis

1405 Highway 1

The LCP amendment proposes a zoning change to re-zone the property that is being re-designated Visitor-Serving Commercial. The zoning for this portion of property would be changed from Public Facilities/Coastal Combining/Scenic Resources/Geologic Hazard to Tourist Commercial/Coastal Combining/Scenic Resources/Geological Hazard. Section 26C-140 of the LCP's Coastal Zoning Ordinance describes the allowable uses within the Tourist Commercial zoning district, which include restaurants, retail shops, and inns, and also ancillary uses such as one single-family dwelling unit and small agricultural uses. As stated previously, the parcel currently contains a nursery business, coffee shop, and a small residence for the business owners. The proposed zoning amendment is consistent with the LUP's policies because it allows for expanded visitor-serving uses within the existing urban footprint of Bodega Bay. Additionally, the zoning change does not change existing requirements for the protection of coastal views, including because both the Public Facilities and Tourist Commercial zoning districts have the same allowable building heights and required findings that coastal views will not be impaired by proposed development. Thus, the proposed rezoning will ensure consistency with the new Visitor-Serving Commercial land use designation and eliminate the parcel's current split zoning. Therefore, the proposed rezoning to correspond to the Visitor-Serving Commercial land use designation is consistent with and adequate to carry out the amended LUP.

1409 Highway 1

The amendment proposes a zoning change to re-zone the property that is being designated Sensitive and Hazardous. The zoning for this portion of property would be changed from Tourist Commercial/Coastal Combining/Scenic Resources/Geologic Hazard to Resource and Rural Development/B6-20/Coastal Combining/Scenic Resources/Geologic Hazard. The rezoning would expand the Resource and Rural Development zoning designation to better align with the site's topography and constraints, including steep slopes and vegetation. The principal permitted uses within this zoning, according to LCP Coastal Zoning Ordinance Section 26C-50, include

certain agricultural uses, temporary/seasonal sale of crops, and management of land for watershed/fish and wildlife purposes. These resource-related uses are allowed on geologically hazardous lands per the LUP. However, no development is allowed per the Sensitive and Hazardous land use designation unless constraints can be mitigated, a policy that is implemented by the Geological Hazard Area Combining District, and this zoning designation requires geologic hazards to be identified and mitigated before any development can be approved. Thus, the proposed rezoning will ensure consistency with the new Sensitive and Hazardous land use designation and will ensure new development avoids and minimizes hazards consistent with the Land Use Plan. Therefore, the Resource and Rural Development zoning designation is consistent with and adequate to carry out the amended LUP.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Local governments are not required to undertake environmental analysis of proposed LCP amendments, although the Commission can and does use any environmental information that the local government has developed. CEQA requires that alternatives to the proposed action be reviewed and considered for their potential impact on the environment and that the least damaging feasible alternative be chosen as the alternative to undertake.

The County, acting as lead CEQA agency, determined that the proposed LCP amendments were categorically exempt from the requirements of CEQA. This staff report has discussed the relevant coastal resource issues with the proposal. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects which approval of the amendment, as modified, would have on the environment within the meaning of CEQA. Thus the proposed amendment will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).

#24

Resolution No. 10-0470

County of Sonoma
Santa Rosa, CA 95403

Date: 6/8/2010
PLP09-0019 Sigrid Swedenborg

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Finding The Project Exempt From CEQA And Approving The Requested General Plan Amendment And Coastal Plan Amendment As Requested By Clarence Freeman, For Property Located At 1405 And 1409 Highway 1, Bodega Bay; Portion Of APN 100-080-077 And -078 (PLP09-0019), And Superseding Resolution No. 09-1158.

Resolved, that the Board of Supervisors of the County of Sonoma (“the Board”) hereby finds and determines as follows:

Whereas, Clarence Freeman, (the “Applicant”), filed an application with the Sonoma County Permit and Resource Management Department (“PRMD”) for:

1) a General Plan Amendment on a 0.3 +/- acre parcel from the Public/Quasi Public to the Recreation and Visitor Serving Commercial land use designation and a Coastal Plan Land Use Amendment from the Institutional designation to the Visitor Serving Commercial designation located at 1405 Highway 1, Bodega Bay; portion of APN 100-080-077; Supervisorial District No. 5; and

2) a General Plan Amendment to follow the lot lines established by Lot Line Adjustment LLA08-0007, from the Visitor Serving Commercial designation land use designation to the Resources and Rural Development designation and a Coastal Plan Land Use Amendment from the Visitor Serving Commercial designation to the Sensitive and Hazardous designation located at 1409 Highway 1, Bodega Bay; portion of APN 100-080-077 and -078; Supervisorial District No. 5 (collectively “the Proposed Project”).

Whereas, it was determined that the Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) of the California Code of Regulations which provides that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

Whereas, the Planning Commission in accordance with the provisions of law, conducted a public hearing on the Proposed Project on July 16, 2009, and with a 5-0 vote, recommended that the Board approve the Proposed Project; and

Whereas, on October 6, 2009, the Board of Supervisors held a public hearing at which time all interested persons were given an opportunity to be heard. The Board closed the public hearing and, with a 5-0 straw vote, continued the item to December 8, 2009, for final action; and

Whereas, on December 8, 2009, the Board of Supervisors approved the request to amend

the Sonoma County General Plan and the Coastal Plan, with a 5-0 vote; and

Whereas, staff determined that an error had been made on the description of the project contained within the previously adopted Resolution No. 09-1158, and requested that the Board correct the action by adopting a new Resolution superseding previously adopted Resolution; and

Whereas, the first land use amendment of the General Plan Land Use Element for 2010, does not significantly alter the goals, objectives and policies of the General Plan and the change is in harmony with the rest of the General Plan; and

Whereas, the Board concurs with PRMD's determination that the Proposed Project is exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines. The facts and conditions that support this finding are as follows:

1. Section 15061(b)(3) of the State CEQA Guidelines exempts an activity from CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment;

Whereas, the Board makes the following findings concerning the Proposed Project:

1. The General Plan Amendment will eliminate three different designations on two parcels.

2. An amendment from the Coastal Plan Land Use designation of Institutional to Visitor Serving Commercial is appropriate to eliminate split designations on one parcel (APN 100-080-078) and to delete the Institutional designation which is no longer appropriate due to the demolition of the former Fire Station (APN 100-080-077).

3. The General Plan Amendment and Coastal Plan Amendment are required as a Condition of Approval for a previously approved Lot Line Adjustment (LLA08-0007).

Now, Therefore, Be It Resolved, abased 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 herein above set forth.

2. The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Code of Regulations.

3. The Proposed Project is approved as follows:

a. The General Plan Amendment is approved as part of the first amendment of the General Plan Land Use Element for 2010.

b. The General Plan Land Use Amendment is approved to amend the land use designation on a portion of APN 100-080-077 from the Public/Quasi Public to the Recreation and Visitor Serving Commercial designation and a Coastal Plan Land Use Amendment from the Institutional designation to the Visitor Serving Commercial designation on 0.3 +/- acres.

c. The General Plan Amendment is approved on a portion of APN 100-080-078 to follow the lot lines established by the Lot Line Adjustment (LLA08-0007) from the Visitor Serving Commercial designation to the Resources and Rural Development land use designation and a Coastal Plan Land Use Amendment from the Visitor Serving Commercial designation to the Sensitive and Hazardous designation.

Be It Further Resolved that the Board of Supervisors adoption of this Resolution supersedes previously adopted Resolution No. 09-1158.

Be It Further Resolved that the Board of Supervisors authorizes staff to submit the above described amendment to the Coastal Commission for approval. This Local Coastal Plan Land Use Amendment becomes effective upon approval by the Coastal Commission.

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:

Kerns: Aye Zane: Aye Kelley: Aye Carrillo: Aye Brown: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

So Ordered.

ORDINANCE NO. 5893

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM (1) PF (PUBLIC FACILITIES), CC (COASTAL COMBINING), SR (SCENIC RESOURCES), G (GEOLOGIC HAZARD) TO THE CT (TOURIST COMMERCIAL), CC (COASTAL COMBINING), SR (SCENIC RESOURCES), G (GEOLOGIC HAZARD) DISTRICT(S) AND (2) FROM CT (TOURIST COMMERCIAL), CC (COASTAL COMBINING), SR (SCENIC RESOURCES), G (GEOLOGIC HAZARD) DISTRICT(S) TO RRD (RESOURCES AND RURAL DEVELOPMENT), B6-20 ACRE DENSITY, CC (COASTAL COMBINING), SR (SCENIC RESOURCES), G (GEOLOGIC HAZARD) DISTRICT(S) LOCATED AT 1405 AND 1409 HIGHWAY 1, BODEGA BAY, PORTIONS OF APN 100-080-077 AND - 078, AND REPEALING ORDINANCE NO. 5864.

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

SECTION I: 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 the following real property from the PF (Public Facilities), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) to the CT (Tourist Commercial), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) and from the CT (Tourist Commercial), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) to the RRD (Resource and Rural Development), B6-20 acre density, CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) District to follow the lot lines established by a previously approved Lot Line Adjustment (LLA08-0007) for 3 +/- acres located at the intersection of Bay Flat Road and Highway 1, also known as 1405 and 1409 Highway 1, Bodega Bay; portions of APN 100-080-077 and - 078. File No. PLP09-0019. The Director of the Permit and Resource Management Department is directed to reflect this amendment to the OZD of the County as shown on Sectional District Map No. 8.1716.

SECTION II: Ordinance No. 5864, adopted on December 8, 2009, is repealed because it contains an error in the project description.

SECTION III: 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 IV: 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 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.

In regular session of the Board of Supervisors of the County of Sonoma, passed and adopted this 8th day of June, 2010, on regular roll call of the members of said Board by the following vote:

SUPERVISORS VOTE:

Kerns: Aye Zane: Aye Kelley: Aye Carrillo: Aye Brown: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Veronica A. Ferguson
Clerk of the Board of Supervisors

Existing 2001 Coastal Land Use



Proposed Coastal Land Use



Existing 2001 Coastal Land Use

- Institutional
- Planned Community
- Medium Density Residential
- Low Density Residential
- Rural Residential
- Sensitive and Hazardous
- Timber
- Agriculture
- Dedicated Open Space
- Recreation
- Village Commercial
- Commercial Center
- Visitor Serving Commercial
- Fishing Commercial

Proposed Coastal Land Use

- Dedicated Open Space
- Public/Quasi-Public
- Sensitive Hazardous
- Agriculture
- Timber
- Planned Community
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Recreation
- Visitor Serving Commercial
- Village Commercial
- Commercial Center
- Fishing Commercial/Industrial

Base Map Data

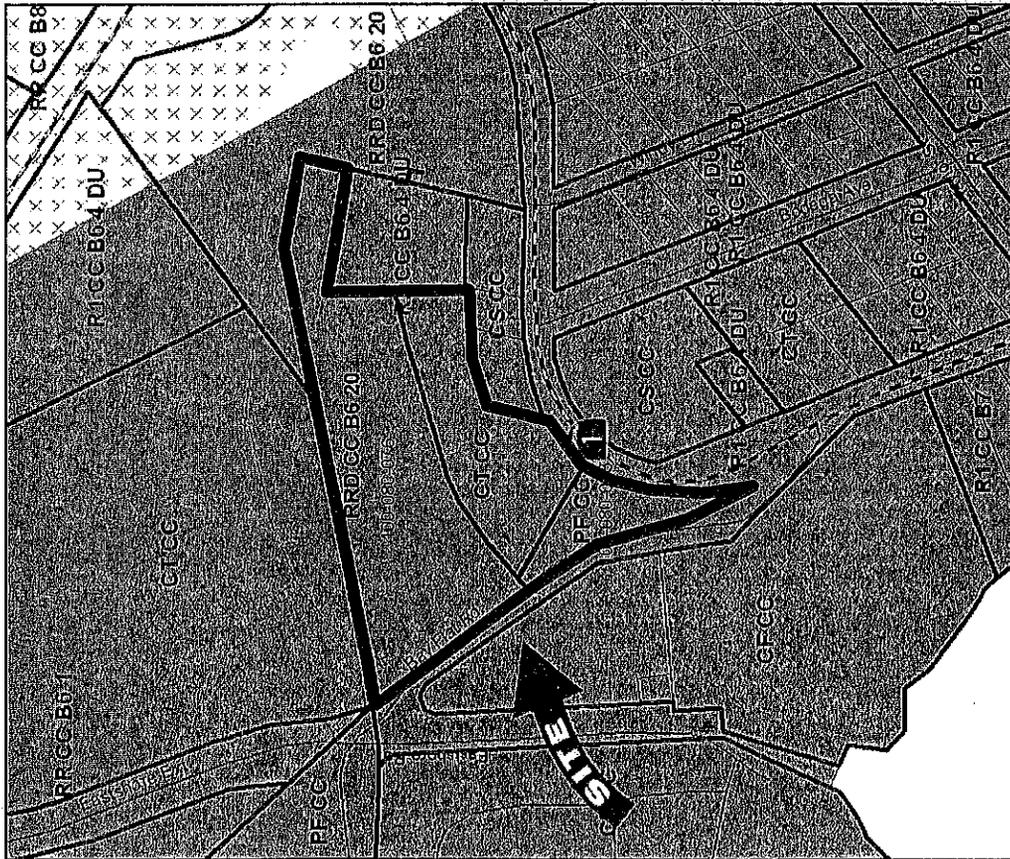
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- Urban_Service_Areas
- Rural_Community_Boundary



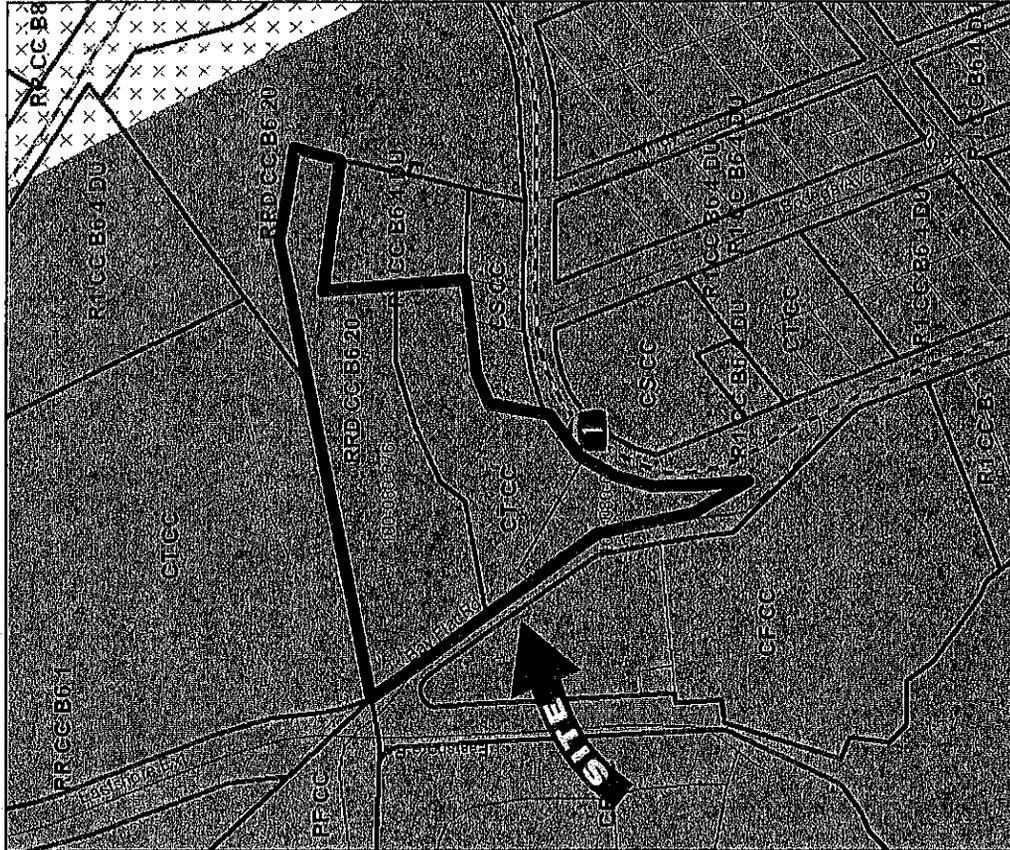
Existing & Proposed Coastal Land Use Map

PLP 09-0019

Existing Zoning



Proposed Zoning



Zoning

- [Symbol] AH Affordable Housing
- [Symbol] LU Policy
- [Symbol] HD Historic District
- [Symbol] SD Scenic Design
- [Symbol] SR Scenic Resource
- [Symbol] VCH Valley Oak Habitat
- [Symbol] BR Ectic Resource
- [Symbol] MR Mineral Resource
- [Symbol] G Geologic Hazard
- [Symbol] F1 Floodway
- [Symbol] F2 Floodplain

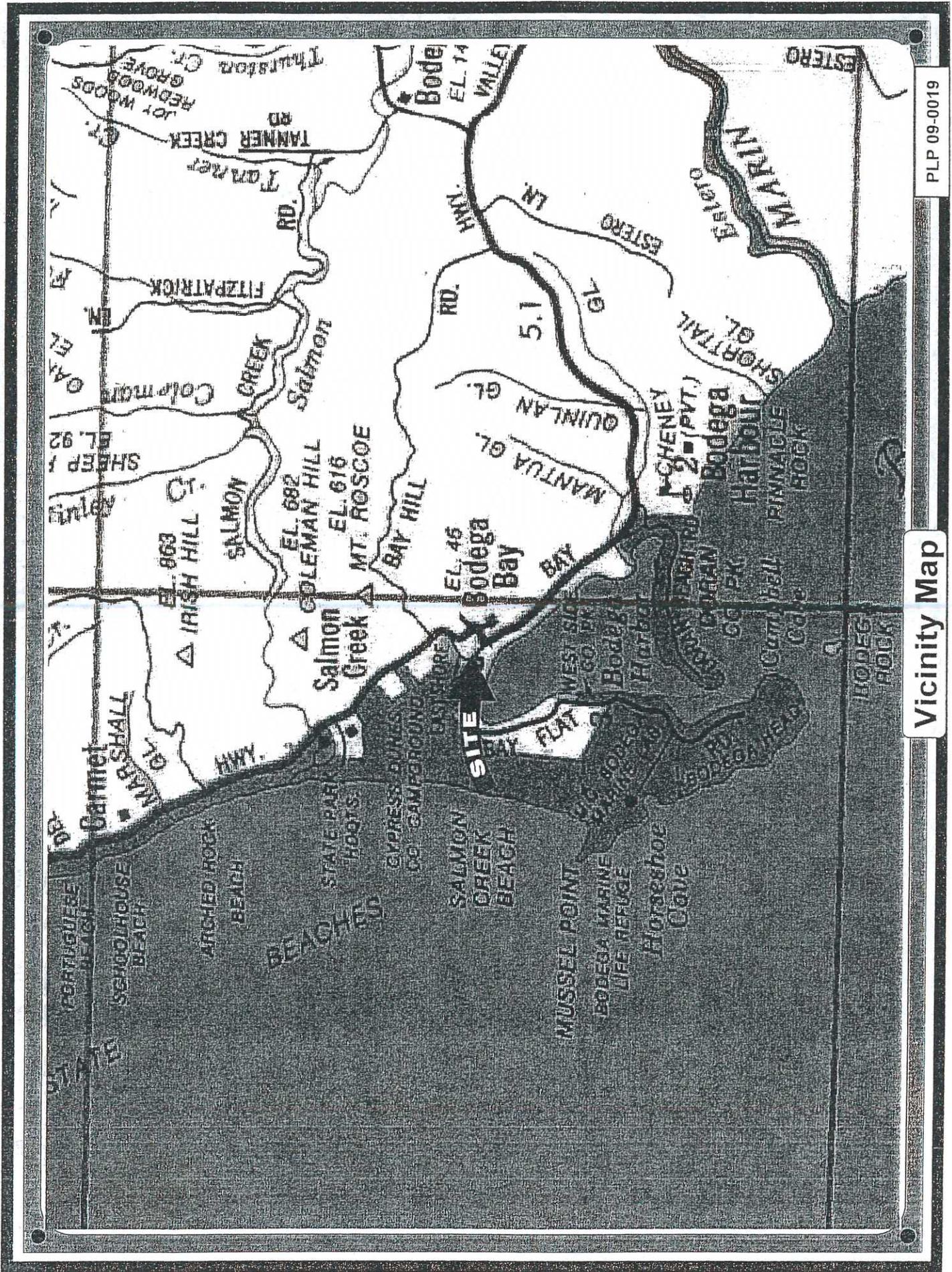
Base Map Data

- [Symbol] City Limit Boundaries
- [Symbol] Highways
- [Symbol] Main Arterial Streets
- [Symbol] Street
- [Symbol] Intermittent Stream
- [Symbol] Perennial Stream

0 200 Feet
1 inch = 201 feet

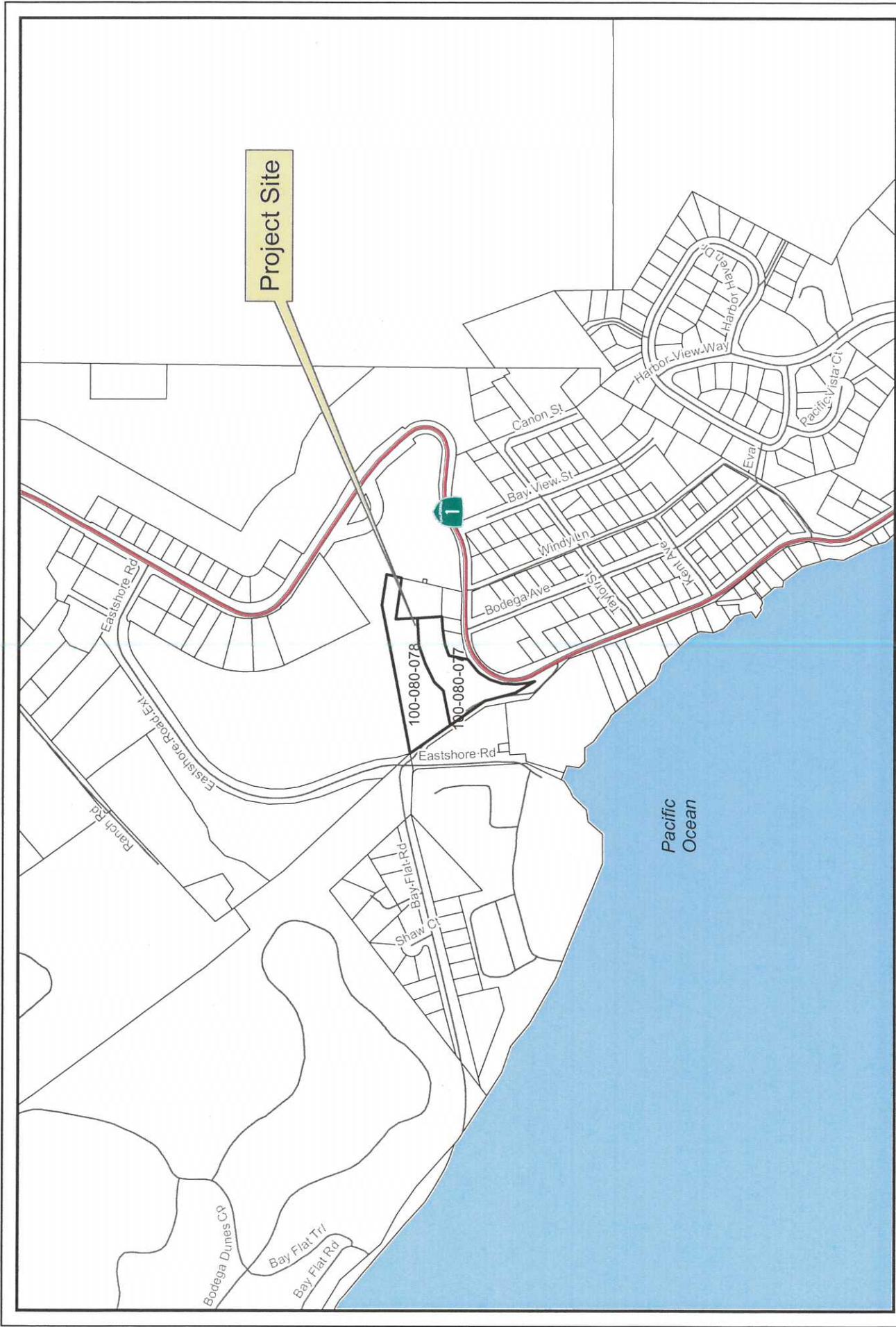
Existing & Proposed Zoning Map

PLP 09-0019



Vicinity Map

PLP 09-0019



Project Site

A. P. Nos. 100-080-078 (formerly 100-080-076) & 100-080-077 (formerly 100-080-003)



- Note:
1. Parcel Boundaries derived from 1:6000 scale maps and revised using Assessor Parcel Maps.
 2. Data is for planning purposes.
 3. Questions regarding this map and the data herein should be directed to the Assessor's Office.
 4. Topography USGS 7.5 Quadrangle sheet.

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purpose only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed boundaries. For more current parcel data consult the County of Sonoma Assessor's Office.
 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.



County of Sonoma
 Permit and Resource Management Department
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