

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

---

**DATE:** October 6, 2009 at 2:10 p.m.  
**TO:** Board of Supervisors  
**FROM:** Sigrid Swedenborg, Project Planner  
**SUBJECT:** PLP09-0019, [REDACTED]

**Action of the Planning Commission:**

At its regularly scheduled meeting on July 16, 2009, the Planning Commission, with a 5-0 vote, recommended that the Board of Supervisors approve the request by [REDACTED] for:

1) a General Plan Amendment on a 0.3 +/- acre parcel from the Public/Quasi Public to the Recreation and Visitor Serving Commercial designation; a Coastal Plan Land Use Amendment from the Institutional designation to the Visitor Serving Commercial designation; a Zone Change 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) or other appropriate zoning designation for property located at 1405 Highway 1, Bodega Bay; APN 100-080-003; Supervisorial District No. 5; and

2) a General Plan Amendment on portions of a 2.7 acre parcel to follow the lot lines established by the Lot Line Adjustment from the Resources and Rural Development land use designation to the Visitor Serving Commercial designation; a Coastal Plan Land Use Amendment from the Visitor Serving Commercial designation to the Sensitive and Hazardous designation; and a Zone Change from the RRD (Resource and Rural Development), B6-20 acre density, CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) to the CT (Tourist Commercial), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) or other appropriate zoning designations for property located at 1409 Highway 1, Bodega Bay; APN 100-080-076; Supervisorial District No. 5.

**ISSUES DISCUSSED AT THE PUBLIC HEARING**

This was an uncontested item and no issues were raised by the public or the Planning Commission at the public hearing.

**List of Attachments:**

Draft Board of Supervisors Resolution  
EXHIBIT A: Draft Ordinance  
EXHIBIT B: Draft Sectional District Map  
EXHIBIT C: Planning Commission Resolution No. 09-021  
EXHIBIT D: Planning Commission Minutes dated July 16, 2009  
EXHIBIT E: Planning Commission Staff Report dated July 16, 2009

Resolution Number

County of Sonoma  
Santa Rosa, California

October 6, 2009  
PLP09-0019 Sigrid Swedenborg

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING THE PROJECT EXEMPT FROM CEQA AND APPROVING THE REQUESTED GENERAL PLAN AMENDMENT, COASTAL PLAN AMENDMENT AND ZONE CHANGE AS REQUESTED BY [REDACTED], FOR PROPERTY LOCATED AT 1405 AND 1409 HIGHWAY 1, BODEGA BAY; APN 100-080-003 AND -076 (PLP09-0019).

**RESOLVED**, that the Board of Supervisors of the County of Sonoma ("the Board") hereby finds and determines as follows:

**WHEREAS**, [REDACTED], (the "Applicant"), filed an application with the Sonoma County Permit and Resource Management Department ("PRMD") for:

1) a request for a General Plan Amendment on a 0.3 +/- acre parcel from the Public/Quasi Public to the Recreation and Visitor Serving Commercial designation; a Coastal Plan Land Use Amendment from the Institutional designation to the Visitor Serving Commercial designation; a Zone Change 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) or other appropriate zoning designation located at 1405 Highway 1, Bodega Bay; APN 100-080-003; Supervisorial District No. 5; and

2) a request for a General Plan Amendment on portions of a 2.7 acre parcel to follow the lot lines established by the Lot Line Adjustment from the Resources and Rural Development land use designation to the Visitor Serving Commercial designation; a Coastal Plan Land Use Amendment from the Visitor Serving Commercial designation to the Sensitive and Hazardous designation; and a Zone Change from the RRD (Resource and Rural Development), B6-20 acre density, CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) to the CT (Tourist Commercial), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) or other appropriate zoning designations located at 1409 Highway 1, Bodega Bay; APN 100-080-076; 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**, the Planning Commission's recommendation on the Proposed Project has been reviewed and considered by the Board; and

**WHEREAS**, the Proposed Project is part of the fourth amendment of the General Plan Land Use Element for 2009.

**WHEREAS**, in accordance with the provisions of law, the Board held a public hearing on October 6, 2009, at which time all interested persons were given an opportunity to be heard on the Proposed Project; and

**WHEREAS**, the fourth land use amendment of the General Plan Land Use Element for 2009, 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 and to delete the Institutional designation which is no longer appropriate due to the demolition of the former Fire Station.
3. The General Plan Amendment, Coastal Plan Amendment and Zone Change are required as a Condition of Approval for a previously approved Lot Line Adjustment (LLA08-0007).

**NOW, THEREFORE**, 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 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 fourth amendment of the General Plan Land Use Element for 2009.
  - b. The General Plan Land Use Amendment is approved to amend the land use designation on APN 100-080-003 from the Public/Quasi Public to the Recreation and Visitor Serving Commercial designation; a Coastal Plan Land Use Amendment from the Institutional designation to the Visitor Serving Commercial designation; a Zone Change 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) on 0.3 +/- acres to follow (see Ordinance No. \_\_\_\_\_).

- c. The General Plan Amendment is approved on portions of APN 100-080-076 to follow the lot lines established by the Lot Line Adjustment (LLA08-0007) from the Resources and Rural Development land use designation to the Visitor Serving Commercial designation; a Coastal Plan Land Use Amendment from the Sensitive and Hazardous designation to the Visitor Serving Commercial designation; and a Zone Change from the RRD (Resource and Rural Development), B6-20 acre density, CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) to the CT (Tourist Commercial), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) on portions of a 2.7 acres to follow (see Ordinance No. \_\_\_\_\_).

**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, and

**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 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 OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM PF (PUBLIC FACILITIES), CC (COASTAL COMBINING), SR (SCENIC RESOURCES), G (GEOLOGIC HAZARD) AND RRD (RESOURCES AND RURAL DEVELOPMENT), B6-20 ACRE DENSITY, CC (COASTAL COMBINING), SR (SCENIC RESOURCES), G (GEOLOGIC HAZARD) DISTRICT(S) TO THE CT (TOURIST COMMERCIAL), CC (COASTAL COMBINING), SR (SCENIC RESOURCES), G (GEOLOGIC HAZARD) DISTRICT(S) LOCATED AT 1405 AND 1409 HIGHWAY 1, BODEGA BAY; APN 100-080-003 AND -076.

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) and RRD (Resource and Rural Development), B6-20 acre density, CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) District to the CT (Tourist Commercial), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) 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; APN 100-080-003 and -076. 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. \_\_\_\_\_.

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

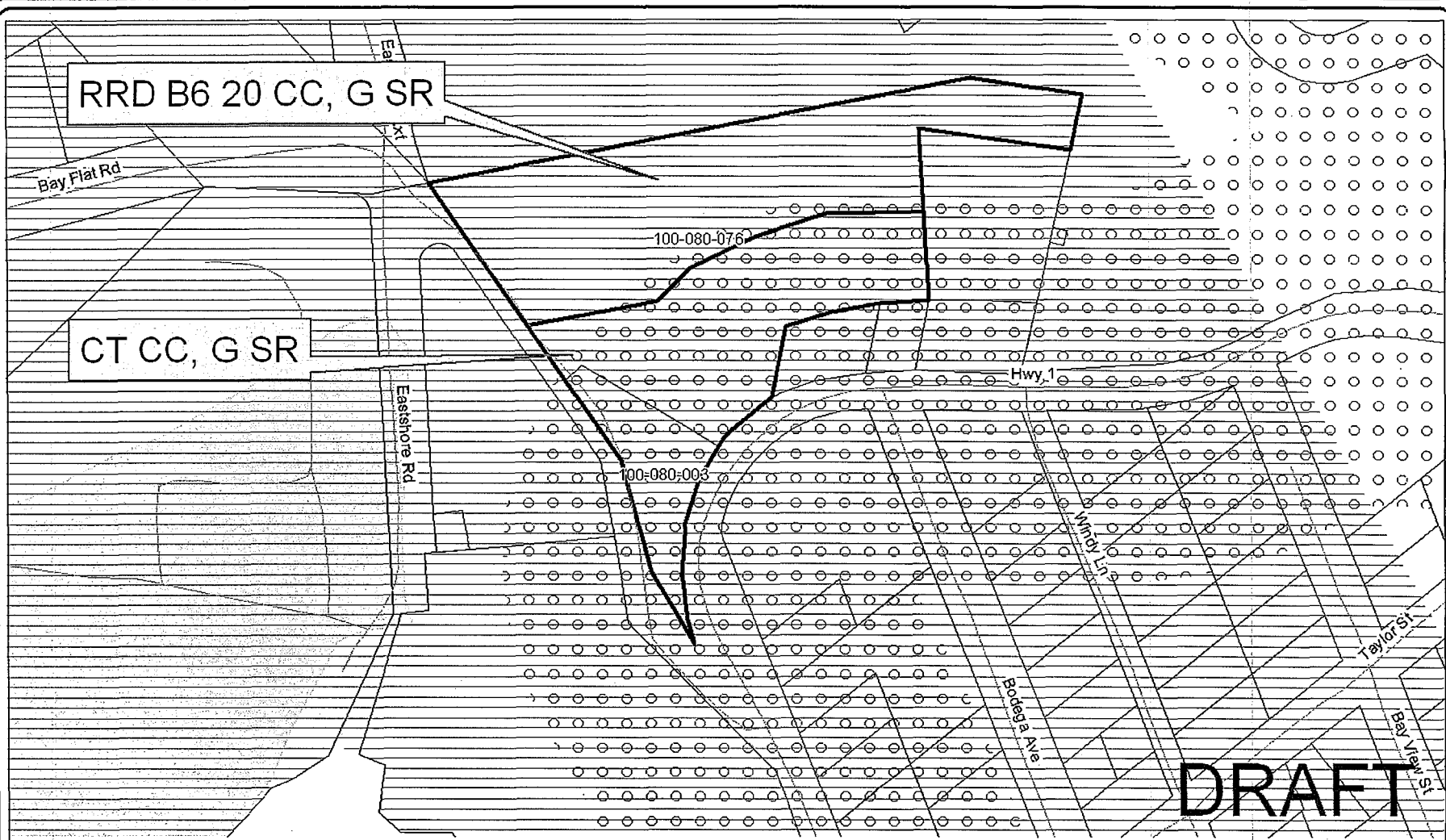
---

Chair, Board of Supervisors  
County of Sonoma

ATTEST:

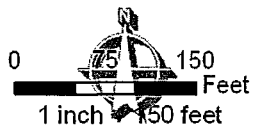
---

Clerk of the Board of Supervisors



Zoning Combining Districts

- + · LU Policy
- |||| AH Affordable Housing
- //// HD Historic District
- BR Biotic Resource
- SD Scenic Design
- SR Scenic Resource
- VOH Valley Oak Habitat
- MR Mineral Resource
- G Geologic Hazard
- F1 Floodway
- F2 Floodplain



Permit & Resource Management Department

Project Review Section  
 2550 Ventura Avenue, Santa Rosa, CA 95403  
 (707) 565-1900 Fax (707) 565-1103

FILE: PLP 09-0019  
 AP #: 100-080-003, 076  
 Ordinance No.  
 Sectional District Map No.

Resolution Number 09-021

County of Sonoma  
Santa Rosa, California

July 16, 2009  
PLP09-0019 Sigrid Swedenborg

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS FIND THE PROJECT EXEMPT FROM CEQA AND APPROVE THE REQUEST BY [REDACTED] AND [REDACTED] FOR A GENERAL PLAN AMENDMENT, COASTAL PLAN AMENDMENT, AND ZONE CHANGE FOR PROPERTY LOCATED AT 1405 AND 1409 HIGHWAY 1, BODEGA BAY; APN 100-080-003 AND -076.

WHEREAS, the applicants, [REDACTED] filed an application with the Sonoma County Permit and Resource Management Department for: 1) a General Plan Amendment on a 0.3 +/- acre parcel from the Public/Quasi Public to the Recreation and Visitor Serving Commercial designation; a Coastal Plan Land Use Amendment from the Institutional designation to the Visitor Serving Commercial designation; a Zone Change 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) or other appropriate zoning designation; and 2) a General Plan Amendment on portions of a 2.7 acre parcel to follow the lot lines established by the Lot Line Adjustment from the Visitor Serving Commercial designation to the Resources and Rural Development land use designation; a Coastal Plan Land Use Amendment from Visitor Serving Commercial to Sensitive and Hazardous; and a Zone Change 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) or other appropriate zoning designations on the lower portion of the lot for property located at 1405 and 1409 Highway 1, Bodega Bay; APN 100-080-003 and -076; Supervisorial District No. 5; and

WHEREAS, the Permit Resource and Management Department (PRMD) determined that the project was exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the state CEQA 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.

NOW THEREFORE BE IT RESOLVED that the Planning Commission does make the following findings:

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 and to delete the Institutional designation which is no longer appropriate due to the demolition of the former Fire Station.
3. The General Plan Amendment, Coastal Plan Amendment and Zone Change are

required as a Condition of Approval for a previously approved Lot Line Adjustment (LLA08-0007).

NOW THEREFORE BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors find the project exempt from CEQA pursuant to Section 15061(b)(3) because it will not have a significant effect on the environment.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors approve the requested General Plan Amendment, Coastal Plan Amendment, and 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 Lynch, who moved its adoption, seconded by Commissioner Shahhosseini, 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.

# 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: **July 16, 2009**  
Meeting No.: **09-011**

## ROLL CALL

### Commissioners

Marcel Feibusch  
Komron Shahhosseini  
Dennis Murphy  
Tom Lynch  
Dick Fogg, Chair

### Staff Members

Jennifer Barrett, Deputy Director  
Steve Padovan  
Sigrid Swedenborg  
Karin Theriault  
Jane Riley  
Sue Gallagher, Chief Deputy County Counsel

---


**Call to order:** 1:00 p.m.

**Approval of Minutes:** June 18, 2009 approved

---

## UNCONTESTED CALENDAR

---

<b>Item No. 2</b>	<b>Time:</b>	<b>1:05 p.m.</b>	<b>File:</b>	<b>PLP09-0019</b>
	<b>Applicant:</b>		<b>Staff:</b>	<b>Sigrid Swedenborg</b>
	<b>Env. Doc.:</b>	Categorical Exemption		
	<b>Proposal:</b>	1) Request for a General Plan Amendment on a 0.3 +/- acre parcel from the Public/Quasi Public to the Recreation and Visitor Serving Commercial designation; a Coastal Plan Land Use Amendment from the Institutional designation to the Visitor Serving Commercial designation; a Zone Change 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) or other appropriate zoning designation.		
		2) Request for a General Plan Amendment on portions of a 2.7 acre parcel to follow the lot lines established by the Lot Line Adjustment from the Visitor Serving Commercial designation to the Resources and Rural Development land use designation; a Coastal Plan Land Use Amendment from Visitor Serving Commercial to Sensitive and Hazardous; and a Zone Change 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) or other appropriate zoning designation on the lower portion of the lot.		
	<b>Location:</b>	1405 and 1409 Hwy 1, Bodega Bay, Bodega Bay		
	<b>APN:</b>	100 080 003 and 076	Supervisorial District: 5	
	<b>Zoning:</b>	PF (Public Facilities), CC (Coastal Combining), G (Geologic Hazard Combining), SR		

---

(Scenic Resource) / CT (Commercial Tourist), CC (Coastal Combining) SR (Scenic Resource), G (Geologic Hazard Combining) / RRD (Resources and Rural Development), B6 - 20 acre density, CC (Coastal Combining), G (Geologic Hazard Combining), SR (Scenic Resource).

**Board of Supervisors Hearing date to be determined**

**Public Hearing Opened and Closed:** 1:12 p.m.

**Action:** **Commissioner Lynch** moved to recommend approval of the General Plan Amendment to the Board of Supervisors as recommended by staff. The motion was seconded by **Commissioner Shahhosseini** and passed with a 5-0 vote.

Appeal Deadline: ten days  
Resolution No.: 09-021

Feibusch : aye    Shahhosseini : aye    Murphy : aye    Lynch : aye    Fogg, Chair: aye  
Ayes: 5                Noes: 0                Absent: 0                Abstain: 0

---

Minutes adopted August 20, 2009

---

# 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:** PLP09-0019  
**DATE:** July 16, 2009  
**TIME:** 1:05 p.m.  
**STAFF:** Sigrid Swedenborg

**Board of Supervisors hearing will be held at a later date and will be noticed at that time.**

## SUMMARY

**Applicant:**

[REDACTED]

**Location:**

1405 and 1409 Highway 1, Bodega Bay  
APN: 100-080-003 and -076 Supervisorial District No. 5

**Subject:**

General and Coastal Plan Amendments and Zone Changes

**PROPOSAL:**

1) Request for a General Plan Amendment on a 0.3 +/- acre parcel from the Public/Quasi Public to the Recreation and Visitor Serving Commercial designation; a Coastal Plan Land Use Amendment from the Institutional designation to the Visitor Serving Commercial designation; a Zone Change 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) or other appropriate zoning designation.

2) Request for a General Plan Amendment on portions of a 2.7 acre parcel to follow the lot lines established by the Lot Line Adjustment from the Visitor Serving Commercial designation to the Resources and Rural Development land use designation; a Coastal Plan Land Use Amendment from Visitor Serving Commercial to Sensitive and Hazardous; and a Zone Change 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) or other appropriate zoning designations on the lower portion of the lot.

**Environmental Determination:**

Categorical Exemption 15061(b)(3)

**General Plan:**

Public/Quasi Public, Recreation, Visitor Serving Commercial, and Resource and Rural Development

**Coastal Plan:**

Coastal Plan Land Use - Visitor Serving Commercial and Institutional

**Zoning:**

PF (Public Facilities), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard), and RRD (Resource and Rural Development), B6-20 acre density, CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) and CT (Commercial Tourist), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard)

**Application Complete**      March 20, 2009  
**For Processing:**

**RECOMMENDATION:**      Adopt the Resolution recommending that the Board of Supervisors approve the request.

### **ANALYSIS**

#### **Background:**

On May 5, 2008, a request for a Lot Line Adjustment (LLA08-0007) was approved between two parcels, 0.3 and 2.7 acres in size, resulting in two parcels, 1.3 and 1.7 acres in size. A Condition of Approval of the Lot Line Adjustment required that, prior to recording the Deed, the applicant was required to apply for General Plan and Coastal Plan Amendments and a Zone Change to bring the reconfigured parcels into compliance.

#### **Project Description:**

In 2005, the applicants purchased the site of the old Bodega Bay Fire Station, which is directly adjacent to their parcel. The Fire Station had moved to another location and the building on this site was demolished. In 2008, the applicants applied for a Lot Line Adjustment resulting in a merger of the fire station parcel with their parcel and creating a new property line on the rear portion of their site. The applicant's parcel is bordered by Highway 1 to the east and Bay Flat Road to the west. There is extremely limited physical access between the two portions of the parcel due to topography.

The site currently has three different General Plan Land Use and zoning designations: Resource and Rural Development, Public/Quasi Public, and Recreation and Visitor Serving Commercial. The project is a request for a General Plan Amendment on the old fire station parcel from the Public/Quasi Public to the Recreation and Visitor Serving Commercial designation; a Coastal Plan Land Use Amendment from the Institutional designation to the Visitor Serving Commercial designation; a Zone Change from the PF (Public Facilities), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) and the RRD (Resource and Rural Development), B6-20 acre density, CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) to the CT (Tourist Commercial), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) or other appropriate zoning designation.

The request includes a General Plan Amendment on portions of a 2.7 acre parcel to follow the lot lines established by the Lot Line Adjustment from the Recreation and Visitor Serving Commercial designation to the Resources and Rural Development land use designation; a Coastal Plan Land Use Amendment from Visitor Serving Commercial to Sensitive and Hazardous; and a Zone Change 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) on the lower portion of the lot, required as a condition of a previously approved Lot Line Adjustment (LLA08-0007).

The project will bring the two reconfigured parcels into two General Plan land use designations, Resource and Rural Development and Visitor Serving Commercial which will follow the adjusted property line.

#### **Site Characteristics:**

The site is located on the west side of Highway 1. It slopes steeply down from Highway 1 to Bay Flat and Eastshore Roads. The owners have planted an extensive garden on the west area of the parcel. The site is developed with a residence, detached office, greenhouse, and several sheds.

#### **Surrounding Land Use and Zoning:**

The site is in the community of Bodega Bay. There are several stores and restaurants to the north and east of the site zoned CS (Rural Service). Two residential units northeast of the site are zoned R2 (Medium Density residential district), 4 dwelling units per acre.

## **DISCUSSION OF ISSUES**

### **Issue #1:** General Plan, Coastal Plan and Zoning Consistency

The former fire station site (APN 100-080-003) has a General Plan designation of Public/Quasi Public, and a Coastal Plan designation of Institutional. Assessor Parcel Number 100-080-076 is 2.7 acres in size and is developed with a residence. This parcel has a split General Plan and zoning designation of RRD (Resources and Rural Development) and Visitor Serving Commercial with the demarcation line approximately following the 50-foot contour elevation. The 1.7 acre portion of the parcel closest to Bodega Bay has a General Plan land use designation of Resource and Rural Development with a 20 acre density.

The upper portion of the parcel borders Highway 1 and is designated Visitor Serving Commercial in the Coastal Plan. The intent of the Lot Line Adjustment was to combine the fire station parcel with the upper portion of the site and create a new property line, along the General Plan and zoning designations which split the parcel, primarily following the 50-foot contour.

Staff is currently working on an update to the Coastal Plan. Coastal Plan land use designations on this site are currently inconsistent with the General Plan. In order to bring the project into consistency with the Coastal Plan, the 0.3 acre parcel which contained the fire station should be amended from Institutional to Visitor Serving Commercial. The Coastal Plan does not have a Resources and Rural Development designation, but the Sensitive and Hazardous designation is consistent with the General Plan designation of Resources and Rural Development. The ongoing update will rectify any further necessary amendments to achieve consistency between land use and zoning designations. This project is simply intended to clean up split designations created after the Lot Line Adjustment and to delete the Public Facility designation which is no longer appropriate.

## **STAFF RECOMMENDATION**

Adopt the Resolution recommending that the Board of Supervisors approve the request to amend the General Plan, Coastal Plan land use designations and a Zone Change.

## **FINDINGS FOR RECOMMENDED ACTION**

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 and to delete the Institutional designation which is no longer appropriate due to the demolition of the former fire station.
3. The General Plan Amendment, Coastal Plan Amendment and Zone Change are required as a Condition of Approval for a previously approved Lot Line Adjustment (LLA08-0007).
4. The project is exempt from CEQA pursuant to Section 15061(b)(3) because it will not have a significant effect on the environment.

## **LIST OF ATTACHMENTS**

EXHIBIT A: Draft Ordinance  
EXHIBIT B: Draft Sectional District Map  
EXHIBIT C: Vicinity Map  
EXHIBIT D: Lot Line Adjustment Map  
EXHIBIT E: Existing and Proposed General Plan Land Use Map  
EXHIBIT F: Existing and Proposed Coastal Plan Land Use Map  
EXHIBIT G: Existing and Proposed Zoning Map  
EXHIBIT H: Draft Resolution

Background information is on file at:

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

It 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.

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.