

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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MEMO

DATE: July 21, 2009 at 2:30 p.m.
TO: Board of Supervisors
FROM: Dean Parsons, Project Review Manager
SUBJECT: Organization of General Plan Amendment Packet

The July 21, 2009 public hearing date for five proposed General Plan Amendment items constitutes the third round of amendments in 2009. This amendment package contains individual staff reports, a Mitigated Negative Declaration, Planning Commission Resolutions and draft Board of Supervisors Resolutions for each item.

The Planning Commission recommends denial for Item #1 and approval for Items #2, #3, #4 and #5 as listed below.

2:30 p.m.

- File No.:** PLP04-0046 **Staff:** Steve Padovan
Applicant: Dutra Group, et. al.
Env. Doc.: Environmental Impact Report
Description: 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 add Land Use Policy LU-19i; 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 along a scenic corridor and in a scenic design area on three parcels totaling 38 acres.
Location: 3355 Petaluma Boulevard South, Petaluma
APN: 019-320-022 and 023, 019-220-001 **Supervisorial District:** 2
- File No.:** PLP08-0089 **Staff:** Blake Hillegas
Applicant: Stripe N Seal, Dan Fowler
Env. Doc.: Mitigated Negative Declaration
Description: Request for: 1) a General Plan Amendment from the RR (Rural Residential) land use designation to the LI (Limited Industrial) land use designation; 2) South Santa Rosa Area Plan Amendment to change the land use designation on the eastern two-thirds of the parcel from Rural Residential to Light Industrial; 3) Zone Change from the AR-B6 3 (Agriculture and Residential 3 acre density) VOH (Valley Oak Habitat) District to the M3 (Limited Rural Industrial) VOH (Valley Oak Habitat) District; and 4) a Use Permit for a contractor's office and storage yard.
Location: 4310 Santa Rosa Avenue, Santa Rosa
APN: 045-041-032 **Supervisorial District:** 3

3. **File No.:** PLP09-0013 **Staff:** Sigrid Swedenborg
Applicant: Ellis Alden
Env. Doc.: Categorical Exemption 15061(b)(3)
Description: Request for: 1) a General Plan Amendment on 175 acres from the Resources and Rural Development 240 acre density to the Resources and Rural Development 150 acre density; and 2) a Zone Change from the RRD (Resources and Rural Development), B6-240 acre density, G (Geologic Hazard Combining), to the RRD (Resources and Rural Development), B6-150 acre density, G (Geologic Hazard Combining) district, or other appropriate district as required by a Condition of Approval for a previously approved Minor Subdivision (MNS03-0028).
Location: 26026 and 21912 River Road, Cloverdale
APN: 117-120-009, 141-140-032 and -033 **Supervisorial District:** 4
4. **File No.:** PLP08-0076 **Staff:** Scott Hunsperger
Applicant: Gallo Glass Co. and George Davis
Env. Doc.: Categorical Exemption 15061(b)(3)
Description: Request for: 1) a General Plan Amendment from LEA (Land Extensive Agriculture), 100 acre density designation to LIA (Land Intensive Agriculture), 60 acre density designation on 12.66 acres; and an amendment from LIA (Land Intensive Agriculture), 100 acre density designation to LEA (Land Extensive Agriculture), 60 acre density designation on 6.93 acres; and 2) a Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density, SR, Z, VOH on 11.51 acres; and a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density, SR (Scenic Resource), F2 (Floodplain Combining District), VOH (Valley Oak Habitat) to LEA (Land Extensive Agriculture), B6-100 acre density, SR, F2, VOH on 5.93 acres; a Zone Change from LIA (Land Intensive Agriculture), B6-60 acre density to LEA (Land Extensive Agriculture), B6-100 acre density on 1.0 acres; and a Zone Change from LEA (Land Extensive Agriculture), B6-100 acre density, Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) to LIA (Land Intensive Agriculture), B6-60 acre density Z, VOH on 1.15 acres as required by a Condition of Approval for a previously approved Lot Line Adjustment (LLA04-0016).
Location: 8575, 8721 8934, and 9015 Westside Road, Healdsburg
APN: 110-230-016, -026, -027, -028, -029, and -030 **Supervisorial District:** 4