

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

DATE: 2:10 p.m. on November 10, 2009

TO: Board of Supervisors

FROM: Gary Helfrich, Project Planner

SUBJECT: PLP08-0027; Request for a zone change on a vacant 1.78 acre parcel from C2 (Retail Business and Service) VOH (Valley Oak Habitat) to C3 (General Commercial) AH (Affordable Housing) VOH (Valley Oak Habitat)

Previous Action of the Planning Commission:

At its regularly scheduled meeting on July 16, 2009, the Planning Commission, on a 5-0 vote, recommended adoption of the Mitigated Negative Declaration and approval a zone change on a vacant 1.78 acre parcel located at 5352 Old Redwood Highway from C2 (Retail Business and Service) VOH (Valley Oak Habitat) to C3 (General Commercial) AH (Affordable Housing) VOH (Valley Oak Habitat).

Proposed Project Description:

Marv Soiland is requesting a zone change from C2 (Retail Business and Service) VOH (Valley Oak Habitat) to C3 (General Commercial) AH (Affordable Housing) VOH (Valley Oak Habitat).

The site has most recently been used for the sale of used automobiles, and was developed with a number of buildings, including a service garage and single family residence. The automobile sales business has since closed, all improvements have been removed, and the site is currently vacant. At this time, no development project is proposed for the site.

ISSUES OF DISCUSSION FOR PUBLIC HEARING

Issue #1: General Plan Consistency

Discussion

General Plan land use for the site is GC (General Commercial), and both the existing C2 (Retail Business and Service) and requested C3 (General Commercial) zoning districts are consistent with the GC (General Commercial) land use designation. Housing Element Policy HE-3I allows for the Affordable Housing Combining District Program (AH) to be extended to light industrial and/or commercial zones. The AH Combining District would allow the additional opportunity to develop an affordable housing project on the site if the applicant is unable to find a commercial tenant.

Staff explained the purpose of the AH Combining District and how it would give the applicant

additional development opportunities and provide the County with additional flexibility in developing affordable housing project. The site meets all the criteria HE-3I, which requires the site to be within an Urban Service Area and located near transit, neighborhood-serving commercial land uses, and an elementary school. HE-3I also requires adequate water and sewer services. Sewer capacity is adequate, and the water system (operated by California American Water Company) has limited supplies but is in the process of developing additional sources that will meet anticipated future needs

Resolution

The Planning Commission agreed the site is suitable for either General Commercial or residential uses, noting the site adjoins a high density residential neighborhood.

Issue #2: Compatibility of C3 (General Commercial) Uses to Residential Uses

Discussion

Future uses and associated development allowed in the C3 (General Commercial) district has the potential for noise, visual, traffic and air quality impacts to the adjacent residential areas across Old Redwood Highway southwest of the project site and adjacent to the rear of the project site to the northeast. Several neighbors expressed concerns with traffic, noise and water impacts.

Resolution

Since the site is currently undeveloped, all future commercial use will require Design Review approval, and appropriate review under CEQA. Development would not be approved until mitigation measures were identified that reduced impacts of the project to a less than significant level. The Commission reminded the audience that once there is a project proposal there will be additional opportunities for public review and comment.

The Commission also commented that impacts associated with C3 (General Commercial) zoning are often less than impacts associated with C2 (Retail Business and Service) uses. Staff commented that an AH Combining District makes housing optional, not mandatory, and a housing project will require a Use Permit, which requires a public hearing and environmental review under CEQA.

List of Attachments:

Draft Board of Supervisors Resolution

- EXHIBIT A: Draft Ordinance and Map Exhibit
- EXHIBIT B: Planning Commission Staff Report July 16, 2009
- EXHIBIT C: Planning Commission Resolution July 16, 2009
- EXHIBIT D: Planning Commission Minutes July 16, 2009

On file with the clerk: Negative Declaration

Resolution Number

County of Sonoma
Santa Rosa, California

November 10, 2009
PLP08-0027 Gary Helfrich

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING A NEGATIVE DECLARATION FOR A ZONE CHANGE ON A VACANT 1.78 ACRES PARCEL FROM THE C2 (RETAIL BUSINESS AND SERVICE DISTRICT), VOH (VALLEY OAK HABITAT) TO THE C3 (GENERAL COMMERCIAL), AH (AFFORDABLE HOUSING COMBINING DISTRICT), VOH (VALLEY OAK HABITAT) AS REQUESTED BY MARV SOILAND, FOR PROPERTY LOCATED AT 5352 OLD REDWOOD HIGHWAY, SANTA ROSA; APN 039-012-055.

WHEREAS, the applicant, Marv Soiland, filed an application with the Sonoma County Permit and Resource Management Department to rezone 1.78 acres from the C2 (Retail Business and Service District), VOH (Valley Oak Habitat) District to the C3 (General Commercial), AH (Affordable Housing Combining District), VOH (Valley Oak Habitat) district, or other appropriate district on property located at 5352 Old Redwood Highway, Santa Rosa; APN 039-012-055; Supervisorial District No. 4; and

WHEREAS, a Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines; and

WHEREAS, the rezoning is consistent with the General Plan Land Use designation of General Commercial; and

WHEREAS, at its regularly scheduled meeting on July 16, 2009, the Planning Commission, with a 5-0 vote, recommended that the Board of Supervisors adopt the Negative Declaration and approve the requested Zone Change; and

WHEREAS, in accordance with the provisions of law, the Board of Supervisors held a public hearing on November 10, 2009, at which time all interested persons were given an opportunity to be heard.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors finds the proposed project could not have a significant effect on the environment, and hereby adopts the Negative Declaration. The Board of Supervisors certifies that the 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 CEQA guidelines, and finds that the Negative Declaration reflects the independent judgment of the Board of Supervisors.

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 100A, Santa Rosa, California 95403.

Resolution #
November 10, 2009
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SUPERVISORS VOTE:

Brown:	Kerns:	Zane:	Carrillo:	Kelley:
	Ayes:	Noes:	Absent:	Abstain:

SO ORDERED.

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE C2 (RETAIL BUSINESS AND SERVICE DISTRICT), VOH (VALLEY OAK HABITAT) TO THE C3 (GENERAL COMMERCIAL), AH (AFFORDABLE HOUSING COMBINING DISTRICT), VOH (VALLEY OAK HABITAT) OR OTHER APPROPRIATE DISTRICT(S) FOR 1.78 ACRES LOCATED AT 5352 OLD REDWOOD HIGHWAY, SANTA ROSA APN 039-012-055.

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 C2 (Retail Business and Service District), VOH (Valley Oak Habitat) District to the C3 (General Commercial), AH (Affordable Housing Combining District), VOH (Valley Oak Habitat) district, or other appropriate district located at 5352 Old Redwood Highway, Santa Rosa; APN 039-012-055. File No. PLP08-0027. The Director of the Permit and Resource Management Department is directed to reflect this amendment to the OZD of the County by adding Sectional District Map No. to said maps.

SECTION II: 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 III: 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 day of , 2009, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Brown:	Kerns:	Zane:	Carrillo:	Kelley:
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:

Clerk of the Board of Supervisors

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: PLP08-0027
DATE: July 16, 2009
TIME: 2:00 p.m.
STAFF: Gary Helfrich

**Board of Supervisors Hearing to
be determined at a later time and
noticed at that time.**

Appeal Period: 10 calendar days

SUMMARY

Applicant: Marv Soiland

Location: 5352 Old Redwood Highway, Santa Rosa
APN 039-012-055 Supervisorial District No. 4

Subject: Zone Change

PROPOSAL: Request for a zone change on a vacant 1.78 acre parcel from C2 (Retail Business and Service) VOH (Valley Oak Habitat) to C3 (General Commercial) AH (Affordable Housing) VOH (Valley Oak Habitat)

Environmental Determination: Negative Declaration

General Plan: General Commercial

Specific/Area Plan: None

Land Use: Vacant

Ord. Reference: 26-01-010, 26-32 ,26-34 ,26-59, 26-96

Zoning: C2 (Retail Commercial)

Application Complete for Processing: April 21, 2009

RECOMMENDATION: Adopt the resolution recommending the Board of Supervisors approve the proposed zone change.

ANALYSIS

Background:

The site has most recently been used for the sale of used automobiles, and was developed with a number of buildings, including a service garage and single family residence. The applicant had planned to lease and develop this site for expansion of an RV sales, storage, and service facility located on an adjoining commercial parcel. An application was submitted for a Zone Change and Use Permit on October 12, 2007 in order to allow the neighboring RV business to relocate to the project site.

Shortly after this application was submitted, the RV business failed, and the applicant has been unsuccessful in attracting a tenant for this property as currently zoned. The applicant feels that given current economic conditions, and given the apparent lack of demand for C2 uses in this area, rezoning from C2 to C3 would make it more likely a tenant could be found, allowing the site to be improved and developed. If a commercial tenant cannot be found, the proposed Affordable Housing (AH) Combining District will provide additional opportunities for development of an affordable housing project on the site.

In 1980, the now repealed Larkfield- Wikiup Specific Plan rezoned an approximately 14 acre triangular area that includes the project site. Under this Plan, parcels within this triangular area were zoned C2 (Retail Business and Service District) within 200 feet of Old Redwood Highway, and the remainder of each parcel was zoned either R2 (Multi-Family Residential) if sewer service was available, or A1 (Primary Agriculture) if sewer was unavailable. The split zoning was changed in 1993 to all C2 zoning when the Larkfield- Wikiup Specific Plan was brought into consistency with the 1989 General Plan.

Since 1993, requests for rezoning from C2 to C3 zoning in this area have been approved at 5368 Old Redwood Highway, which adjoins the project site (PLP00-0015), and 5492 Old Redwood Highway, located approximately 1000 feet northwest of the project site (PLP99-0081).

Project Description:

The proposed project is for a zone change from C2 (Retail Business and Service) VOH (Valley Oak Habitat) to C3 (General Commercial) AH (Affordable Housing) VOH (Valley Oak Habitat). Development of the site is not proposed at this time.

Site Characteristics:

The 1.78 acre property, located on Old Redwood Highway north of Airport Boulevard, is a level vacant lot without structures or improvements of any kind. Surfacing is gravel, dirt and weeds without any landscaping. A poorly maintained fence runs along the eastern property boundary separating it from the existing residential development. Access is directly onto Old Redwood Highway. A well and septic system of unknown condition presently serve the property. Public sewer and water are available.

The site is at the southeastern end of a 14 acre triangular area characterized by large gravel yards, outdoor storage of equipment, warehouses, and storage buildings. Developed parcels include Gentry contractor's storage yard (established 1984), Peterson Well & Drilling (1946), and Ramm Rock & Landscaping (1983). Other uses in the surrounding area include vacant commercial parcels, single and multiple family residences, mobile home parks, and vacant residential parcels.

Surrounding Land Use and Zoning:

The project site is adjacent to the following specific uses:

- Northwest: Vacant commercial lot with several small buildings zoned C3 (General Commercial).
Southeast: Vacant residential lot zoned R2-11DU (Medium Density Residential, 11 Dwelling Units per Acre).
Northeast: Single family residential subdivision zoned R1-5DU (Low Density Residential, 5 Dwelling Units per Acre).
Southwest: Two parcels across Old Redwood Highway. A commercial parcel developed with gas station and mini-mart, zoned LC (Limited Commercial), and a residential parcel developed with mobile home park, zoned R1-5DU (Low Density Residential, 5 Dwelling Units per Acre)

DISCUSSION OF ISSUES

Issue #1: General Plan and Zoning Consistency

General Commercial General Plan Land Use

The County General Plan designates the property General Commercial. This land use category is intended to provide sites for intense commercial uses that primarily serve a mix of business activities and the residential and business community as a whole rather than a local neighborhood. These uses provide for comparison shopping and services which are ordinarily obtained on an occasional rather than daily basis. This category is also intended to provide opportunities for a mix of residential and commercial use in Urban Service Areas. Both the existing C2 (Retail Business and Service) and requested C3 (General Commercial) zoning districts are consistent with the General Commercial land use category.

Affordable Housing Combining Zoning District

The General Plan Policy for General Commercial Areas states:

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

Housing Element Policy HE-3I states:

“Consider extending the Affordable Housing Combining District Program to allow additional multi-family affordable housing projects in light industrial and/or commercial zones, by adding affordable housing as one of the uses allowed with a use permit in addition to the other allowable uses, where the following conditions are met:

- (1) Site is located within or adjacent to a designated Urban Service Area, and adequate sewer and water services exist.*
- (2) Site is located near transit; neighborhood-serving commercial land use, such as a community market; and an elementary or secondary school.*

- (3) *Development must be multi-family rental units with a density of up to 24 units per acre, and must provide 100% of units as affordable to lower-income households, including at least 30% of units as affordable to extremely-low income households.*
- (4) *Projects shall be subject to Use Permit and Design Review approval."*

Under Policy HE-3I, a Use Permit would be required for development of an affordable housing project on the project site. The project site is within the Airport/Larkfield/Wikiup Urban Service area. It is served by Sonoma County Transit Route 60, near a number of neighborhood-serving commercial uses in the Larkfield area, and approximately 1/3 mile from the San Miguel Elementary School. The project is within the Airport/Larkfield/Wikiup County Sanitation Zone, which appears to have adequate capacity according to the 2004 *Sonoma County LAFCO Municipal Service Review of Water and Sewer Districts*. The water system, operated by California American Water Company, has limited supply, but is in the process of developing new wells that are anticipated to meet future local needs.

Future development of an affordable housing project on the project site is likely to be able to meet the conditions required for a Use Permit, and application of the Affordable Housing Combining Zoning District to the project site is consistent with the General Plan Policy for General Commercial Areas, and Housing Element Policy HE-3I.

Issue #2: Compatibility of C3 Uses Adjacent to Residential Uses

Future uses and associated development allowed in the C3 district has the potential for noise, visual, traffic and air quality impacts to the adjacent residential areas across Old Redwood highway southwest of the project site and adjacent to the rear of the project site to the northeast. The Sonoma County General Plan does not specifically prohibit General Commercial uses adjacent to Residential uses.

The General Plan, Zoning Code and requirements of the California Environmental Quality Act (CEQA) provide the following safeguards to minimize adverse impacts associated with C3 uses adjacent to residential uses:

1. The Noise Element of the General Plan contains maximum noise levels that are applied to discretionary development permits. Noise complaints would trigger an investigation into the severity of a noise violation, and if necessary, the County could require additional noise mitigation such as restricting hours of operation, constructing sound walls, and confining noise-generating activities to inside of buildings. A noise study performed by Illingworth and Rodkin analyzed "worst case" C3 uses and found that in all cases feasible on-site mitigation measures would prevent future development from exceeding County noise standards.
2. All uses in the C3 zone require Design Review (Zoning Code Section 26-34-030 (g)). The General Development Standards (Section 26-82-030) of the Design Review section of the zoning code cover a broad range of issues including: fencing, landscaping, parking, building design, screening and baffling (for noise reduction) of mechanical equipment.
3. Any future development proposal for the project site that would cause a significant environmental impact, including those that would otherwise be categorically exempt, is subject to environmental review. Such uses could include those involving significant amounts of hazardous materials, traffic, emissions, or noise-generating activities.

Because the site is currently undeveloped, future commercial use will require Design Review approval, and appropriate review under CEQA. Development would not be approved until mitigation measures were identified that reduced impacts of the project to a less than significant level.

Issue #3: Compatibility of AH Combining District with Adjacent Uses

Single family residential development currently exists to the northeast of the project site, and vacant land to the southeast is zoned R2 (Medium Density Residential) 11 units per acre. A group of three adjacent parcels in this vacant area (APN 039-025-003,-005 039-025, and -071) are identified as affordable housing Site 54 in Table 7.5 of General Plan Housing Element. The AH Combining District would increase the potential for affordable housing in the Larkfield area by allowing either stand-alone affordable housing development on the project site, or a larger affordable housing project utilizing both the project site and Site 54.

The area across Old Redwood Highway to the northwest is developed with a mobile home park and single family homes. Development of affordable housing on the project site would be compatible and complementary to existing residential development in the area.

Issue #4: Public Benefit of Available C3 Land

Development patterns in the project vicinity indicate little demand for land zoned C2. The commercial area surrounding the project site has been zoned C2 for approximately 20 years without attracting typical C2 uses such as retail stores or restaurants. On the other hand, there has been a history of demand for C3 uses in this area as demonstrated by the history of establishment of Gentry Contractor's Storage Yard (1984), the Peterson Well & Drilling (1946), and Ramm Rock and Landscaping (1983).

C3 zoning provides land for sales and services related to a range of light industrial, service, outdoor and warehouse storage, and bulk retail (furniture, lumber yards, etc.) uses. These types of businesses can provide employment opportunities at wages which are above typical salaries for retail sales jobs. C3 uses often have difficulty finding feasible locations because C2 land may not have adequate outdoor storage areas, and because industrially-zoned land may be isolated away from the population they wish to serve.

Issue #5: Public Services

PRMD Well and Septic records show that destruction permits have been finalized for the private well (WEL05-0515) and septic system (SEP07-0828) on this parcel. Future development will require connection to public water and sewer systems. The public sewer line traverses the project site through an easement connecting the residential development to the northeast with the collection main running under Old Redwood Highway. The public water main is adjacent to the project site along Old Redwood Highway. As noted earlier, the Airport/Larkfield/Wikiup Sanitation Zone has adequate capacity to serve the site, and while California American Water Company currently lacks capacity to serve additional customers, the system has proposed supply improvements that will allow it to meet future needs. Future development would not be permitted without proof of adequate water supply.

The project lies within an Urban Service Area and future development will require connection to public water and sewer regardless of zoning. Demand for water and sewer services created by uses allowed under C3 zoning are similar to those allowed under C2. Development of an affordable housing project on the project site is not anticipated to generate greater demand for water and sewer services than uses such as commercial laundries and restaurants allowed under the current C2 zoning.

Other demands on public services, such as emergency services, schools, and parks, will be offset by payment of required impact fees when the project site is developed.

STAFF RECOMMENDATION

Recommend that the Board of Supervisors adopt a Negative Declaration and approve the project subject to the attached conditions after making the following findings.

FINDINGS FOR RECOMMENDED ACTION

1. Rezoning the site to the C3 (General Commercial) zoning district is consistent with the sites current General Plan Land Use designation of General Commercial.
2. The proposed project that includes the AH (Affordable Housing) Combining District will result in additional land being available for affordable housing in accordance with the goals and objectives of the Sonoma County General Plan Housing Element.
3. The proposed project appears to be physically suitable to accommodate General Commercial uses. The parcel is flat, lacking in significant natural features, and has direct access to Old Redwood Highway.
4. Future development of the site will meet will meet County Health Standards by connecting to public sewer and water, and will be subject to CEQA.
5. 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 the rezoning. The Negative Declaration has been completed in compliance with CEQA State and County guidelines and the information contained therein has been reviewed and considered.

LIST OF ATTACHMENTS

- EXHIBIT A: Revised Proposal Statement
- EXHIBIT B: Vicinity Map
- EXHIBIT C: General Plan Land Use Map
- EXHIBIT D: Historic Zoning Map
- EXHIBIT E: Zoning Map
- EXHIBIT F: Draft Sectional District Map
- EXHIBIT G: Aerial Photo of Site
- EXHIBIT H: Noise Study
- EXHIBIT I: California American Water Will Serve Letter
- EXHIBIT J: Draft Resolution

Separate Attachment for Commissioners: Negative Declaration, Comment Letter from Tess Urquhart
Received June 30, 2009

Resolution Number 09-023

County of Sonoma
Santa Rosa, California

July 16, 2009
PLP08-0027 Gary Helfrich / Jane Riley

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS ADOPTION OF A NEGATIVE DECLARATION AND APPROVAL OF THE ZONE CHANGE AS REQUESTED BY MARV SOILAND, FOR PROPERTY LOCATED AT 5352 OLD REDWOOD HIGHWAY, SANTA ROSA; APN 039-012-055.

WHEREAS, the applicant, Marv Soiland, filed an application with the Sonoma County Permit and Resource Management Department to rezone 1.78 acres from the C2 (Retail Business), VOH (Valley Oak Habitat) district to the C3 (Heavy Commercial), AH (Affordable Housing), VOH (Valley Oak Habitat) district, or other appropriate district on property located at 5352 Old Redwood Highway, Santa Rosa; APN 039-012-055; Supervisorial District No. 4; and

WHEREAS, a 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 Planning Commission held a public hearing on July 16, 2009, at which time all interested persons were given an opportunity to be heard.

WHERE AS, the Planning Commission makes the following findings:

1. Rezoning the site to the C3 (General Commercial) zoning district is consistent with the site's current General Plan Land Use designation of General Commercial.
2. The proposed project that includes the AH (Affordable Housing) Combining District will result in additional land being available for affordable housing in accordance with the goals and objectives of the Sonoma County General Plan Housing Element.
3. The proposed project appears to be physically suitable to accommodate General Commercial uses. The parcel is flat, lacking in significant natural features, and has direct access to Old Redwood Highway.
4. Future development of the site will meet will meet County Health Standards by connecting to public sewer and water, and will be subject to CEQA.
5. 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 the rezoning. The Negative Declaration has been completed in compliance with CEQA State and County guidelines and the information contained therein has been reviewed and considered.

NOW THEREFORE BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors adopt the Negative Declaration. The Planning Commission certifies that the 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 CEQA guidelines, and finds that the Negative Declaration reflects the independent judgment of the Planning Commission.

Resolution #09-023

July 16, 2009

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BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors approve the requested Zone Change.

BE 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 Murphy, who moved its adoption, seconded by Commissioner Feibusch, and adopted on roll call by the following vote:

Commissioner Feibusch aye

Commissioner Shahhosseini aye

Commissioner Murphy aye

Commissioner Lynch aye

Commissioner Fogg aye

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

WHEREUPON, the Chair declared the above and foregoing resolution duly adopted; and

SO ORDERED.

Supporting maps are on file at:

County of Sonoma Board of Supervisors Office
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

They can be viewed and/or copies requested during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday. Call (707) 565-2241 for more information.