



# Sonoma County Planning Commission **ACTIONS**

Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

Date: **August 21, 2008**  
Meeting No.: **08-015**

## ROLL CALL

### Commissioners

Bob Williams (Item #1 only) ----- Present  
Don Bennett ----- Present  
Sharon Wright ----- Present  
Rue Furch, Chair (Item #1 only) ----- Present  
Dick Fogg (Item #2 only) ----- Present  
Dennis Murphy ----- Present  
Alan Siegle, Chair (Item #2 only) ----- Present

### Staff Members

Jennifer Barrett ----- Present  
Lisa Posternak ----- Present  
Steve Padovan ----- Present  
  
David Hurst, Chief Deputy County Counsel - Present

**1:00 PM** Call the meeting to order

**Minutes approved** - None

## REGULAR CALENDAR

**Item No. 1 Time: 1:05 p.m. File: PLP08-0063**  
**Applicant: John Batto Staff: Lisa Posternak**  
Env. Doc.: Categorical Exemption  
Proposal: Request for a General Plan Amendment and Zone Change from LI/RR 5 (Light Industrial/Rural Residential, 5 acre-density) General Plan land use and M3/AR 5 (Limited Rural Industrial/Agriculture and Residential, 5 acre-density) zoning designation to RR5 (Rural Residential 5 acre-density) General Plan land use designation and AR 5 (Agriculture and Residential, 5 acre-density) zoning designation  
  
Location: 20330 8<sup>th</sup> Street East, Sonoma  
APN: 126-012-002 Supervisorial District: 1  
Zoning: M3/AR 5 (Limited Rural Industrial/Agriculture and Residential, 5 acre-density)  
  
**Applicant: California Department of Parks & Recreation**  
Env. Doc.: Categorical Exemption

Request for the following General Plan Amendments and Zone Changes for the following four parcels owned by California Department of Parks & Recreation:

Request for a General Plan Amendment and Zone Change from LEA 160/640 (Land Extensive Agriculture, 160 acre-density/640 acre minimum lot size) General Plan land use designation and LEA CC 160/640 G HD SR (LEA 160/640, Coastal Zone, Geologic Hazard, Historic, Scenic Resources) zoning designation to PQP (Public/Quasi-Public) General Plan land use designation and PF CC G HD SR (Public Facilities, CC G HD SR) zoning designation on APN: 101-040-005

Request for a General Plan Amendment and Zone Change from LEA 160/640 General Plan land use designation and LEA CC 160/640 HD SR zoning designation to PQP General Plan land use designation and PF CC HD SR zoning designation on APNs: 101-040-006, -007

Request for a General Plan Amendment and Zone Change from LEA 160/640 General Plan land use designation and LEA CC 160/640 BR F2 HD SR (LEA 160/640, CC, Biotic Resources, Secondary Floodplain, HD SR) zoning designation to PQP General Plan land use designation and PF CC BR F2 HD SR zoning designation on APN 101-040-008

Location: 4500, 4300, 4000, & 3800 State Highway 1, Bodega Bay  
APN: 101-040-005, 006, 007, 008 Supervisorial District: 5

Zoning: LEA CC 160/640 G HD SR (LEA 160/640, Coastal Zone, Geologic Hazard, Historic, Scenic Resources) on APN 101-040-005  
LEA CC 160/640 HD SR on APNs 101-040-006, -007  
LEA CC 160/640 BR F2 HD SR (LEA 160/640, CC, Biotic Resources, Secondary Floodplain, HD SR) on APN 101-040-008  
**Board of Supervisors Hearing on September 9, 2008 at 2:10 p.m.**

**Action: Recommend approval to the Board of Supervisors**

**Batto**

Resolution No: 08-025

Williams: M/aye    Bennett: aye    Wright: S/aye    Murphy: aye    Siegle: aye  
Ayes: 5                Noes: 0                Absent: 0                Abstain: 0

**Parks**

Resolution No: 08-026

Williams: aye    Bennett: S/aye    Wright: no    Murphy: no    Siegle: M/aye  
Ayes: 3                Noes: 2                Absent: 0                Abstain: 0

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**Item No. 2    Time: 1:20 p.m.    File: PLP04-0046**  
**Applicant: Dutra Group    Staff: Steve Padovan**  
Env. Doc.: Environmental Impact Report  
Proposal: Request for 1) a General Plan Amendment to change the land use designation on APN's 019-320-022 and 023 from Limited Commercial to Limited Industrial; 2) a General Plan Text Amendment to Land Use Policy LU-17e to allow for the change in land use to Limited Industrial on APN's 019-320-022 and 023; 3) an Area Plan Amendment to the Petaluma Dairy Belt Area Plan to change the land use designation on the above parcels from Limited Commercial to Limited Industrial; 4) a Zone Change on these same parcels from LC (Limited Commercial), HD (Historic District), SR (Scenic Resources), SD (Scenic Design), F2 (Floodplain) to M3 (Limited Rural Industrial), SR (Scenic Resources), SD (Scenic Design), F2 (Floodplain); 5) a Use Permit for an asphalt batch plant, aggregate distribution facility and recycling operation with a maximum output of 665,000 tons per year; and 6) a Design Review Permit for a new industrial operation located adjacent to a scenic corridor and in a scenic design area on three parcels totaling 38 acres.

Location: 3355 Petaluma Boulevard South, Petaluma  
APN: 019-220-001; 019-320-022, -023 Supervisorial District: 2  
Zoning: M2 (Heavy Industrial) B8 (Frozen Lot), F2 (Floodplain), BR (Biotic Resource)  
LC (Limited Commercial), HD (Historic District), SR (Scenic Resources), SD (Scenic Design), F2 (Floodplain)  
**Board of Supervisors Hearing date to be determined.**

**Action: Continued to October 16, 2008 at 1:05 p.m.**

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