

PENNGROVE AREA PLAN

Adopted by Resolution No. 84-675
April 10, 1984

Modified by Resolution No. 93-0337
March 9, 1993

Modified by Resolution No. 08-0808
September 23, 2008

ACKNOWLEDGEMENTS

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GARY FRESHLEY, Mapping/Graphics
BETTY HORNER, Mapping/Graphics
RUTH LUND, Word Processor
MARIE M. MARTIN, Proof Reader
WILMA NELSON, Proof Reader

REVISED PENNGROVE AREA PLAN

KENNETH MILAM, DIRECTOR OF PLANNING
GREG CARR, Chief Comprehensive Planning Division
MARIA CIPRIANI, Planner
RICHARD ROGERS, Planner
RICK ROY, Graphics/Mapping
ELIZABETH ROBERTS, Word Processor

REVISED PENNGROVE AREA PLAN 2008

PETE PARKINSON, PRMD DIRECTOR
JENNIFER BARRETT, PRMD Deputy Director of Planning
GREG CARR, Comprehensive Planning Manager
LISA POSTERNAK, Staff Planner
SUE WAXMAN, Production
SUSAN DAHL, Production
DARCY REINIER, Mapping

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INTRODUCTION

In 1984, the County adopted the Penngrove Specific Plan, a planning document prepared under specific requirements of State law and intended to provide an intermediate level of detail between the 1978 General Plan and site development plans submitted to the County for approval. The 1978 General Plan focused on policies of county-wide significance and utilized generalized graphics to illustrate land use, open space and other elements.

In 1989, the County adopted an update of the 1978 General Plan. The General Plan update provided parcel-specific information concerning land use and open space. The General Plan update also included "area policies" in an attempt to focus particular attention on a specific area or parcel. Because of this level of specificity in the General Plan update, the Board of Supervisors determined that several of the specific plans, including the Penngrove Specific Plan, were either duplicative of or conflicted with the updated General Plan. The Board of Supervisors further determined that to the extent the specific plans provided policy guidance beyond that provided by the General Plan update, that such plans should be reviewed and revised to focus on such policies, and readopted as "area plans." The General Plan includes a discussion of these specific plans in Land Use Element Section 2.1.1., under Policy LU-1a.

This document was prepared pursuant to General Plan Policy LU-1a.

In keeping with the above intent, the 1993 revisions of the Penngrove Area Plan did not include exhaustive evaluation or reconsideration of the policies or designations contained in this plan. The scope of the revisions was limited to that necessary to achieve General Plan consistency.

In addition, during this process much of the original background language was deleted. This deletion should not be interpreted as diminishing or reducing the significance of the content of the language to the original plan. Should there be any future questions regarding the intent or basis of the policies in the revised plan, the Planning Department shall keep copies of the original plan on file for reference.

CONCLUSIONS AND MAJOR POLICIES

CONCLUSIONS

The Penngrove Area Plan reflects these priorities:

- (1) Preserve the small-town lifestyle within the community of Penngrove.
- (2) Accommodate a variety of rural living environments while protecting agriculture and recognizing septic and water constraints.
- (3) Mitigate traffic impacts.
- (4) Preserve the area's scenic beauty.

MAJOR POLICIES

- (1) Fund a feasibility study to evaluate the cost of establishing a County Service Area to acquire the Penngrove Water Company and improve its facilities or utilizing the existing County Service Area to serve this function.
- (2) Adopt an ordinance imposing a moratorium on the issuance of building permits within the water district until the State Health Department lifts its water connection moratorium.
- (3) Insure that adverse impacts are mitigated before approving land subdivisions or rezonings which increase residential densities.
- (4) Pursue grants for the funding of improvements such as landscaping, parking, sidewalks, and utility undergrounding on Main Street.
- (5) Penngrove attracts people who wish to retain a close-knit, rural lifestyle.
- (6) The plan reflects the desires of the community to retain a rural, small-town lifestyle.
- (7) Penngrove is almost exclusively a residential area of conventional single-family homes. Residents who attended meetings of the Specific Plan Advisory Committee strongly favored retaining this characteristic. However, multi-family housing is allowed in some areas of Penngrove - north/south of Woodward Avenue; east/west of Oak Street in urban residential land use categories allowing up to six dwelling units per acre; and on parcels designated on the General Plan Land Use Plan Map for the Affordable Housing Combining District, when developed in accordance with the criteria for that District. The detached dwelling on a parcel of one-half acre or more is one of the primary requirements for the rural lifestyle that Penngrove residents cherish, and should be retained in areas of Penngrove that are zoned accordingly.

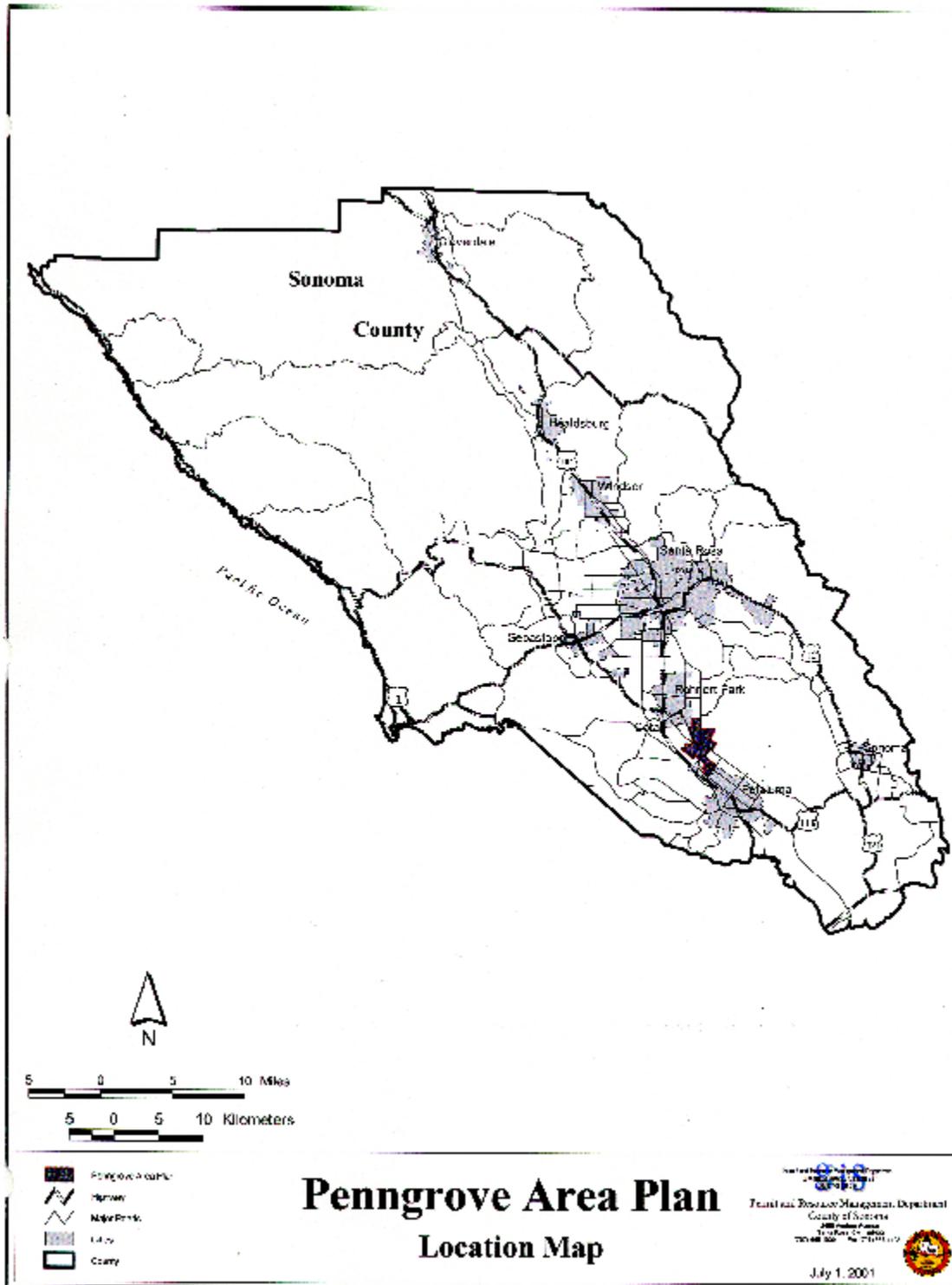
OVERVIEW

The general environmental setting is characterized by creeks and drainages running from the gently rolling grassy hills (maximum elevation 300 feet) to the valley bottom (elevation approximately 20 feet) and draining into Lichau Creek which flows northwest to southeast through Penngrove. Vegetation consists of oak grasslands and some significant riparian vegetation.

The natural landscape has been altered over time through such activities as residential development, agricultural uses, and tree cutting. Eucalyptus and Cypress hedgerows which were planted along property lines many years ago are now a prominent landscape feature.

The area included in the Penngrove Area Plan is shown on the Location Map.

LOCATION MAP



GOALS AND POLICIES

CONSISTENCY WITH THE GENERAL PLAN

The land use for the Penngrove Area Plan is consistent with the adopted goals of the County of Sonoma and the Sonoma County General Plan projections of population, housing and employment distribution.

GENERAL PLAN GOALS AND POLICIES

The following goal is of particular importance in the shaping this Area Plan:

"Accommodate both urban and rural life styles. This should be accomplished by commitments to the following: a community-centered concept, provisions of greenbelts surrounding and separating urban areas, retention of agricultural resources, adherence to the principle of environmental suitability, and preservation of our natural resources."

Policies

- (1) Policies of special importance to the study area are as follows:
- (2) Promote compact urban growth in order to reduce the cost of providing urban level services.
- (3) Accommodate a diversity of urban and rural lifestyle opportunities.
- (4) Preserve agricultural lands and encourage agriculture.
- (5) Utilize environmental suitability criteria to locate rural growth and guide urban growth.
- (6) Accommodate growth in a rationally phased manner in accordance with the ability of public agencies in the county to provide public services.
- (7) Formulate an ongoing program for open space around and within cities in order to provide visual relief from urban densities.
- (8) Guide rural-residential development so that:
 - a. Such services do not require urban-level public services at a future time.
 - b. Such areas are responsible for providing the public service improvements that are required.

- c. People of low or moderate income are not excluded from rural living.
- d. Rural living is a possible alternative between urban and agricultural densities.

OTHER GOALS AND POLICIES

I. Land Use

The general goal of this Area Plan is to provide a Land Use Plan that accommodates a diversity of lifestyles and meets the County population projections for the area.

A. Community Form. It shall be a goal of this Area Plan that Penngrove retain its village character, but provide for housing and commercial needs in a manner consistent with neighborhood scale.

Policies

- (1) Establish mechanisms to phase in growth in accordance with the ability of agencies to provide public services.
- (2) Encourage a community concept through paths and bikeways connecting residential developments and public facilities.
- (3) Establish greenbelts to provide separation from adjacent cities.
- (4) Support a development pattern which enforces a sense of community by placing higher densities in the core area and increasingly lower densities on the outlying area.
- (5) Discourage "strip" commercial development along Old Redwood Highway.
- (6) Require architectural and site design review of buildings and landscaping plans for all new commercial construction, expansion or remodeling.

B. Rural Residential. A goal of this Area Plan is to accommodate a variety of rural lifestyles in the Penngrove community and its environs.

Policies

- (1) Conform to the General Plan population projections and land-use designations in providing the opportunity for rural residential development.
- (2) Affirm that rural living at a variety of densities is a viable alternative between urban and agricultural densities.
- (3) Provide for in-filling of rural residential development in areas already committed to that land use.

C. Agriculture. A goal of this Area Plan is to protect and enhance the profitability of existing agriculture and protect agricultural soils for future generations.

Policies

- (1) Recognize prime soils as non-renewable resources to be preserved for agricultural uses.
- (2) Protect existing agricultural activities from the conflicts caused by the encroachment of residential development.

II. Transportation

Policies

- (1) Continue to evaluate alternative routes for the Petaluma Hill Road arterial which would divert traffic around central Penngrove.
 - (2) Intersection improvements affecting circulation and traffic volumes through the Penngrove area shall be considered in the context of the roadway classifications and existing regional cumulative traffic impacts.
- A. A goal of this Area Plan is to maintain the rural character of local roadways while providing for necessary capacity, traffic calming, and safety improvements and maintenance, especially with regard to school bus requirements and safety of children.

Policies

- (1) Coordinate roadways and land use planning to avoid overloading the existing road system.
 - (2) Evaluate school bus, public transit and fire truck access as part of the permit review and approval process.
 - (3) Develop a circulation plan for parcels along Petaluma Hill Road.
- B. A goal of this Area Plan is to encourage and provide for alternative modes of transportation.

Policies

- (1) Encourage bicycle and pedestrian routes which are separate from automobile traffic where possible.
- (2) Coordinate scenic highways with recreation bikeways and equestrian trails.

III. Public Services

- A. A goal of this Area Plan is to ensure that adequate public services are provided to serve the projected population and that public safety is protected.

Policies

- (1) Request funding of a feasibility study evaluating the cost of forming a County Service Area to acquire the Penngrove Water System and improve its facilities.
- (2) Require adequate water pressure and hydrants for fire protection purposes for all new development.

IV. Hydrology

- A. A goal of this Area Plan is to ensure a sufficient supply of high quality groundwater.

Policies

- (1) Conserve and replenish groundwater recharge areas.
 - (2) Consider the cumulative impact of on-site sewage disposal in reviewing development proposals.
 - (3) Develop groundwater resources as a water supply only when consistent with a safe yield.
- B. It shall also be a goal of this Area Plan to minimize drainage impacts on floodplains.

Policies

- (1) Consider drainage impacts in land use decisions and permit reviews and approvals.
- (2) Implement floodplain zoning along Lichau Creek and Willow Brook.

V. Open Space

- A. A goal of this Area Plan is to preserve those areas within the study area which are important biotic or natural features, scenic resources or managed resource areas which could provide open space.

Policies

- (1) Establish riparian corridor setbacks along Lichau Creek and Willow Brook.
 - (2) Encourage retention of the eucalyptus hedgerows.
- B. In addition, it is a goal of this Area Plan to protect, maintain and establish scenic highway corridors in order to preserve the variety and beauty of Sonoma County's landscape for future generations.

Policies

- (1) Designate Adobe Road, Petaluma Hill Road and Old Redwood Highway as scenic corridors.
- (2) Provide location, design and landscaping criteria for new development to be located on designated scenic highway corridors.

CONSTRAINTS AND MITIGATION MEASURES

NATURAL CHARACTERISTICS

Slopes and Geology

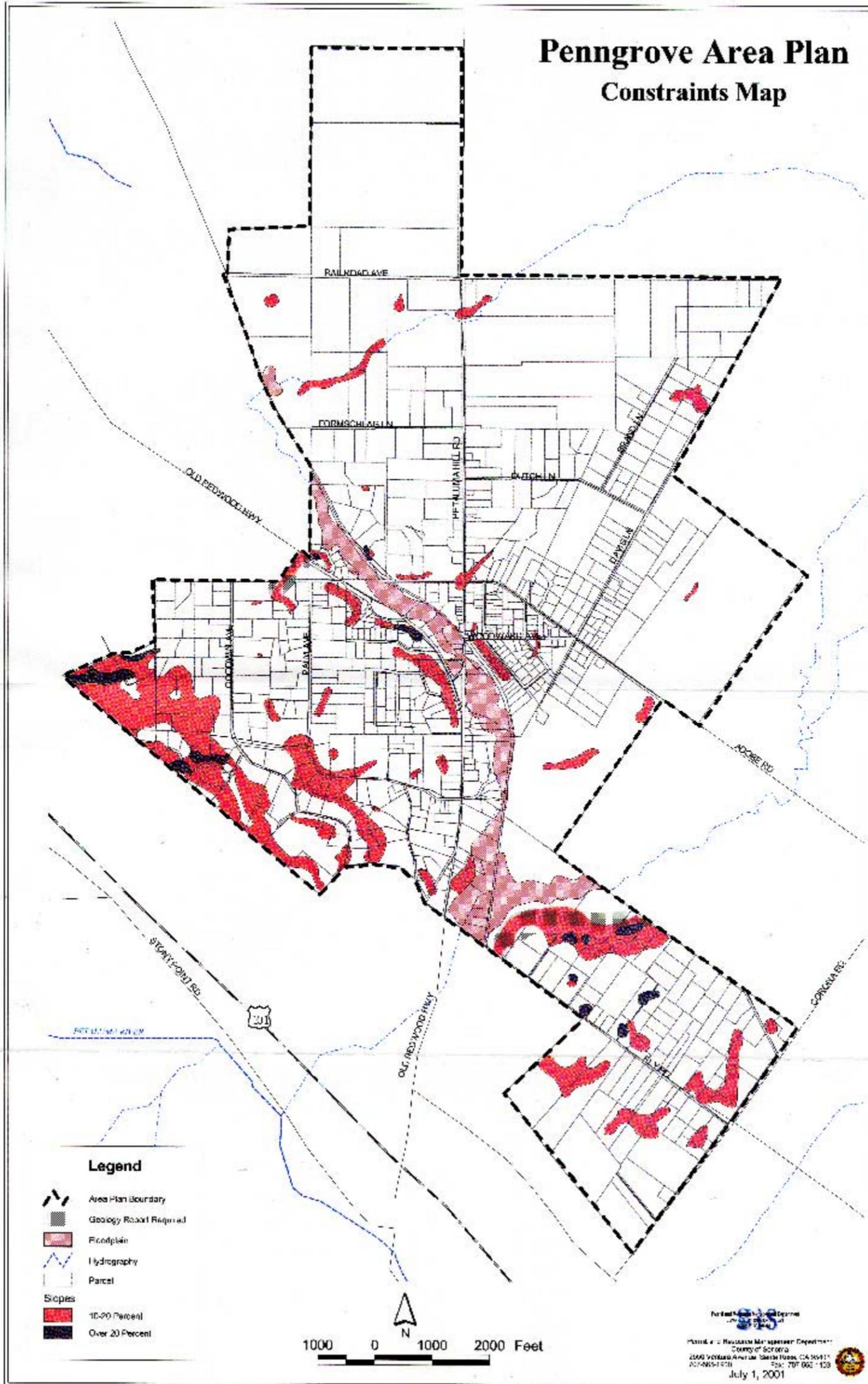
- (1) The high shrink-swell nature of the soils will require special engineering to avoid structural failure during earthquakes. Soils reports are required for Major Subdivisions. The Building Department shall continue to require geologic reports on single family residence building permits in landslide areas in order to enforce the geologic provisions of Chapter 70 of the Uniform Building Code.

In hazardous areas designated on the Constraints Map:

- (2) The Department of Planning shall continue to make referrals to a qualified geologist in order to determine when engineering geologic reports are necessary concerning the following discretionary actions: plan amendments, rezonings, use permits, minor and major subdivisions and design review permits.
- (3) Building envelopes shall be shown on the parcel map as per geologist report. The following note shall also be shown prominently on the parcel map: "Areas outside building envelopes may be subject to detailed geological review requirements prior to issuance of building permits."
- (4) All grading is subject to a Civil Engineer's plans, the Uniform Building Code and grading permits (plans to be contingent upon the geologist's report) in order to minimize unstable earth conditions.
- (5) Prior to construction, each site and proposed grading, leachline and foundation plans shall be approved by an engineering geologist.
- (6) Slopes, both cut and fill, shall not be steeper than 2:1 unless a thorough geological and engineering analysis indicates that steeper slopes are safe and erosion control measures are specified.

Soils

- (1) Require clustering of residential development to ensure the retention of parcel sizes sufficient to maintain viable agricultural operations.
- (2) Promote the use of Agricultural Preserves as a means of maintaining productive open space.



Require 100-200 foot building setbacks on parcels adjacent to agricultural uses.

- (3) Adopt and enforce grading and erosion control standards as part of the revision of the County Zoning and Subdivision Ordinances.
- (4) Enforce mitigations listed in Section 8.40 Summary of Mitigation Measures, Soils/Water Quality as appropriate for projects next to agricultural preserves, on slopes exceeding 10%, and/or within 100 feet of a streambank.

Hydrology

- (1) Within the groundwater recharge areas, conditions to regulate construction activities, the creation of impervious surfaces and changes in drainage shall be required on all discretionary actions.
- (2) In order to prevent unnecessary erosion and decrease in water quality, enforce the provisions of Chapter 70 of the Uniform Building Code which deals with grading permits.
- (3) Enforce protection of riparian corridors through adoption of riparian corridor setbacks of 2 1/2 times the height of the streambank plus 50 feet or 50 feet from the highest streambank as part of the Open Space Plan. Where such setback is less restrictive than required for General Plan designated riparian corridors, compliance with the General Plan standards is required. Replacement of existing buildings located within the setback is subject to the approval of the Sonoma County Water Agency and the Planning Director.

Fire Hazard

- (1) Continue to require fire management plans with minor and major subdivisions.
- (2) Any construction should be to the standards prescribed by comprehensive Building Codes and Fire Protection Codes.
- (3) Special attention should be given to building siting and access to minimize exposure to fire hazards and to provide easy access to fire fighting vehicles.

Vegetation and Wildlife

- (1) A setback of 2 1/2 times the height of the stream bank plus 50 feet from the top of the highest bank is required along Lichau Creek, Willow Brook and the intermittent streams. Where such setback is less restrictive than required for General Plan designated riparian corridors, compliance with the General Plan standards is required. Replacement of existing buildings located within the setback is subject to the approval of the Sonoma County Water Agency and the Planning Director.
- (2) Willow Brook and Lichau Creek shall be retained as natural waterways.

- (3) Require retention of hedgerows and all large specimen trees on all use permits, subdivision design review applications.
- (4) Enforce additional mitigation measures Numbers 4-8 listed in Section 8.40, Summary of Mitigation Measures, Vegetation and Wildlife, as appropriate on use permits, rezonings, subdivisions and design review applications.

CULTURAL CHARACTERISTICS

Transportation and Circulation

Recommendations: Transportation & Circulation

- (1) Work with the developer of the former Hewlett-Packard Plant site and the City of Rohnert Park to have the developer contribute to the cost of mitigating off-site impacts on County roads and any improvements which may be necessary to the Railroad Avenue interchange.
- (2) Most of the roads within the study area are designated as scenic corridors. Road projects shall be designed to retain the basis rural character of the roads.

Implementation: Transit

- (1) Bus service should be expanded to keep pace with urban development.
- (2) The County should continue to fund the special transportation needs of the elderly, handicapped and disadvantaged.
- (3) Turnouts and/or bus shelters will be needed at the following locations and should be accommodated through roadway design and dedication:

Main Street by the Post Office and just north of Woodward Avenue

Both sides of Main Street at the Adobe Road intersection

Both sides of Petaluma Hill Road at the entrance to the former Hewlett Packard Plant site

Noise

- (1) Development shall comply with the standards and policies of the General Plan Noise Element.

TABLE 5-2

HEWLETT PACKARD TRAFFIC IMPACTS

STREET	CAPACITY MEASUREMENT	EXISTING	1990		1995/1		2000/2	
			NO PROJECT	PROJECT	NO PROJECT	PROJECT	NO PROJECT	PROJECT
Delaluma Hill Rd. (South of Rail)- road Avenue)	ADT (Average Daily Trips)	7,668	10,800	10,800	13,400	14,800	16,000	18,970
	Peak Hour	760	1,060	830	1,320	1,340	1,580	1,962
	LOS (Level of Service)	A	B	A	B *	B *	B *	C
Old Redwood Hwy. Railroad Ave. to Pennygrove	ADT	12,250	13,000	13,030	14,000	14,100	15,000	15,100
	Peak Hour	1,100	1,200	1,200	1,200	1,300	1,300	1,413
	LOS	A	B-C	B-C	B-C	B-C	C	C
Railroad Avenue Delaluma Hill Rd. to new N/S Street	ADT	1,030	1,360	1,400	1,450	2,690	1,500	3,592
	Peak Hour	100	130	130	140	350	150	664
	LOS	A	A	A	A	A	A	B
New N/S Street to Old Redwood Hwy.	ADT	1,030	1,360	1,510	1,450	2,570	1,500	4,470
	Peak Hour	100	130	140	140	350	150	664
	LOS	A	A	A	A	A	A	B
Arlene Road	ADT	3,106	3,460	3,600	3,730	4,260	4,000	4,712
	Peak Hour	310	340	350	370	420	410	530
	LOS	A	A	A	A	A	A	A
Highway 101	ADT	44,500	57,800	57,900	64,400	64,400	71,000	71,132
	Peak Hour	5,400	7,000	6,900	7,800	7,700	8,600	8,603
	LOS	D	B-F	B-F	D **	D	D	D

Figures adjusted to reflect reduced work force
 /1 Hewlett Packard plant with 6,000 employees
 /2 Hewlett Packard plant with 8,000 employees
 * Assumes widening to four lanes
 ** Assumes widening to six lanes

Source: Hewlett Packard EIR/Planning Department Staff

TABLE 2

**TABLE 5-3
ROADWAY LEVEL OF SERVICE RATING**

Level of Service (LOS)	Description
A	Free-flowing traffic with volumes up to 60% of capacity. Turning movements are easily made, drivers have freedom of maneuverability and average overall travel speeds reach or exceed 30 mph.
B	Stable flow with traffic volumes roughly up to 70% of capacity. Some delay is observed and maneuverability is reduced in platoons of traffic. Average travel speeds are in the range of 20 mph.
C	Stable flow with traffic volumes up to 80% of capacity. Average travel speeds of 20 mph are observed. Some vehicles will wait through more than one red indication.
D	Approaching unstable flow with traffic levels up to 90% of capacity. Average travel speeds are in the range of 15 mph and delays can be significant for short periods.
E	Traffic flow is capacity and continuous queues and delays at the intersection. Average travel speeds vary up to 15 mph and maneuverability is severely constrained.
F	Forced flow with excessive delay and traffic speeds below 15 mph. Queues occur on all or most of the approaches to the intersection.

Air Quality

The primary source of air pollution in Penngrove is vehicle emissions. County General Plan analysis of traffic flows in the Penngrove area indicated that air quality standards can be met, particularly if scheduled emission standards are retained and enforced.

Because the plan's population projection approximates the County General Plan projection of population increase, there are no adverse air quality impacts associated with the Penngrove Area Plan above those already considered in the General Plan.

- (1) Both point source and cumulative traffic-generated emissions should be evaluated for potential adverse air quality impacts for major developments and these developments should proceed only if air quality impacts can be mitigated.
- (2) Substantial air emissions sources will be regulated by a permit issued by the Air Pollution Control District in accordance with State Air Resources Board standards.
- (3) Individual projects involving hazardous materials shall be sent to the Project Review & Advisory Committee to consider requiring an expanded initial study to evaluate the risk of an explosion or the release of hazardous substances in the event of an accident and propose feasible mitigations.

Schools

- (1) The Petaluma School District should consider adopting a policy of school impact fees if the district expects adverse impacts. The Board of Supervisors should implement the fees if so requested by the school board.

Fire Services

- (1) Continue the water connection moratorium until the Penngrove Water Company can meet fire flow standards.
- (2) All rezoning, subdivision, use permit and design review applications shall be referred by the Planning Department to the Fire District for input.
- (3) On all subdivision applications outside the areas served by public water, the applicant shall provide a water storage tank with a minimum capacity of 2,000 gallons or a swimming pool fire protection hookup on each parcel.
- (4) Within the Penngrove Water Company service area, hydrants and fire flow requirements shall be specified by the Penngrove Fire District and made conditions of approval on all subdivision, use permit and design review applications.

Police Protection

- (1) Encourage the clustering of new residential dwellings in an effort to provide greater security.
- (2) The Planning Department shall refer all development project applications to the Sheriff's Office for security input.

Water Supply

- (1) Continue the moratorium on the issuance of building permits within the water district until the State Health Department lifts its water connection ban.
- (2) Fund a feasibility study to evaluate the cost of forming an assessment district and County Service Area to acquire the Penngrove Water Company.

Sanitation Department Conditions to be applied on subdivision applications when the moratorium is lifted:

- (3) Prior to filing of the final subdivision map or validation of the Minor Subdivision, the subdivider shall construct the water mains and laterals or give guaranty or post bonds to insure the installation of the water facilities in accordance with the Sonoma County Sewer System Standards, District Standards and the approved improvement plan.
- (4) Prior to validation of the Minor Subdivision or improvement plans for a Major Subdivision, a letter of resolution from the water company, or district, shall be submitted indicating its ability to serve the proposed subdivision and evidence indicating that a satisfactory agreement has been entered into for such water service.

Sewer Services

- (1) The Department of Planning shall establish a monitoring system for second units and refer all zoning, subdivision and use permit applications to the City of Petaluma for review and comment.
- (2) Continue adherence to the regulations of the Sonoma County Environmental Health Department with respect to required percolation tests and creek setbacks. (See Summary of Mitigation Measures, Septic Systems, Mitigations 1-16 to be required on applications as specified by the Environmental Health Department).
- (3) Within County Service District 19, prior to filing of the final subdivision map or validation of the Minor Subdivision, the subdivider shall construct the sewer mains and laterals or give guaranty or post bonds to insure installation of the sewer facility in accordance with the Sonoma County Sewer System Standards and the approved improvement plans.

Energy

- (1) Cluster rural residential development where feasible. The Land Use Plan and Zoning allow for small minimum lot sizes while proposing a low overall density.
- (2) Design and orient houses to take advantage of solar exposure.
- (3) Minimize window areas on north-facing walls and maximize windows on south-facing walls.
- (4) Encourage double-glaze windows and glass doors to reduce heat loss during the winter.
- (5) Use insulation and weather-stripping to reduce dependence upon air conditioning and heating. Provide additional insulation on north-facing walls.
- (6) Use solar heating where feasible.
- (7) Maximize natural lighting.
- (8) Landscape with deciduous trees along south-facing walls to shade south walls during the summer and to permit solar heating in the winter.
- (9) Educate the general public about energy conservation programs available through Pacific Gas and Electric.
- (10) Adopt road widths and standards for rural developments that reduce the amount of petroleum products utilized for construction.
- (11) Support and encourage transit and car-pooling programs.

Archaeology

- (1) Refer all discretionary actions, zone changes, subdivision, use permits, public projects, etc. to the Northwest Information Center, Department of Anthropology, Sonoma State University to ascertain probability of disturbing archaeological resources.
- (2) Require an archaeological field survey for projects found to have a high probability of disturbing archaeological resources.

LAND USE PLAN

GENERAL COMMENTS ABOUT LAND USE AND ZONING

The Penngrove Area Plan Land Use Plan is designed to accommodate an amount of growth consistent with the Sonoma County General Plan.

LAND USE POLICIES

- (1) An Area Plan Amendment will not be required to subdivide existing units. In order to qualify under this provision, the following criteria shall be met for any rezoning and/or subdivision:
 - a. The dwellings must have legal building permits or the applicant shall provide proof that the building was constructed prior to 1960.
 - b. An on-site survey by the Building Inspection Department is required to verify that the residences are substantial structures.
 - c. The applicant must prove to the satisfaction of the Environmental Health Department that separate and adequate water supply and sewage disposal systems exist or can be established for the units.
 - d. Dwellings must be in excess of 840 square feet in area.
- (2) Where a minimum lot size is not specified, subdivision standards of 1.0 acre minimum for lots served by septic systems and public water and 1.5 acre minimum for lots served by septic systems and private wells will apply.
- (3) Use of the B-6 district is intended to encourage maximum adaptation of land divisions to the landscape.
- (4) Clustering is encouraged in appropriate situations. Once the maximum density allocated a parcel under a B-6 district is reached, any large residual parcel resulting from a subdivision shall be subject to rezoning to B-7 district to prevent any subsequent divisions.
- (5) The plan encourages residences as a secondary use in the commercial district and second units in the sewer district to meet the need for moderate priced units.

LAND USE OUTSIDE THE SEWER DISTRICT

See the Land Use Plan Map for the Penngrove Area Plan.

Diverse Agriculture

A 20 acre density is recommended for these parcels to provide a transitional zone between agricultural and rural residential land uses. While much of the area has Class II and III soils and is used for dairies, pasture land and chicken ranches, substantial parcelization has already occurred.

This land use designation is also used south of East Railroad Avenue. A 10 acre density is specified for this area.

Any subdivisions within this category shall be designed to maintain the maximum agricultural use of the property. Agricultural management plans shall be submitted with rezoning and subdivision applications for APN 137-030-01 or APN 47-110-30 and with any subdivision applications for APN 47-110-28.

Rural Residential

The Rural Residential category follows General Plan land use designations and also acknowledges the 5 acre zoning established under the Formschlag Study and for the area south of Ely Road and east of Corona Road. While the designation encourages small scale domestic agriculture, it is accepted that intense, commercial agriculture will be precluded in this area. Densities range from 1.5 to 5 acres. Policies by area are as follows:

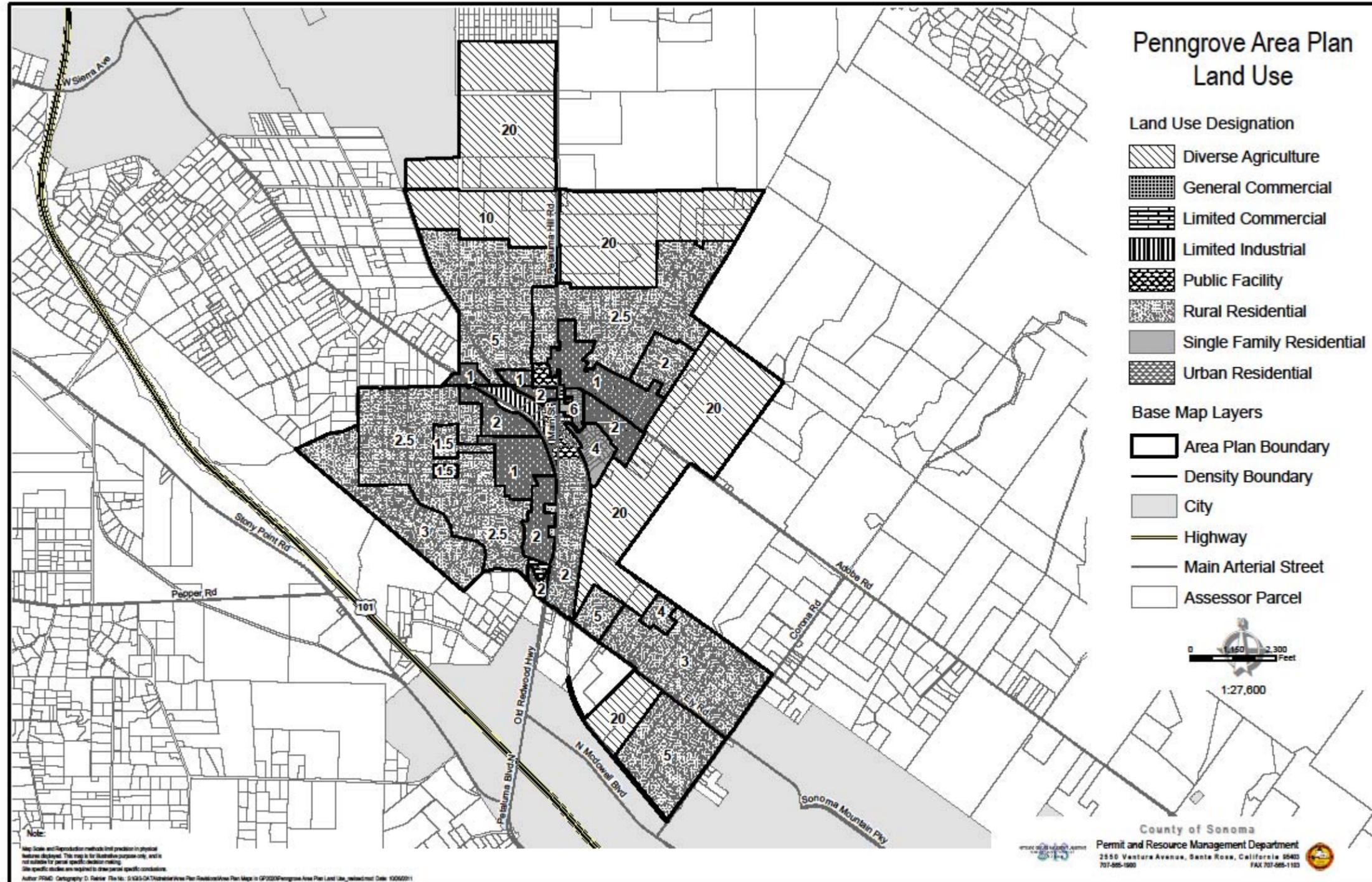
Formschlag Lane/West of Petaluma Hill Road

Matson Lane should be developed to County Standards to provide access to these parcels. Any alternative access shall be subject to the approval of the Planning and Public Works Departments.

Brand Avenue/Davis Lane/Dutch Lane

One third of the new development allowed by the plan in this area would be on a single parcel (APN 47-231-01). Subdivision of this parcel should be designed to tie into a conceptual circulation plan for the area.

Agricultural setbacks of 100-200 feet, noise mitigations and landscape screening shall be required for subdivisions in this area.



LAND USE WITHIN THE SEWER DISTRICT

The intent of this Land Use Plan is to develop a rural community which provides a variety of housing opportunities. While the plan would allow densities to increase in the downtown area, this density is lower than is typical in urban areas of the county. Densities are reduced in the outlying area to recognize development constraints and prevent "sprawl."

Rural Residential

Within the sewer district, this category supports residential development on large parcels. Public sewer and water area available. Access is required from a county maintained road or private road maintained by a road maintenance agreement. Site constraints and the desire to maintain rural character of these areas restrict more intensive development. Density is two acres per unit.

East of Old Redwood Highway South of Penngrove

Old Redwood Highway is a major arterial and is projected to be widened to four lanes to handle traffic needs. Intensive development in this area with access onto Old Redwood Highway would limit the capacity of that roadway. The Land Use Plan shows a 2 acre density. One acre minimum and flood zoning is designated for the appropriate portions of each parcel such that the total development potential conforms to the 2 acre density. APN 47-210-09 has recently been subdivided. The intent of the zoning is to allow the property owner the flexibility of either residential or minor agricultural uses, such as plant nurseries, on the site subject to screening and use permit procedures. Quasi-commercial uses requiring service yards or metal buildings are not appropriate as the north side of Ely Road is to be retained as agricultural and residential in character.

Low Density Residential

The Low Density Residential land use category supports residential development on parcels large enough for limited family agricultural use. Public sewer and water are required as well as access from a county-maintained road or private road maintained by road maintenance agreement. Site constraints and the desire to maintain the rural character of these areas restrict more intensive development.

West of Old Redwood Highway and South of Phillips Subdivision

Any developments shall be designed to provide access off Goodwin Avenue in order to limit traffic impacts on Old Redwood Highway. APNs 47-152-03 and 47-152-15 are designated "Limited Commercial" and zoned to recognize the existing hay operation. Other commercial utilization of these parcels is inappropriate in this residential area. Rural Residential zoning is specified north of Hatchery Road and RR 1 acre minimum south of Hatchery Road. Although the area is designated low density residential with a one-half acre density on the Land Use Plan, rezonings to that density shall be appropriate only upon the extension of public water service.

Phillips Subdivision

No additional policies.

Ronsheimer Road

Two parcels in the area have recently been rezoned to the RR district. Prior to subdivisions, road improvements in accordance with Public Works Department's rural residential street standards shall be required.

North of Adobe Road/Penngrove Avenue

Existing Units - 38
Vacant Parcels - 15
New Parcels - 26
Buildout - 79

Approximately six acres of APN 47-091-34 and ten acres of APN 47-231-01 are included within this category, but zoned RR/B6, 2.5 acre density. Rezoning to 1 acre density shall be permitted upon annexation to the sewer district and mitigation of flooding problems. The rezoning and annexation shall be permitted ONLY for the portion of the parcel designated Low Density Residential.

Central Penngrove

Zoning east of Bannon Lane is RR/1 acre minimum with a rezoning to low density residential when the street is upgraded to standards of the Sonoma County Department of Public Works.

Single Family Residential

The "single family residential" category is characterized by single-family detached residences on individual parcels. Public sewer and water are required for lands to be designated for this use category as well as access from a county-maintained road. Lot sizes may range from 6,000 square feet north of Woodward Avenue to 10,000 square feet in the area south of that street, in conformance with existing neighborhood characteristics and constraints.

The General Plan Housing Element designates all lands with an Urban Residential land use category and a density of 4 units per acre or greater as potential Housing Opportunity Areas. Projects in these areas which are consistent with the Housing Element programs and policies are considered consistent with the land use designations in this Area Plan.

South of Woodward, 10,000 square foot minimum zoning is applied. This area has several existing smaller lots and is suitable for densities which are higher than those presently allowed. The exception is a group of three lots served by a private easement from the south end of Oak

Avenue which shall retain a 20,000 square foot minimum zoning until access problems are resolved. Development will require noise mitigations and setbacks.

COMMERCIAL AND INDUSTRIAL LAND USE CATEGORIES

Limited Commercial

Properties along Main Street are designated as Limited Commercial to serve the needs of the community. Typical uses which may be accommodated within this use category include all types of retail sales (except outdoor), personal services, office buildings and restaurants. Residential uses, especially apartments, shall be allowed as a secondary use per the zoning code.

General Commercial

This land use category provides for location of wholesale and heavy commercial uses such as feed stores, warehouses and cabinet shops.

Limited Industrial

Uses in this category generally involve the production or assembly of smaller products (without side products), and involve limited generation of smoke, odors, or noise. While operations are generally contained within a building, screened outdoor storage could also be accommodated, as well as wholesaling and warehousing.

PUBLIC LAND USE CATEGORY

Public Facilities/Park

Only existing uses are designated on the Land Use Plan Map and any new public facilities of a similar nature shall require an amendment to this plan's land use map.

OPEN SPACE PLAN

Much of the character of the Penngrove area derives from the natural features of its landscape. Thus the Open Space Plan is a critical element of the study. The Open Space Plan Map complements the Land Use Plan, providing implementation measures to ensure that environmental and resource values are maintained. The Open Space Plan proposes the preservation of open space for the following purposes:

- (1) Managed production of resources such as agricultural lands and areas required for the recharge of groundwater.
- (2) Maintenance of public health and safety including areas which require special management due to unstable soils or flood hazards.
- (3) Retention of natural resource areas, including streams, required for the preservation of plant and animal life.
- (4) For outdoor recreation, including areas of scenic and historical value and areas suited for parks and recreation.

RESOURCE MANAGEMENT

Agriculture

Those areas used for or reserved for use as agricultural lands are defined as open space under State law. In the Penngrove Area Plan these lands fall into two major categories:

Agricultural Preserves. Those lands under "Williamson Act" contracts with the County, which provide a tax incentive in exchange for a long term commitment to agricultural land uses as provided for in the California Land Conservation Act of 1965, fall under this designation.

Agricultural Uses. Those lands which are designated in the Penngrove Area Plan Land Use Plan Map as Diverse Agriculture but are not currently in an agricultural preserve fall within this designation.

Based on the goals and policies of the Penngrove Area Plan and the descriptions of the land use categories, the primary emphasis in these areas shall be to promote, protect and preserve agricultural land uses.

Implementation

- (1) The "Williamson Act" contract normally requires a 10 year continued commitment to agriculture or open land (retaining the option for agriculture) which is renewed each year unless the owner of property under contract chooses not to renew it. In that case, during the remaining nine years of the ten year agreement, the contract remains in effect. Subsequent development must be consistent with the Land Use Plan.
- (2) The land use designations and residential densities in the Land Use Plan define appropriate areas for agricultural land uses and opportunities to pursue agricultural activities. Minimum lot size requirements, clustering of residential development, building setback lines and building envelopes to separate conflicting residential development from agriculture shall be utilized, to the extent possible, to ensure the long term protection and preservation of agricultural lands.
- (3) Use of the Land Trust programs, such as scenic easements, as a means by which a land owner may voluntarily implement the goals and policies of the specific plan with respect to open space are encouraged.

Natural Recharge Areas

Natural recharge areas are places with permeable soils and gravels where water from natural runoff and stream flow can percolate to replenish the groundwater supply. If large areas of impermeable surfaces, such as roofs, roads and parking lots are placed in natural recharge areas, the groundwater supply may be significantly reduced. Most of the study area is designated a recharge area.

Implementation

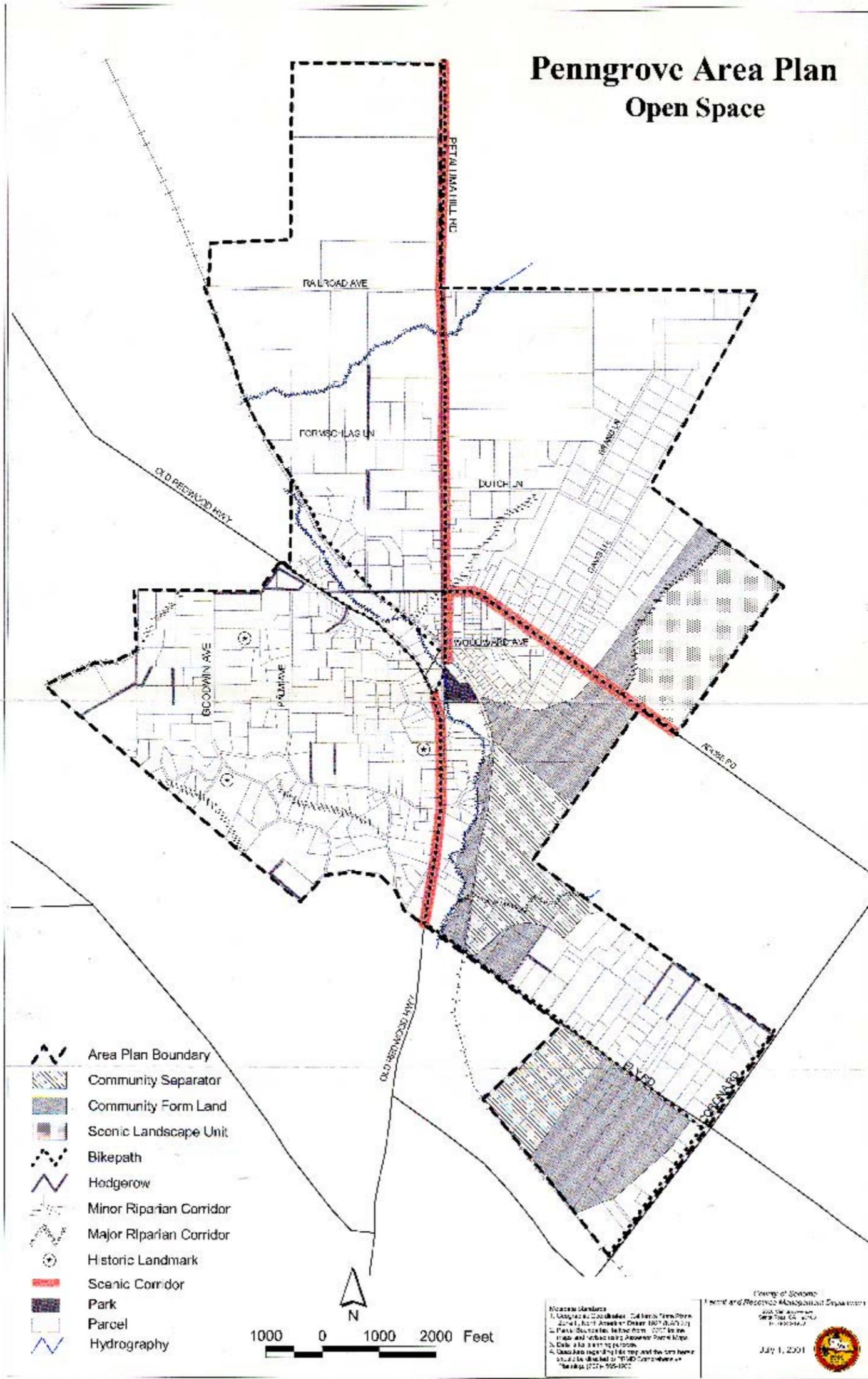
- (1) Encourage civil engineered drainage plans which provide for retention of runoff for all subdivisions, use permit and design review applications.

MAINTENANCE OF PUBLIC HEALTH AND SAFETY

Slope constraints, geologic hazards and soil constraints are described in the Natural Characteristics section of the plan and were given substantial weight in the preparation of the Land Use Plan.

Flood Plain

The 100 year flood plain is identified and mapped on the F.I.R.M. Maps and County Zoning Maps available in the Planning Department offices.



PRESERVATION OF NATURAL RESOURCES

Riparian Corridors

Lichau Creek, Willow Brook and several unnamed creeks in the Penngrove environs have significant riparian vegetation.

Implementation

- (1) Lichau Creek and Willow Brook are designated as major riparian corridors and the four intermittent streams as minor riparian corridors. A building setback of 2 1/2 times the height of the streambank plus 50 feet or 50 feet from the top of the highest bank shall be required along Lichau Creek, Willow Brook and the intermittent streams. Replacement of existing buildings located within the setback is subject to the approval of the Sonoma County Water Agency and the Planning Director. Where such setback is less than required for General Plan designated riparian corridors, compliance with the General Plan standards is required.
- (2) All creeks shall be retained as natural waterways.
- (3) Restoration and fencing shall be required on all subdivisions, use permits and Design Review applications unless waived by the Planning Director.

Hedgerows

Strands of eucalyptus and cypress along property lines and roadways are a prominent feature of the Penngrove landscape. These hedgerows give form to the landscape and are worthy of preservation because they contribute a unique sense of identity to Penngrove and its environs.

Implementation

- (1) The cutting of hedgerows designated on the Open Space Plan Map should be discouraged unless sufficient reason to harvest is demonstrated to the Division of Forestry and the County Planning Department.
- (2) All subdivisions shall be designed to preserve existing hedgerows.

Historic Structures/Archaeology

There are several structures of historical significance in the Penngrove area that should be considered for Historic District zoning. These sites are shown on the Open Space Plan Map. Central Penngrove contains several historical structures which are important to Penngrove's identity as a rural community. For this reason, central Penngrove is recommended for designation as a Historic District.

An archaeological sensitivity study has been prepared for the plan.

Implementation

- (1) Adoption of the Historic District Zoning and the Design Standards (Appendix A) will protect historic resources.
- (2) The Department of Planning shall continue the existing referral system for development applications permits within archaeological sensitivity areas.

OUTDOOR RECREATION

Scenic Corridors

Petaluma Hill Road, Adobe Road and Old Redwood Highway are designated scenic corridors. These roadways provide open vistas of field, creeks and the Sonoma Mountains.

Implementation

- (1) Along scenic corridors a building setback of 30% of the depth of the lot or a maximum of 200 feet from the centerline of the road is required to preserve the rural, open character of the corridor. If development is proposed within the setback, a design review field inspection will be required to authorize exception based on screening by existing vegetation and topography. Where such setback is less restrictive than required for General Plan designated scenic corridors, compliance with the General Plan standards is required.
- (2) Utility distribution and service lines shall be placed underground for new development.

Community Form Land/Community Separator/Scenic Landscape Unit

The Plan designates the open plain between Ely Road and Adobe Road as "community form land" -- a scenic resource which protects the general plan appearance of the area and provides separation between communities.

The area south of Ely Road is designated as community separator. It provides a scenic backdrop and forms a border for the City of Petaluma. Development within these areas would modify the rural character of the region.

The plan designates an area north of Adobe Road as "Scenic Landscape Unit."

Implementation

- (1) These areas are presently farm lands and preservation of agriculture is a high priority of the plan. Low density zoning will aid in the retention of the character of the area.

- (2) A visual analysis is required for all subdivisions in areas designated "community form land" and "community separator." Building envelopes which locate building sites below ridgelines and utilize existing vegetation to screen residential development shall be established for all subdivisions within this area.
- (3) Development in "Scenic Landscape Units" is subject to the policies of the Open Space Element of the General Plan, as implemented by the SR (Scenic Resources) district.

BIKEWAYS PLAN

The Sonoma County General Plan designates several bikeways in the Penngrove Area.

APPENDIX

SUMMARY OF MITIGATION MEASURES

The following mitigation measures are to be applied as appropriate at the project level to mitigate environmental impacts.

Geology

Hazardous areas designated on the Constraints Map:

- (1) The Department of Planning shall continue to make referrals to a qualified geologist in order to determine when engineering geologic reports are necessary concerning the following discretionary actions: plan amendments, rezonings, use permits, minor and major subdivision and design review permits.
- (2) Building envelopes shall be shown on the parcel map as per geologist report. The following note shall also be shown prominently on the parcel map: "Areas outside building envelopes may be subject to detailed geological review.
- (3) All grading is subject to a Civil Engineer's plans, the Uniform Building Code and grading permits (plans to be contingent upon the geologist's report) in order to minimize unstable earth conditions.
- (4) Prior to construction, each site and proposed grading, leachline and foundation plans shall be approved by an engineering geologist.
- (5) Slopes, both cut and fill, shall not be steeper than 2:1 unless a thorough geological and engineering analysis indicates that steeper slopes are safe and erosion control measures are specified.

Soils/Water Quality

- (1) Require clustering of residential development to ensure the retention of parcel sizes sufficient to maintain viable agricultural operations.
- (2) Promote the use of Agricultural Preserves as a means of maintaining productive open space.
- (3) Require 100-200 foot building setbacks on parcels adjacent to agricultural uses.
- (4) Drainage improvements in accordance with Water Agency Design Criteria shall be designed by a civil engineer for approval by the Chief Engineer of the Sonoma County Water Agency and shown on the improvement plans submitted to the County Surveyor.

- (5) Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin if they are to take place during the period of September 1 through May 1.
- (6) Native vegetative ground cover shall not be destroyed, removed or disturbed more than 15 days prior to grading unless otherwise approved by the engineer representing the permit issuing agency.
- (7) Energy absorbing devices to reduce the velocity of runoff water shall be installed.
- (8) Temporary mulching, seeding, or other suitable stabilization measures shall be used to protect exposed critical areas during construction or other land disturbance.
- (9) Stockpiling of all or some of the topsoil on the site is required for use on areas to be revegetated.
- (10) Grading equipment shall not cross or disturb live stream channels.
- (11) The high shrink-well nature of the soils will require special engineering to avoid structural failure during earthquakes. Soils reports are required for major subdivisions. The Building Department shall continue to require geologic reports on single family residence building permits in land-slide areas in order to enforce the geologic provisions of Chapter 70 of the Uniform Building Code.

Hydrology

- (1) In order to prevent unnecessary erosion and decrease in water quality, enforce the provisions of Chapter 70 of the Uniform Building Code.
- (2) Enforce protection of riparian corridors through adoption of riparian corridor setbacks as part of the Open Space Plan.
- (3) Adopt flood plain zoning along Lichau Creek and Willow Brook.
- (4) A building setback line shall be shown on the final map designated as a distance $2 \frac{1}{2}$ times the height of the streambank plus 50 feet from the top of the streambank, whichever is greater.
- (5) Drainage improvements in accordance with Water Agency Design Criteria shall be designed by a civil engineer for approval by the Chief Engineer of the Sonoma County Water Agency and shown on the improvement plans submitted to the County Surveyor.
- (6) In letters one inch high the words "SUBJECT TO INUNDATION" shall be shown on the parcel map. For those portions of the parcel which are not subject to flooding, a line may be delineated on the map with arrows indicating the limits of flooding.

- (7) The applicant shall provide a civil engineer prepared storm drain system plan which provides for retention of increased runoff subject to the approval of the Chief Engineer of the Sonoma County Water Agency and the Planning Director.
- (8) Roads, driveways, and parking lots shall be surfaced with permeable materials within an aquifer recharge area.
- (9) A civil engineer prepared plan is required for driveway or road stream crossings subject to the approval of the Chief Engineer of the Sonoma County Water Agency and the Planning Director to minimize disturbance of the waterway.
- (10) A project with a waterway is subject to a Department of Fish and Game 1601-1602 permit and a Sonoma County Water Agency roiling permit to minimize the disturbance of wildlife habitat and turbidity.
- (11) Any discharge of wastes into surface waters is subject to waste discharge requirements issued by the Regional Water Quality Control Board.
- (12) A report shall be prepared by a registered geologist addressing the potential for adequate water supply. This report shall include data descriptive of the underlying geologic formation, depths and yields of neighboring wells, and any history of well failures or unsuccessful attempts to develop water in the area. Report to be sent to the Environmental Health and Planning Departments for their review and approval.
- (13) Private wells to be sealed in accordance with Environmental Health Department standards to prevent contamination of groundwater.
- (14) The project is subject to Environmental Health Department and Water Quality Control Board standards for the preservation of groundwater.
- (15) For major projects on wells in marginal groundwater availability areas, a groundwater table monitoring program shall be established and administered by the Planning Department to include the following: an annual reporting of estimated water usage and a static water level measurement after the well has not been pumped for 24 hours made in April and October.

Vegetation and Wildlife

- (1) A setback of 2 1/2 times the height of the bank plus 50 feet is required along Lichau Creek and Willow Brook.
- (2) Willow Brook and Lichau Creek shall be retained as natural waterways.
- (3) Require retention of hedgerows on all use permits, subdivisions and design review applications.

- (4) Design Review is required to minimize the removal of trees on the site and/or to assure the replacement of removed trees with appropriate native species.
- (5) Protective fencing to be installed along drip line of trees during construction activities.
- (6) Any limbs, trunks or exposed roots damaged during construction are to be painted immediately with a good grade of "tree paint."
- (7) If fill is to be placed over the root zone, subdrainage structures are to be installed.
- (8) Diseased and damaged trees previously identified are to be removed.

Roads

- (1) Work with Hewlett Packard and the City of Rohnert Park to have the company contribute to the cost of mitigating off-site impacts on County roads and any improvements which may be necessary to the Railroad Avenue interchange.
- (2) Along designated scenic corridors, road projects shall be designed to comply with General Plan Open Space Policies.
- (3) Road Department Conditions to be applied on subdivision, design review and use permit applications:
 - a. Dedication of ___ feet of right of way, by grant deed, measured from the (existing right of way line) (existing centerline) for the full frontage along _____.
 - b. Dedication of ___ feet of right of way, by grant deed, measured from the (existing right of way line) (existing centerline) for the full frontage along _____.
 - c. Dedication of right of way returns, by grant deed, of ___ feet radius at the intersections of _____.
 - d. Applicant shall submit improvement plans for review and approval by the Director of Public Works for the installation of improvements across the frontage of _____ showing: curb, gutter, sidewalk, and paving with rock base to tie into the existing pavement. After plan approval, improvements shall be installed as shown on the improvement plans.
 - e. Applicant shall present evidence to the County Surveyor that the proposed private road can meet County grade and alignment standards.
 - f. Applicant shall provide a recorded document to the County Surveyor showing that he has legal access from Parcels _____, _____ to a County maintained road, by a right-of-way with a minimum of 20'.

- g. If Parcel(s) ____, ____, ____ have a net area of 2.00 acres, or less, the applicant shall retain a registered civil engineer to prepare road construction plans for a private road, across said parcel(s). After plan approval, applicant shall construct any necessary drainage facilities and the base portion of the road, followed by paving or an oil and rock surfacing.
- h. The existing/proposed road and public utility easement shall be increased in width to ____' and extended to the _____ line of Parcel _____.

Fire Protection

- (1) Access roads shall be all-weather and constructed to minimum County subdivision standards.
- (2) All-weather turnarounds to be provided at each residential site.
- (3) All bridges must be capable of supporting 20 tons.

Transit

- (1) Bus service should be expanded to keep pace with urban development.
- (2) The County should continue to fund the special transportation needs of the elderly, handicapped and disadvantaged.
- (3) Turnouts and/or business shelters will be needed at the following locations:
 - a. Main Street by the Post Office and just north of Woodward Avenue.
 - b. Both sides of Main Street at the Adobe Road intersection.
 - c. Both sides of Petaluma Hill Road at the entrance to the Hewlett Packard plant.

Noise

Development shall comply with the standards and policies of the General Plan, including the Noise Element.

Air Quality/Hazardous Materials

- (1) Both point source and cumulative traffic generated emissions should be evaluated for potential adverse air quality impacts for major developments and these developments should proceed only if air quality impacts can be mitigated.
- (2) Substantial air emissions sources will be regulated by a permit issued by the Air Pollution Control District in accordance with State Air Resources Board standards.

- (3) Individual projects involving hazardous materials shall be sent to Project Review Advisory Committee to consider requiring an expanded initial study to evaluate the risk of an explosion or the release of hazardous substances in the event of an accident and propose feasible mitigations.

Schools

- (1) The Petaluma School District should consider adopting a policy of school impact fees if the district expects to be impacted. The Board of Supervisors should implement the fees if so requested by the school board.

Fire Protection

- (1) Continue the water connection moratorium until the Penngrove Water Company can meet fire flow standards.
- (2) Outside the areas served by public water, the applicant must provide a water storage tank with a minimum capacity of 2,000 gallons or a swimming pool fire protection hookup on each parcel.
- (3) Within the Penngrove Water Company service area, hydrants and fire flow requirements shall be specified by the Penngrove Fire District and made conditions of approval.

Public Sewer

Sanitation Department conditions:

- (1) Prior to filing of the final subdivision map or validation of the MINOR SUBDIVISION, the subdivider shall construct the sewer mains and laterals or give guaranty or post bonds to insure installation of the sewer facility in accordance with the Sonoma County Sewer System Standards and the approved improvement plans.
- (2) Prior to validation of the MINOR SUBDIVISION or improvement plans for a MAJOR SUBDIVISION, a letter or a resolution from the city or district shall be submitted indicating that a satisfactory agreement has been entered into for such water service.
- (3) Upon completion of construction and prior to final acceptance, a resolution or letter from the entity shall be submitted stating the water system has been accepted into their system for maintenance and operation.

Septic Systems

Environmental Health Department conditions to be applied on subdivision, design review and use permit applications:

- (1) Applicant must provide evidence of suitable characteristics for subsurface sewage disposal purposes substantiated by soils percolation tests conducted in accordance with the standard procedures of the Sonoma County Public Health Service, certified by a civil engineer, registered sanitarian, or registered geologist on lot(s) _____. The test report must refer to this minor subdivision number.
- (2) On lot(s) _____, the percolation tests shall be performed within the official wet-weather testing period as defined by Sonoma County Public Health Service Rule V-2: (a) where slope is less than 5% (b) if soil exhibits excessive shrink-swell characteristics.
- (3) Applicant must demonstrate that all portions of proposed sewage disposal system(s) and reserve expansion area(s) on lot(s) _____ will maintain a 100 foot setback from the elevation of the 10 year frequency flood of ____ as determined by the Sonoma County Water Agency.
- (4) Provide evidence of elevations or slope determination in area of proposed leachfield(s) and future leachfield expansion area(s) to indicate that slopes are not more than 30% on lot(s) _____.
- (5) Lot(s) _____ shall contain a minimum area of 1 1/2 acres per dwelling unit, exclusive of area reserved for rights of way and/or easements, in order to qualify for private sewage disposal system(s) and connection to an approved public water system.
- (6) Lot(s) _____ shall contain a minimum area of 1 acre per dwelling unit, exclusive of area reserved for rights of way and/or easements, in order to qualify for private sewage disposal system(s) and connection to an approved public water system.
- (7) Applicant must provide evidence by means of a plot plan drawn to scale that lot(s) contain sufficient area to accommodate a private sewage disposal system for a typical 3 bedroom house, including leachfield and a 200% unencumbered reserve area suitable for future expansion of the leachfield. Plot Plan(s) submitted for this purpose shall include proposed location of domestic water well unless connection is to be made to an approved public water system. Location of neighboring wells and septic systems within 100 feet of this property must be shown. (a) Plot plan shall be prepared by a registered civil engineer.
- (8) Area tested for sewage disposal shall be delineated on the final parcel map.
- (9) A "check print" of the final parcel map shall be submitted to the Health Officer for approval prior to validation by the County Surveyor.

- (10) Provide a civil engineer's drainage plan designed to show how private sewage disposal system(s) will be shielded from storm water infiltration on lot(s) _____. Drainage easements must be provided if discharge from drainage facilities will result in water flow being concentrated on any adjacent parcels.
- (11) The malfunctioning sewage disposal system(s) on lot(s) ____ shall be repaired under permit obtained through the Sonoma County Public Health Service in accordance with the notice of violation which has been issued.
- (12) The statement "Requires public water and public sewer connection" shall be shown on lot(s) __ of the final parcel map.
- (13) The statement "All private sewage disposal systems shall be designed by a registered civil engineer" shall be shown on lot(s) ____ of the final parcel map.
- (14) A Declaration of Restrictions and Grant Deed shall be recorded by the County Recorder to indicate the "filled-land" private sewage disposal systems must be designed by a registered civil engineer for lot(s) _____.
- (15) An engineering geologist's report of suitable leachfield areas is required for lot(s) ____ because of geological hazards suspected on this property.
- (16) Sewage disposal and/or water supply easements shall be delineated on the final parcel map.

Energy

- (1) Cluster residential development where feasible. The Land Use Plan and Zoning allow for small minimum lot sizes while proposing a low overall density.
- (2) Design and orient houses to take advantage of solar exposure.
- (3) Minimize window areas on north-facing walls and maximize windows on south-facing walls.
- (4) Encourage double-glaze windows and glass doors to reduce heat loss during the winter.
- (5) Use insulation and weather-stripping to reduce dependence upon air conditioning and heating. Provide additional insulation on north-facing walls.
- (6) Use solar heating where feasible.
- (7) Maximize natural lighting.
- (8) Landscape with deciduous trees along south-facing walls to shade south walls during the summer and to permit solar heating in the winter.

- (9) Educate the general public about energy conservation programs available through Pacific Gas and Electric.
- (10) Adopt road widths and standards for rural developments that reduce the amount of petroleum products utilized for construction.
- (11) Support and encourage transit and car-pooling programs.
- (12) Encourage the installation of water conservation devices in commercial projects.

Archaeological Sites

- (1) Refer all discretionary actions, zone changes, subdivisions, use permits, public projects, etc. to the Northwest Information Center, Department of Anthropology, Sonoma State University to ascertain probability of disturbing archaeological resources. Based on that referral, impose the appropriate conditions.
- (2) Require an archaeological field survey for projects found to have a high probability of disturbing archaeological resources.

Police Protection

- (1) Encourage the clustering of new residential dwellings in an effort to provide greater security.
- (2) Submit applications to the Sheriff's Office for security input.

Water

- (1) Continue the moratorium on the issuance of building permits within the water district until the State Health Department lifts its water connection ban.
- (2) Fund a feasibility study to evaluate the cost of forming a County Service area to acquire the Penngrove Water Supply.

Sanitation Department conditions to be applied on applications when the moratorium is lifted:

- (3) Prior to filing of the final subdivision map or validation of the Minor Subdivision, the subdivider shall construct the water mains and laterals or give guaranty or post bonds to insure the installation of the water facilities in accordance with the Sonoma County Sewer System Standards, City or District Standards, and the approved improvement plans.
- (4) Prior to validation of the MINOR SUBDIVISION or improvement plans for a MAJOR SUBDIVISION, a letter or resolution from the water company, city or district, shall be submitted indicating its ability to serve the proposed subdivision and evidence indicating that a satisfactory agreement has been entered into for such water service.

- (5) Upon completion of construction, and prior to any final acceptance, a letter or resolution from the entity shall be submitted stating the sewer has been accepted into their system for maintenance and operation.

Sewage Disposal

- (1) Establish a monitoring system for second units and refer all use permits applications to the City of Petaluma.
- (2) Continue adherence to the regulations of the Sonoma County Environmental Health Department with respect to required percolation tests and creek setbacks.

DESIGN STANDARDS

Introduction

The following Design Standards are intended to implement the Historic District combining zone. All commercial projects, such as new buildings or major remodels, requiring County Design Review approval will be subject to these standards. They are intended to simplify the process by providing pre-application guidelines for architects, designers, and/or contractors.

The community may wish to implement some of the landscaping or street furniture recommendations through local fund raising activities. Other property owners may wish to voluntarily adopt some of the sign and/or landscaping recommendations.

General Design Considerations

- (1) All utilities should be undergrounded.
- (2) Street furniture and luminaries should be similar and in character with the community.
- (3) Raised planters should be provided outside buildings as noted and be constructed of wood and painted to match building.
- (4) All corrugated metal, weathered wood, stone and plywood should be replaced with painted wood.
- (5) Awnings should be encouraged where these were part of the original building.
- (6) Building heights shall be similar and complement existing neighboring structure.
- (7) Parking areas shall be screened from street by raised planters and landscape materials.
- (8) Color of building shall be harmonious with surrounding buildings. Buildings will be painted, no natural stains or colors.
- (9) Corner building, exposed street side shall be treated with equal importance.

Signage/Identification

- (1) No signs should be permitted to protrude from building face or roof.
- (2) Signs should be painted or applied directly on the building face and consist only of letters. Letters can be applied to windows. Style of letters should be similar throughout area. Thickness of applied letters should be proportional to letter size. Deep boxed letters should not be used.

- (3) No signs will be applied to other material and attached to building face.
- (4) Hanging signs may be located in recessed entrances over doors or below and from awnings. One sign shall be permitted per business.

Criteria

- (1) Silhouette: Buildings should have compatible silhouettes within building groups, i.e. peaked roof adjacent to peaked roof, flat horizontal facade with same, etc.
- (2) Spacing: Buildings should have spacing between sidewalls. No common walls. Gap helps separate variation in styles and carry existing street scape.
- (3) Setback: Should be consistent within building groups, to create a frontal plain and unify groups. Any puncturing of frontal plain should be consistent within groups i.e. awnings.
- (4) Proportions: There are similar proportions within existing building feature in new or remodeled structures. Similar proportions should be maintained in windows, door-entrance treatment or other divisions of the facade. Contrasts in proportions should be avoided.
- (5) Volume/Mass: Characteristics which convey a feeling of volume in existing structures include recessed entrances, porches, and roof line projections. These features should continue in any new construction.
- (6) Building Entranceways: These are predominately recessed in the existing structures and placed at center of building frontage or were originally rhythmically placed. This should be continued.
- (7) Surface Materials: The majority of existing structures have horizontal wood siding or stucco/cement. Expanses of glass are found un some store buildings. All buildings are heavily painted. These materials and finishes should be continued. Shingles, plywood and masonry should not be used.
- (8) Shadow/Texture: Deep shadows are created in many buildings by recessed entrances and porches and are simple. This should continue. Awning application should be encouraged if it complements the building facade or elevation. Same pattern of light and shadow should continue.
- (9) Style/Image: Where a style dominates, this theme should project into the image of new buildings. False fronts or parapets above roof and vertical windows dominate much of the existing image.

Planting Material

- (1) Bradford Ornamental Pear (*Pyrus Calleryana*) is recommended as a street tree. It is deciduous, has red fall color, and grows well in most soils and under adverse conditions.

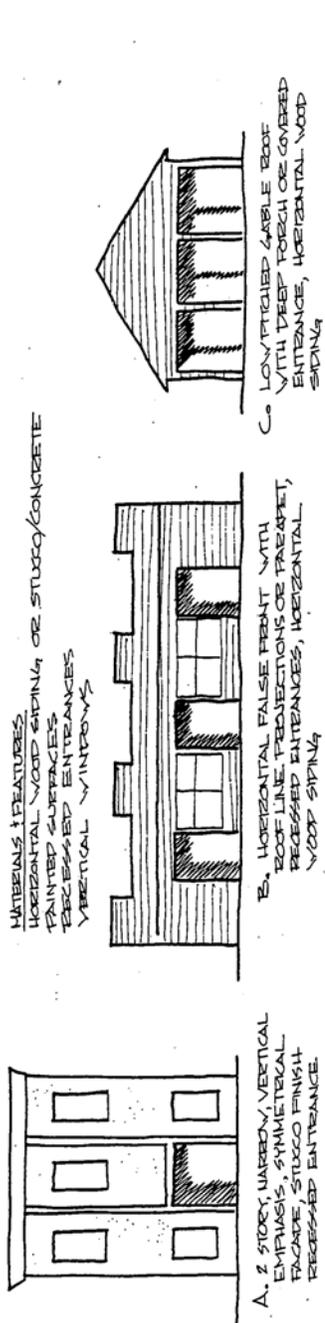
Implementation

Undergrounding

- (1) The Planning Department has requested that a utility undergrounding program for Penngrove be funded from "Rule 20" money. A five year program which will allocate \$590,000 per year is being prepared by the Undergrounding Committee for approval by the Board of Supervisors. If Penngrove is included in the program, all utilities along Main Street will be undergrounded. Individual property owners will be responsible for new connection boxes and/or drop lines at an estimated cost of \$200 to \$400 per lot. A public meeting would be held with all affected property owners prior to final approval.
- (2) On new commercial structures, undergrounding shall be required prior to final occupancy. On remodels, applicants shall agree to participate in any undergrounding program.

General Provisions

- (1) All projects requiring Design Review approval shall conform to the Design Standards.
- (2) The community may wish to implement some of the landscaping or street furniture recommendations through local fund raising activities.



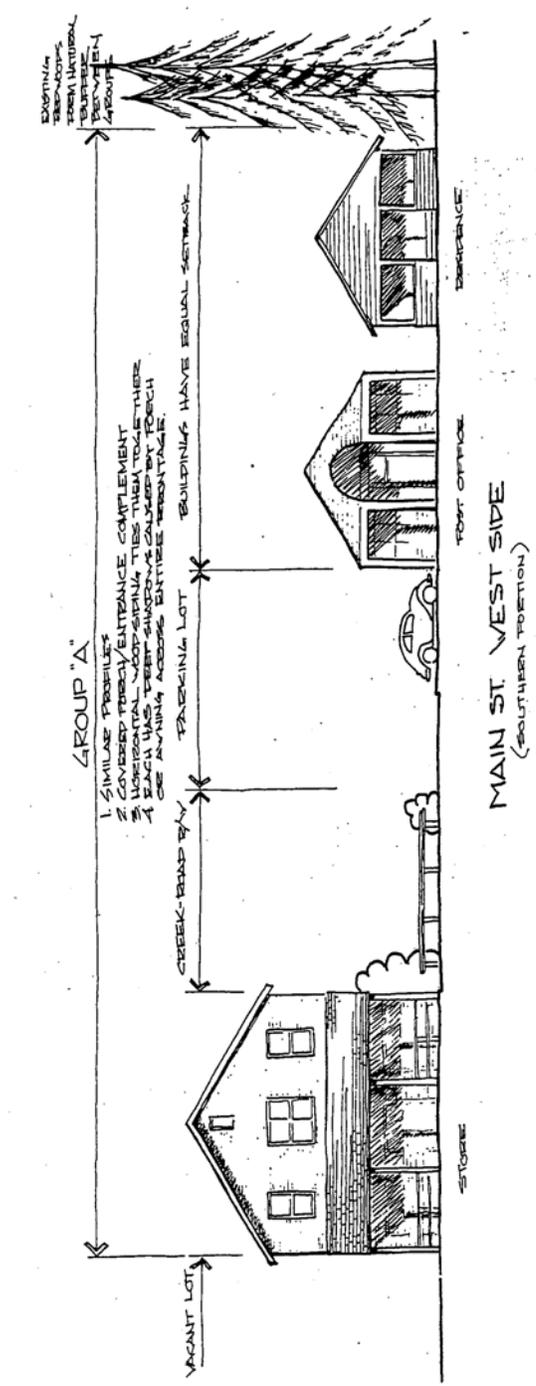
A. 2 STORY, URBAN, VERTICAL EMPHASIS, SYMMETRICAL FACADE, STUCCO FINISH, RECESSED ENTRANCE.

B. HORIZONTAL FALSE FRONT WITH ROOF LINE PROJECTIONS OR PARAPET, RECESSED ENTRANCES, HORIZONTAL WOOD SIDING.

C. LOW PITCHED GABLE ROOF WITH DEEP PORCH OR COVERED ENTRANCE, HORIZONTAL WOOD SIDING.

MATERIALS & FEATURES:
 HORIZONTAL WOOD SIDING, OR STUCCO/CONCRETE
 PAINTED SURFACES
 RECESSED ENTRANCES
 VERTICAL WINDOWS

DOMINANT ARCHITECTURAL FORMS, MATERIALS & FEATURES



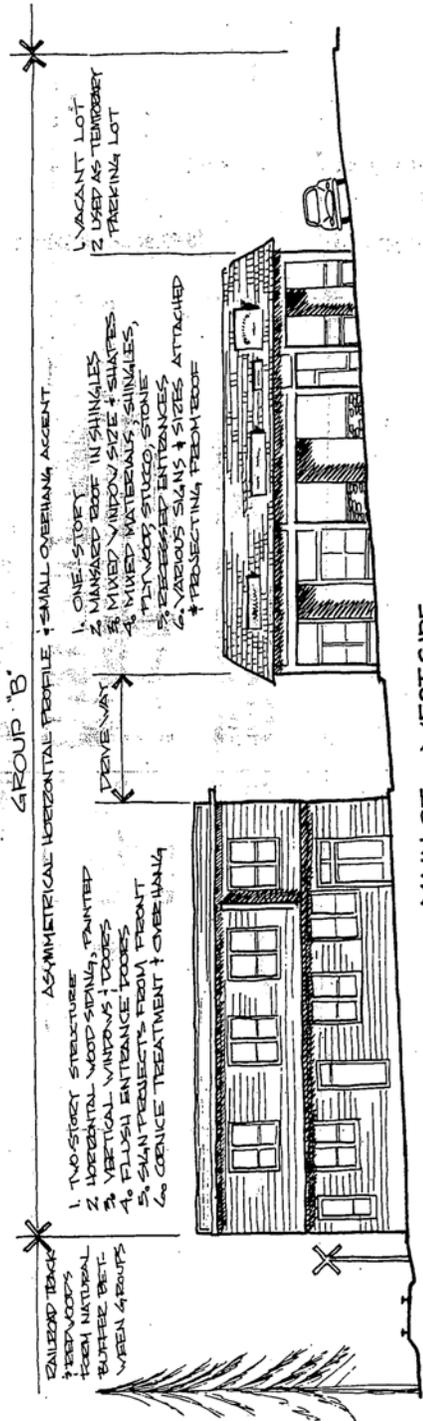
GROUP "A"

- 1. SIMILAR PROFILES
- 2. COORDINATE PORCH/ENTRANCE COMPLEMENT
- 3. HORIZONTAL SIDING/TIES THEM TOGETHER
- 4. EACH HAS DEEP SHADOWS CALLED BY PORCH OR AWNING ABOVE ENTRANCE

PARKING LOT BUILDINGS HAVE EQUAL SETBACK

MAIN ST WEST SIDE
 (SOUTHERN PORTION)

Figure 14

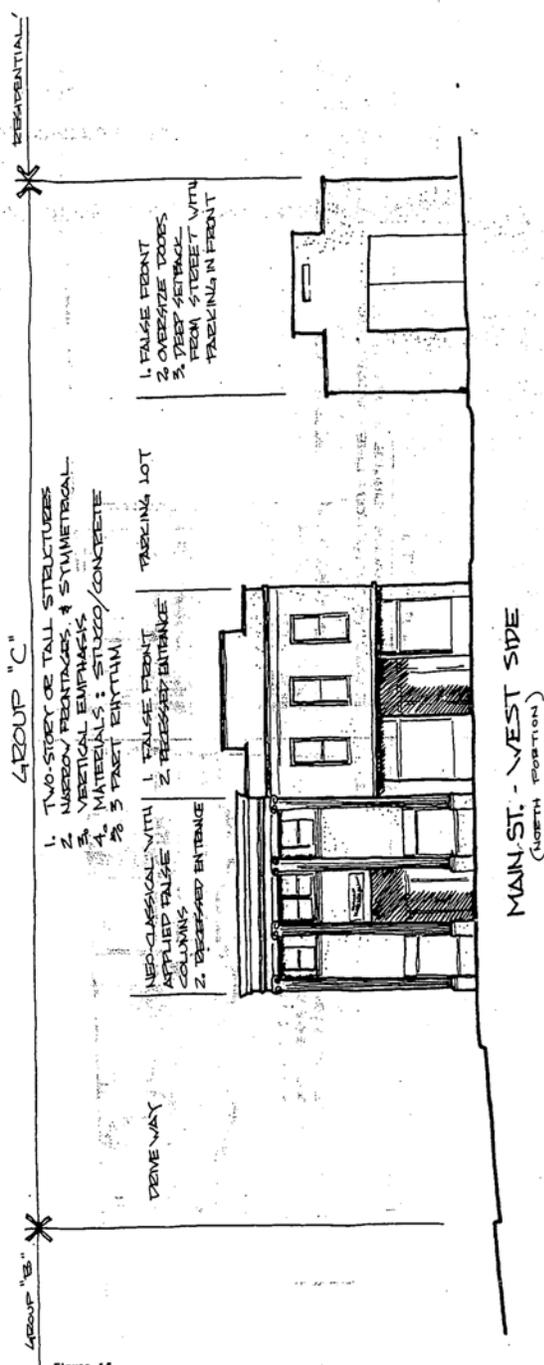


- 1. RAILROAD TRACK
- 2. REDWOODS
- 3. BUSH NATURAL
- 4. BUFFER BELT
- 5. WREN GROUPS

- 1. TWO-STORY STRUCTURE
- 2. HORIZONTAL WOOD SILLING, PAINTED
- 3. VERTICAL WINDOW SIZES + SHAPES
- 4. FLUSH ENTRANCE DOORS
- 5. SLAN PROJECTS FROM FRONT
- 6. COGNICE TREATMENT + OVERHANG

- 1. ONE-STORY
- 2. MIXED ROOF IN SHINGLES
- 3. MIXED WINDOW SIZE + SHAPES
- 4. MIXED MATERIALS: SHINGLES, PLT WOOD, STUCCO, STONE
- 5. RECESSED ENTRANCES
- 6. VARIOUS SLANS + SIZES ATTACHED + PROJECTING FROM ROOF

- 1. VACANT LOT
- 2. USED AS TEMPORARY PARKING LOT



- 1. TWO-STORY OR TALL STRUCTURES
- 2. NARROW PROTRUSIONS + SYMMETRICAL
- 3. VERTICAL EMPHASIS
- 4. MATERIALS: STUCCO/CONCRETE
- 5. FLAT ENTIRETY

- 1. NEO-CLASSICAL WITH APPLIED FALSE COLUMNS
- 2. RECESSED ENTRANCE

- 1. FALSE FRONT
- 2. RECESSED ENTRANCE

- 1. FALSE FRONT
- 2. OVERSIZE DOORS
- 3. DEEP SETBACK FROM STREET WITH PARKING IN FRONT

Figure 16

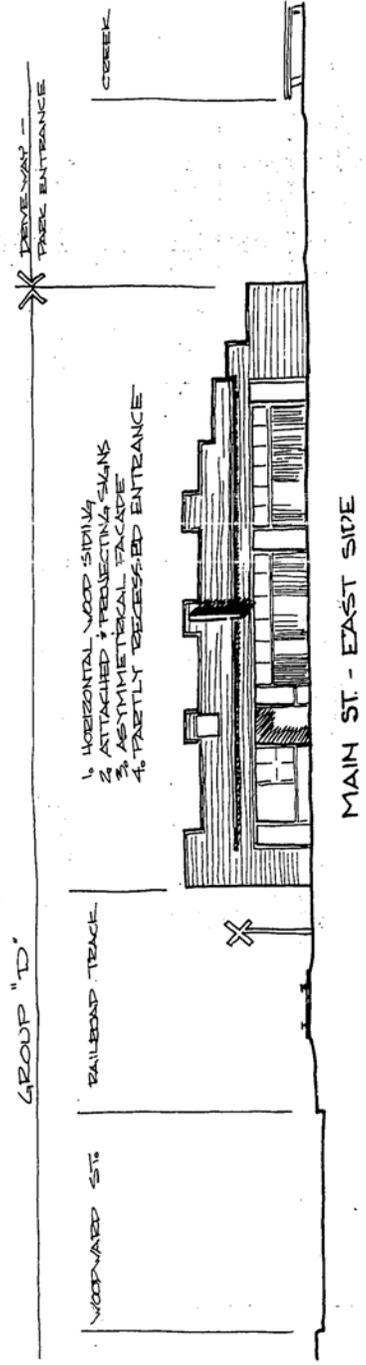
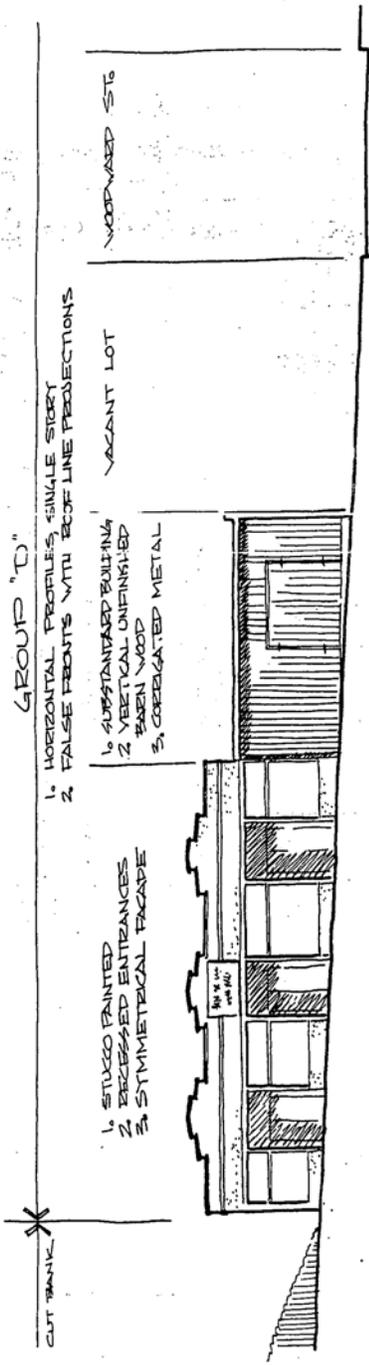
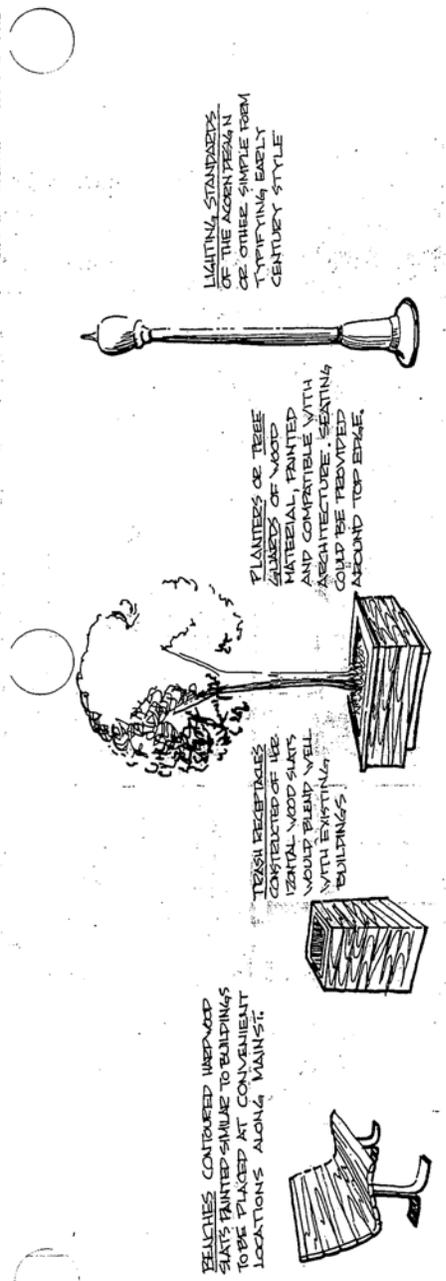
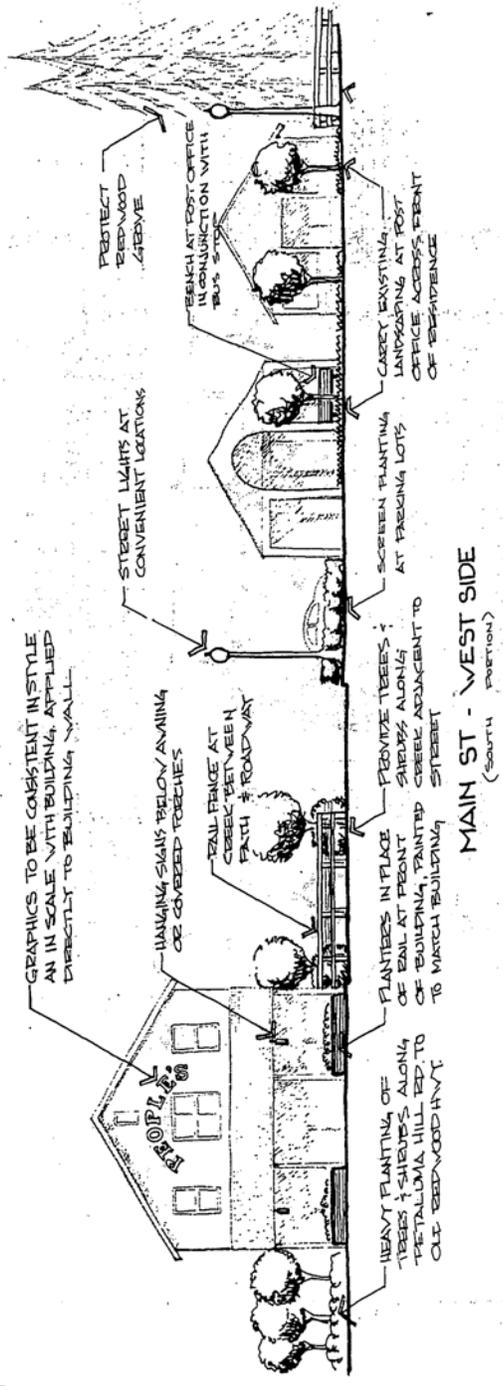


Figure 18



STREET FURNITURE

Figure 17



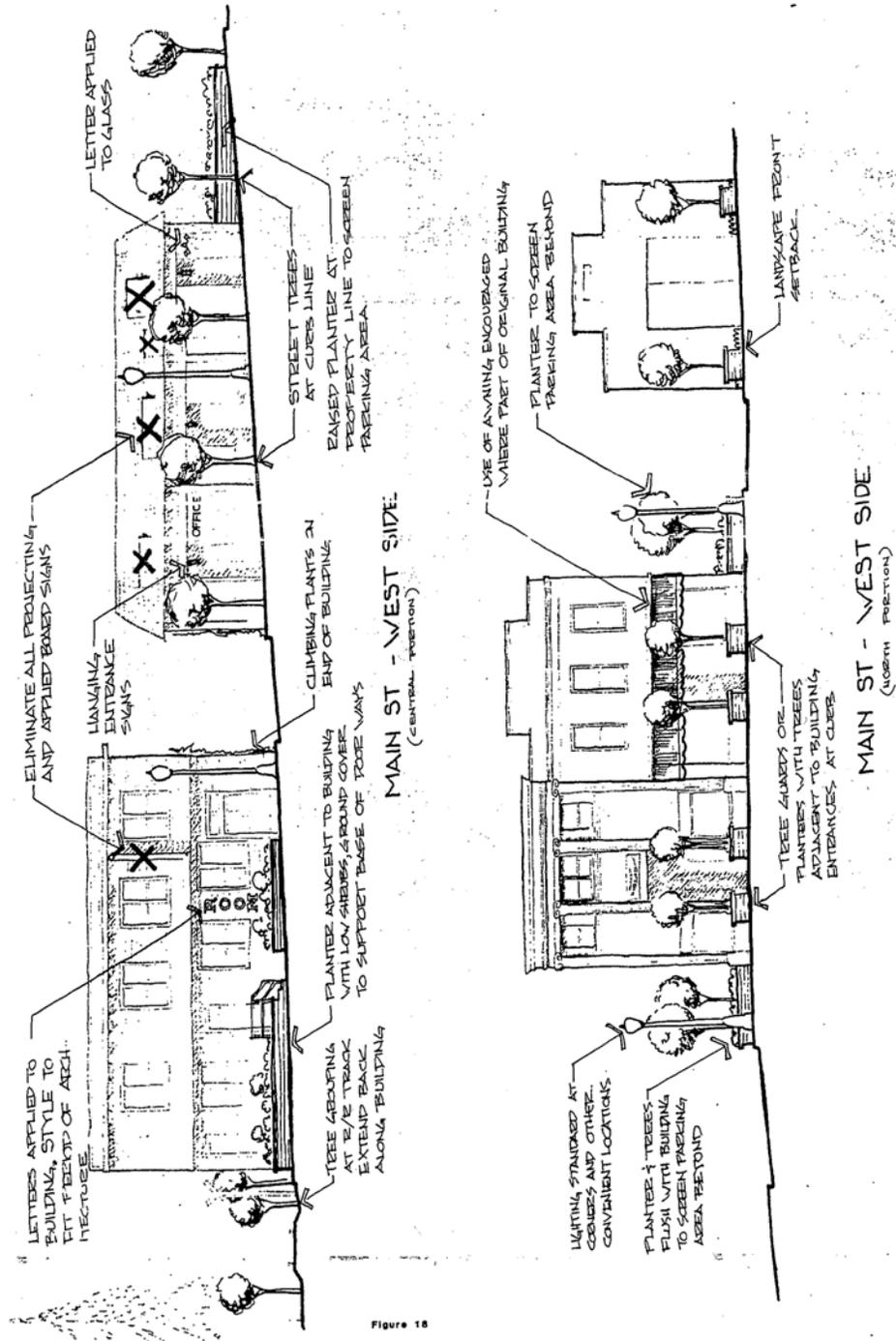
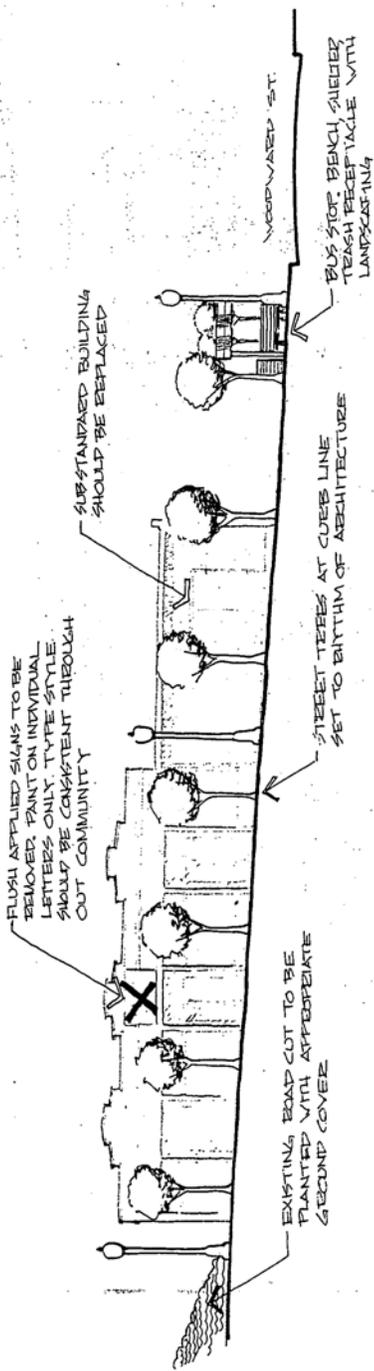
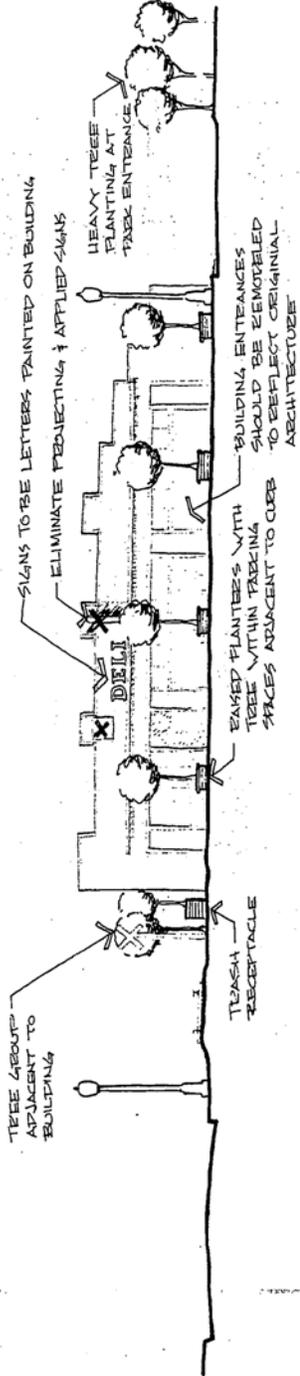


Figure 18



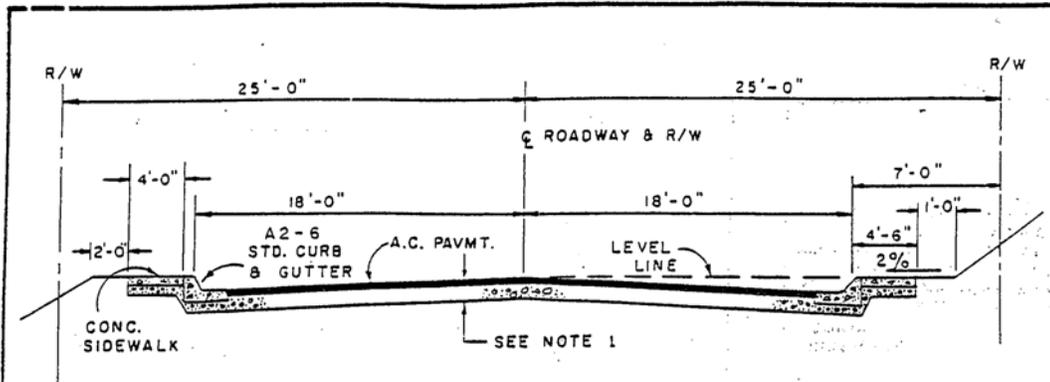
MAIN ST - EAST SIDE
(NORTHERN POSITION)



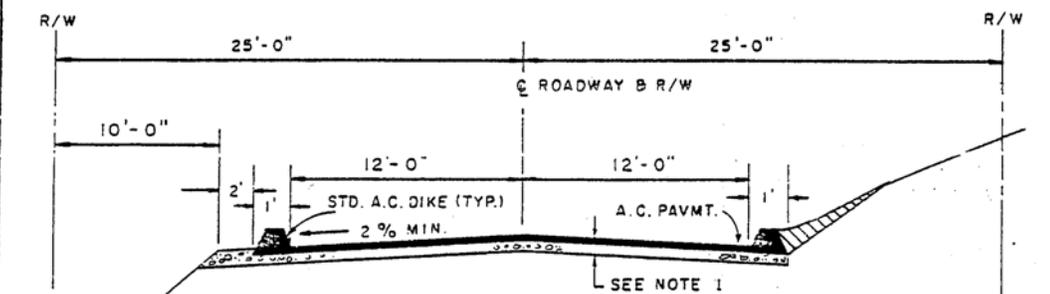
MAIN ST - EAST SIDE
(SOUTHERN POSITION)

Figure 10

ROAD STANDARDS



RESIDENTIAL STREET

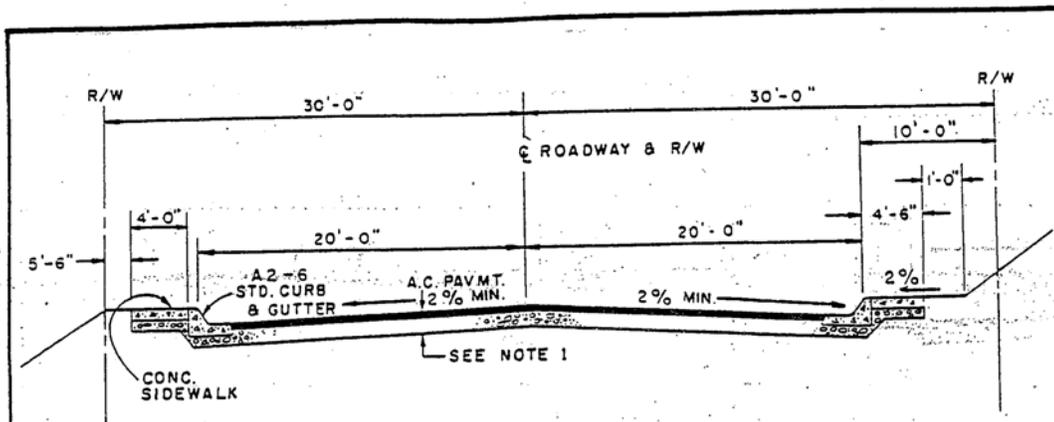


RURAL
RESIDENTIAL STREET

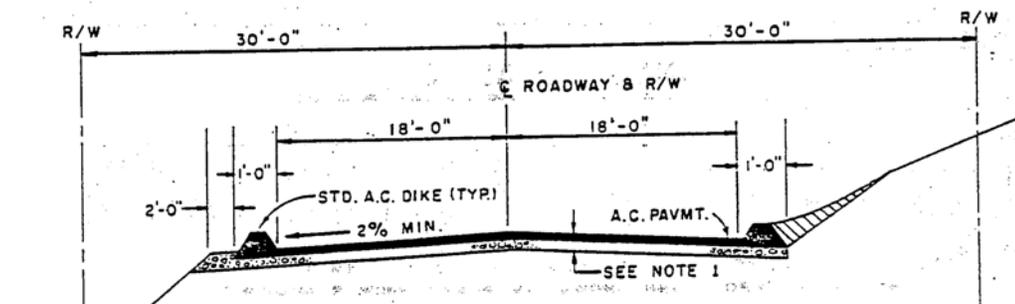
NOTES:

1. STRUCTURAL SECTION OF ROADWAY SHALL BE DETERMINED BY SOILS REPORT AND SHOWN ON PLANS. SHOW 'R' VALUE & T.I.
2. MINIMUM STRUCTURAL SECTION SHALL BE 2" ASPHALT CONCRETE PAVEMENT ON 6" CLASS II AGGREGATE BASE
3. CUT SLOPES SHALL BE A MAXIMUM OF 2:1 UNLESS SOILS REPORT DETERMINES OTHERWISE
4. FILL SLOPES SHALL BE A MAXIMUM OF 2:1
5. CONSTRUCTION OUTSIDE R/W LINE SHALL REQUIRE SLOPE EASEMENTS
6. SEE DRAWING NO. S.D.-12 FOR A.C. DIKE DETAIL

COUNTY OF SONOMA		
DEPARTMENT OF PUBLIC WORKS		
DONALD B. HEAD, DIRECTOR		
RESIDENTIAL STREETS		
DATE: 1980	SCALE: N/S	DRWNG. S.D.-1



COLLECTOR STREET



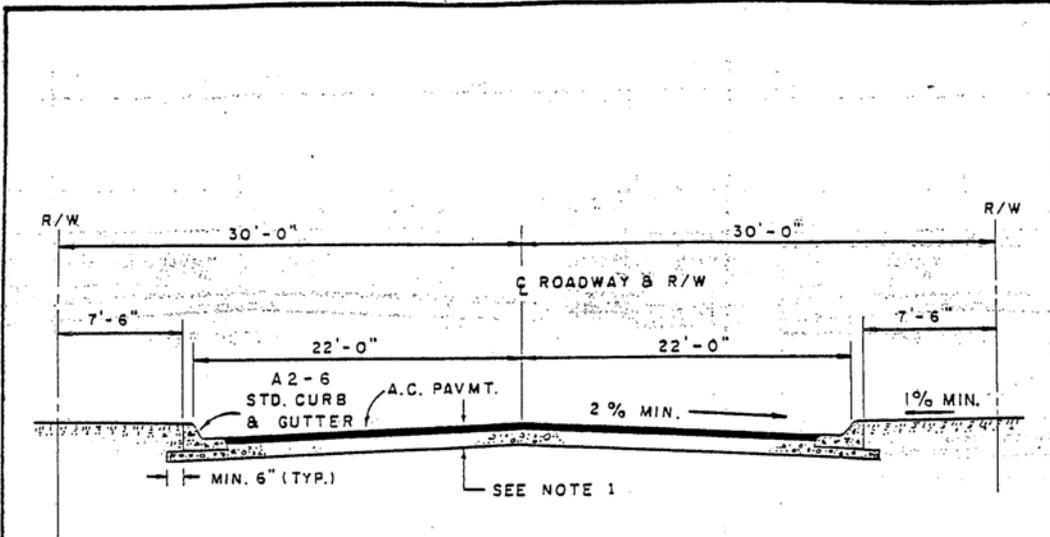
RURAL COLLECTOR STREET

NOTES:

1. STRUCTURAL SECTION OF ROADWAY SHALL BE DETERMINED BY SOILS REPORT AND SHOWN ON PLANS, SHOW 'R' VALUE & T.I.
2. MINIMUM STRUCTURAL SECTION SHALL BE 2" ASPHALT CONCRETE PAVEMENT ON 6" CLASS II AGGREGATE BASE
3. CUT SLOPES SHALL BE A MAXIMUM OF 2:1 UNLESS SOILS REPORT DETERMINES OTHERWISE
4. FILL SLOPES SHALL BE A MAXIMUM OF 2:1
5. CONSTRUCTION OUTSIDE R/W LINE SHALL REQUIRE SLOPE EASEMENTS
6. SEE DRAWING NO. S.D.-12 FOR A.C. DIKE DETAIL

COUNTY OF SONOMA		
DEPARTMENT OF PUBLIC WORKS		
DONALD B. HEAD, DIRECTOR		
COLLECTOR STREETS		
DATE: 1980	SCALE: N/S	DRWNG. S.D.-3

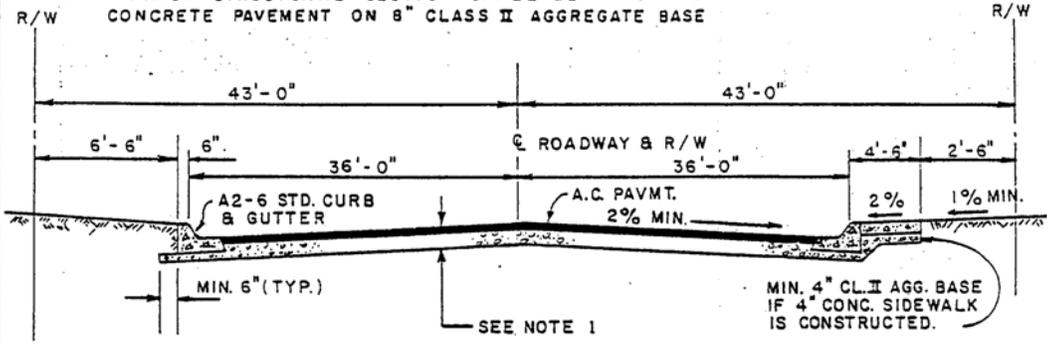
133



INDUSTRIAL STREET

NOTES:

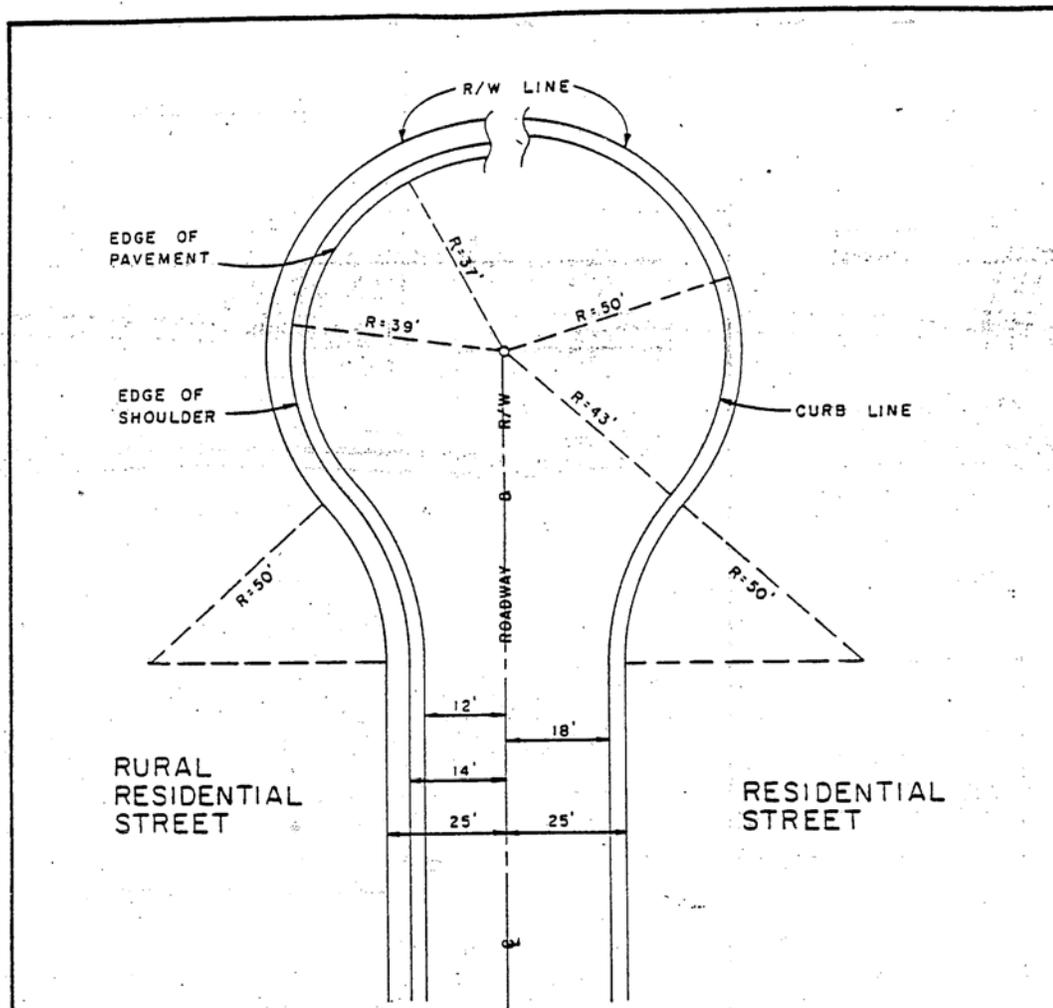
1. STRUCTURAL SECTION OF ROADWAY SHALL BE DETERMINED BY SOILS REPORT AND SHOWN ON PLANS. SHOW 'R' VALUE & T.I.
2. MINIMUM STRUCTURAL SECTION SHALL BE 3" ASPHALT CONCRETE PAVEMENT ON 8" CLASS II AGGREGATE BASE



MAJOR THOROUGHFARE

COUNTY OF SONOMA		
DEPARTMENT OF PUBLIC WORKS		
DONALD B. HEAD, DIRECTOR		
INDUSTRIAL STREET & MAJOR THOROUGHFARE		
DATE: 1980	SCALE: N/S	DRWG: S.D.-4

.134

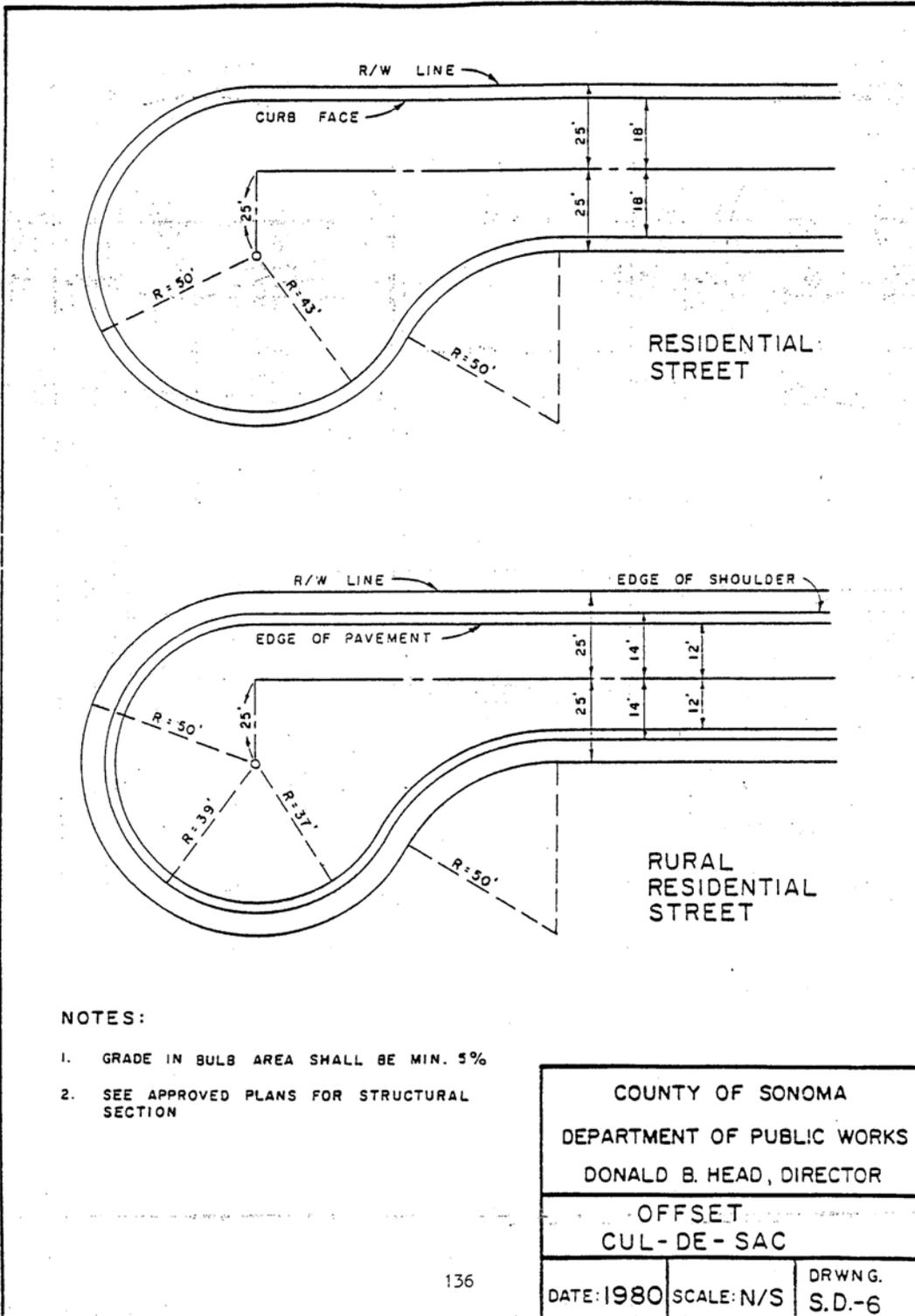


NOTES:

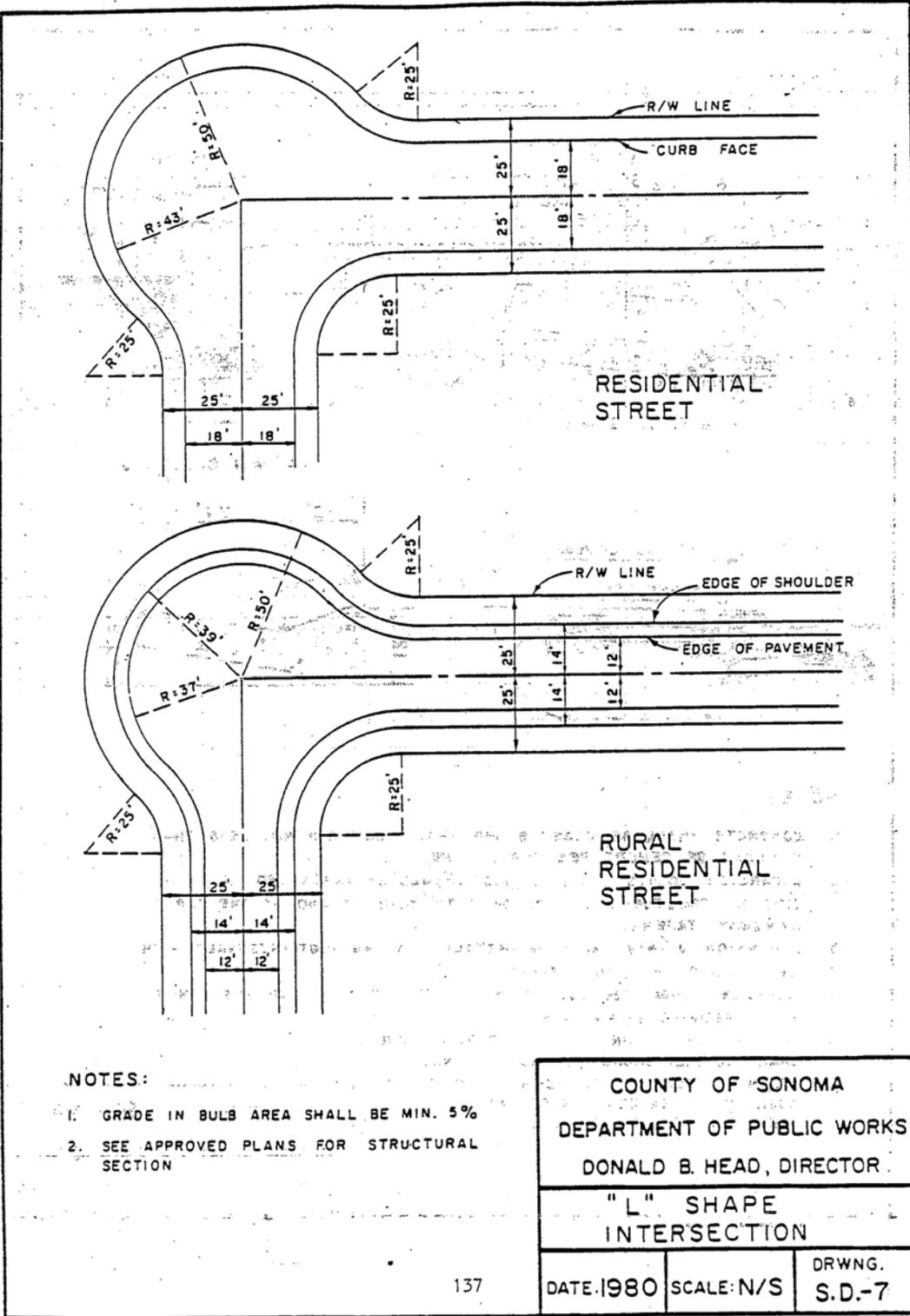
1. GRADE IN BULB AREA SHALL BE MIN. 5%
2. SEE APPROVED PLANS FOR STRUCTURAL SECTION

COUNTY OF SONOMA DEPARTMENT OF PUBLIC WORKS DONALD B. HEAD, DIRECTOR		
CUL - DE - SAC		
DATE: 1980	SCALE: N/S	DRWNG. S.D.-5

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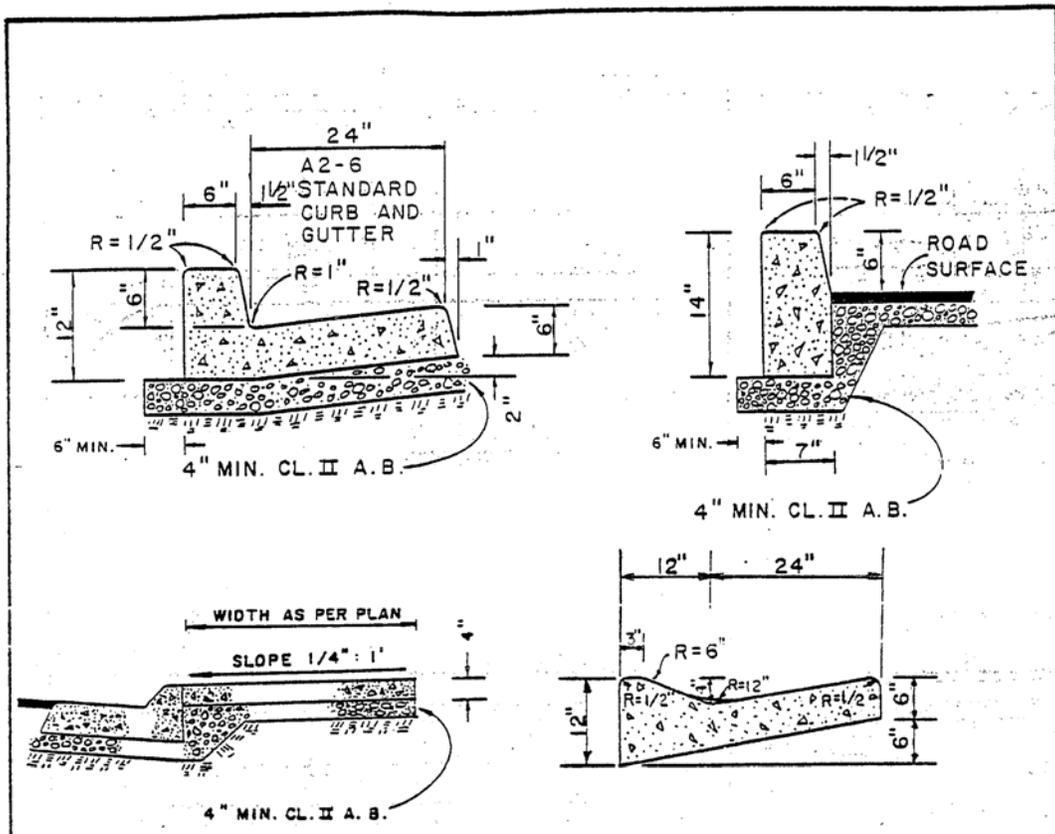
136



- NOTES:
1. GRADE IN BULB AREA SHALL BE MIN. 5%
 2. SEE APPROVED PLANS FOR STRUCTURAL SECTION

COUNTY OF SONOMA		
DEPARTMENT OF PUBLIC WORKS		
DONALD B. HEAD, DIRECTOR		
"L" SHAPE INTERSECTION		
DATE: 1980	SCALE: N/S	DRWG. S.D.-7

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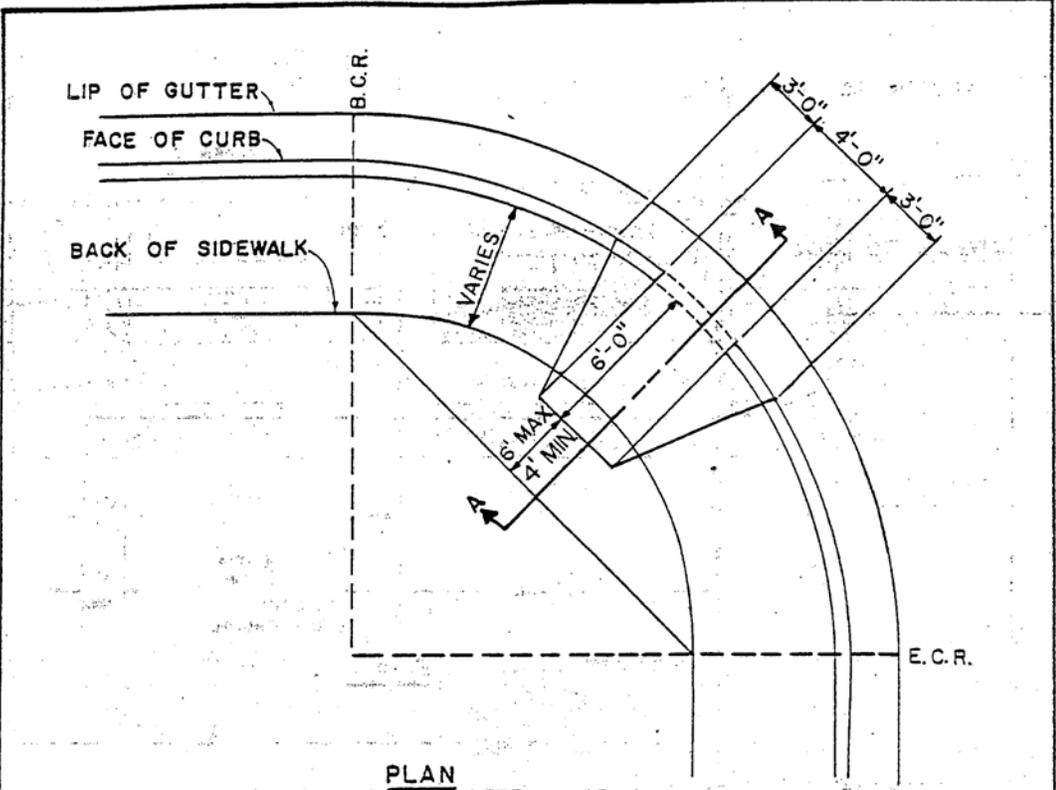


NOTES:

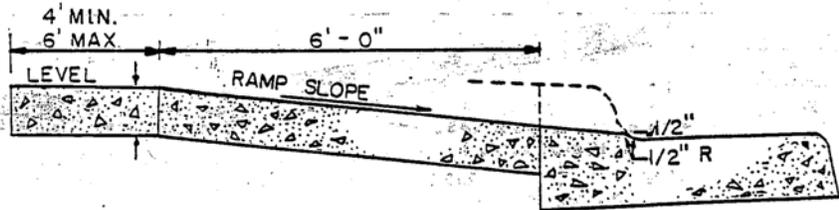
1. CONCRETE SHALL BE CLASS B AND SHALL CONTAIN NOT LESS THAN 5 SACKS OF CEMENT PER CUBIC YARD
2. EXPANSION JOINTS, 1/4 INCH WIDE, SHALL BE INSTALLED AT EACH SIDE OF STRUCTURES, AT ENDS OF CURB RETURNS AND AT THE TOP OF DRIVEWAY TAPERS
3. EXPANSION JOINTS SHALL BE INSTALLED AT 48 FOOT INTERVALS, WITH WEAKENED PLANE JOINTS EVERY 16 FEET
4. SIDEWALKS SHALL BE SCORED INTO 4 FOOT SQUARES UNLESS OTHERWISE SPECIFIED BY ENGINEER
5. IF EXCRUSION MACHINE IS USED EXPANSION JOINTS SHALL BE DEEP SCORE 1/3 THE THICKNESS.
6. WEIGHT OF CURB AND OR SIDEWALK AND CLASS 2 AGGR. SHALL EXCEED THE EXPANSION PRESSURE OF THE 'R' VALUE.

COUNTY OF SONOMA DEPARTMENT OF PUBLIC WORKS DONALD B. HEAD, DIRECTOR		
CURB GUTTER AND SIDEWALK		
DATE: 1980	SCALE: N/S	DRWNG. S.D. - R

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PLAN



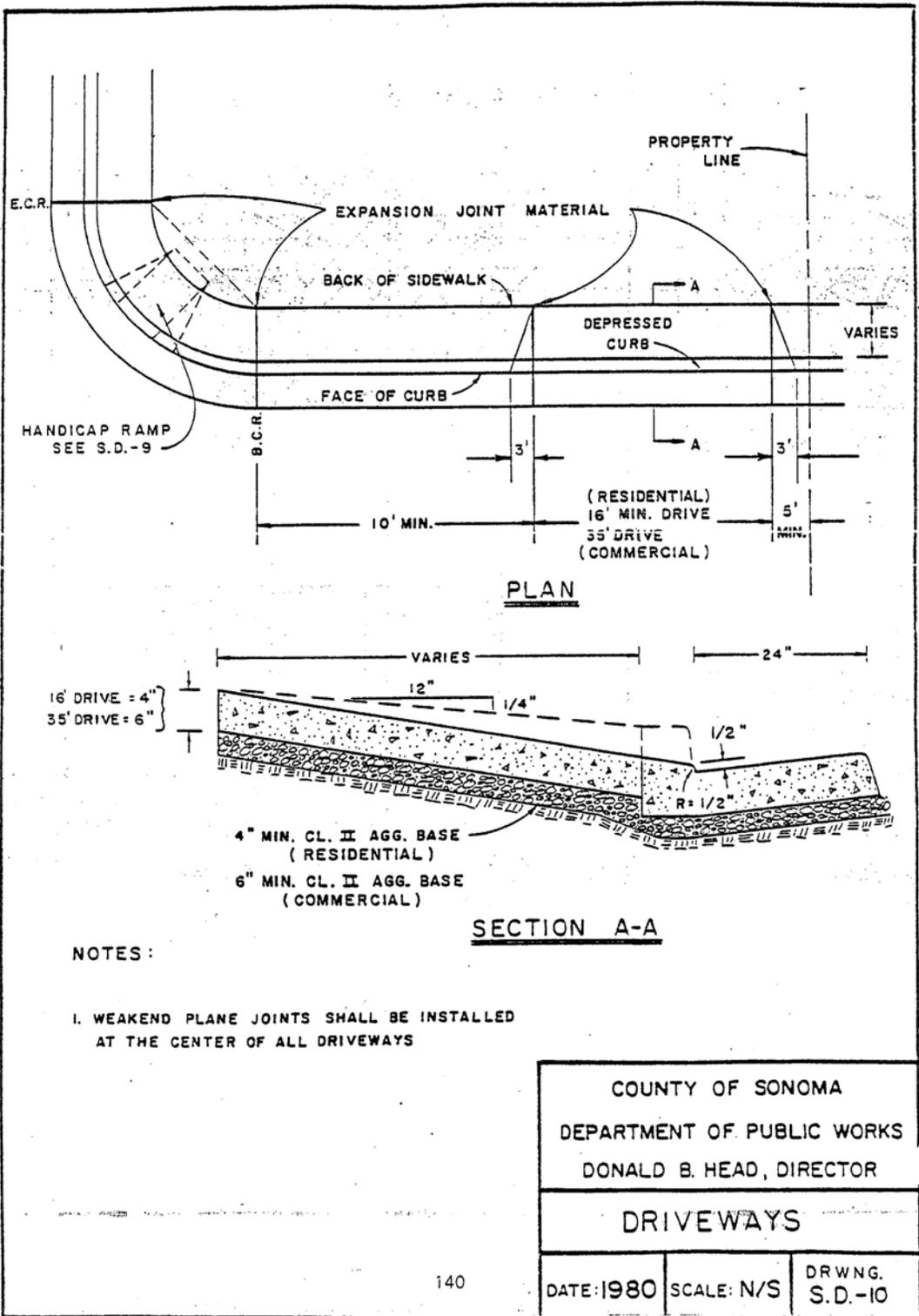
SECTION A-A

NOTES:

1. RAMP SHALL BE CONSTRUCTED WITH 1/2" LIP AND 45° BEVEL
2. RAMP SHALL BE LOCATED AT THE CENTER OF THE CURB RETURN

COUNTY OF SONOMA		
DEPARTMENT OF PUBLIC WORKS		
DONALD B. HEAD, DIRECTOR		
PEDESTRIAN RAMP FOR THE HANDICAPPED		
DATE: 1980	SCALE: N/S	DRWG. NO.

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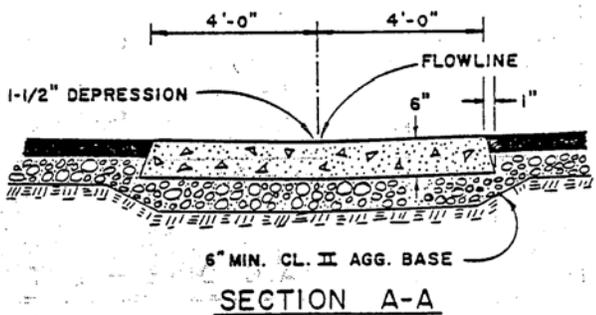
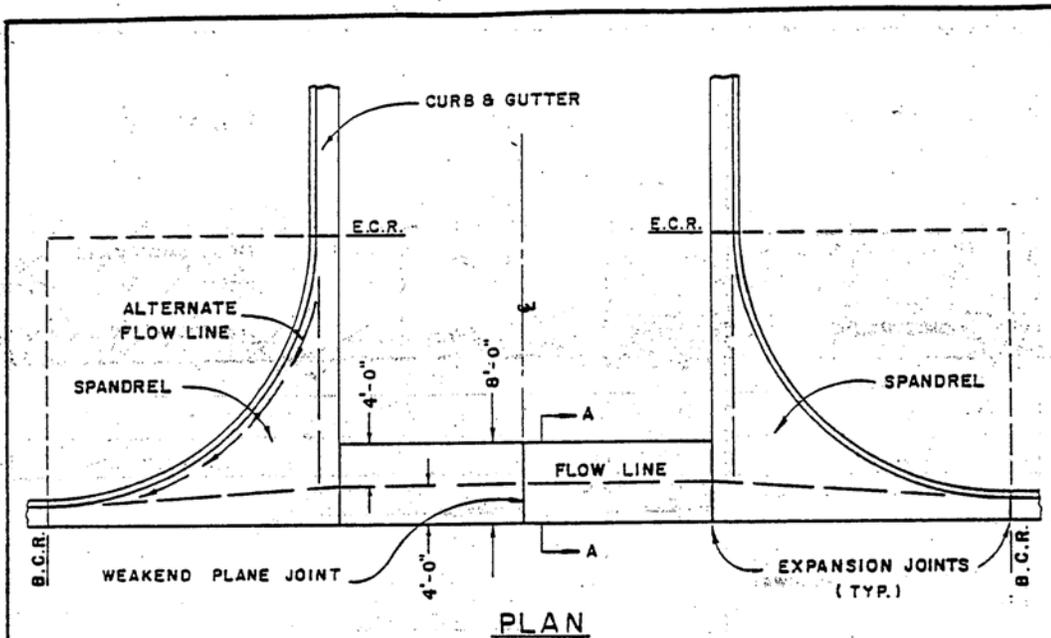


NOTES:

- I. WEAKEND PLANE JOINTS SHALL BE INSTALLED AT THE CENTER OF ALL DRIVEWAYS

COUNTY OF SONOMA DEPARTMENT OF PUBLIC WORKS DONALD B. HEAD, DIRECTOR		
DRIVEWAYS		
DATE: 1980	SCALE: N/S	DRWNG. S.D.-10

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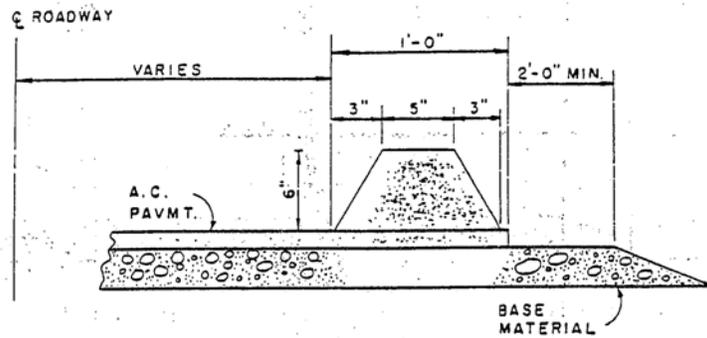


NOTES:

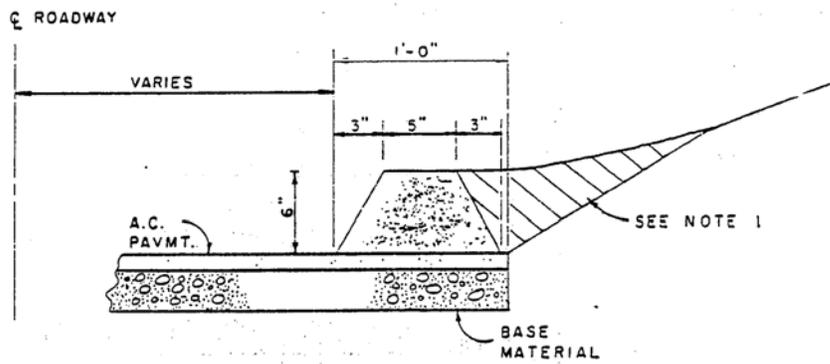
- CONCRETE SHALL BE CLASS B AND SHALL CONTAIN NOT LESS THAN 5 SACKS OF CEMENT PER CUBIC YARD

COUNTY OF SONOMA		
DEPARTMENT OF PUBLIC WORKS		
DONALD B. HEAD, DIRECTOR		
CROSS GUTTER		
DATE: 1980	SCALE: N/S	DRWG.: S.D.- 11

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A.C. DIKE - FILL SECTION



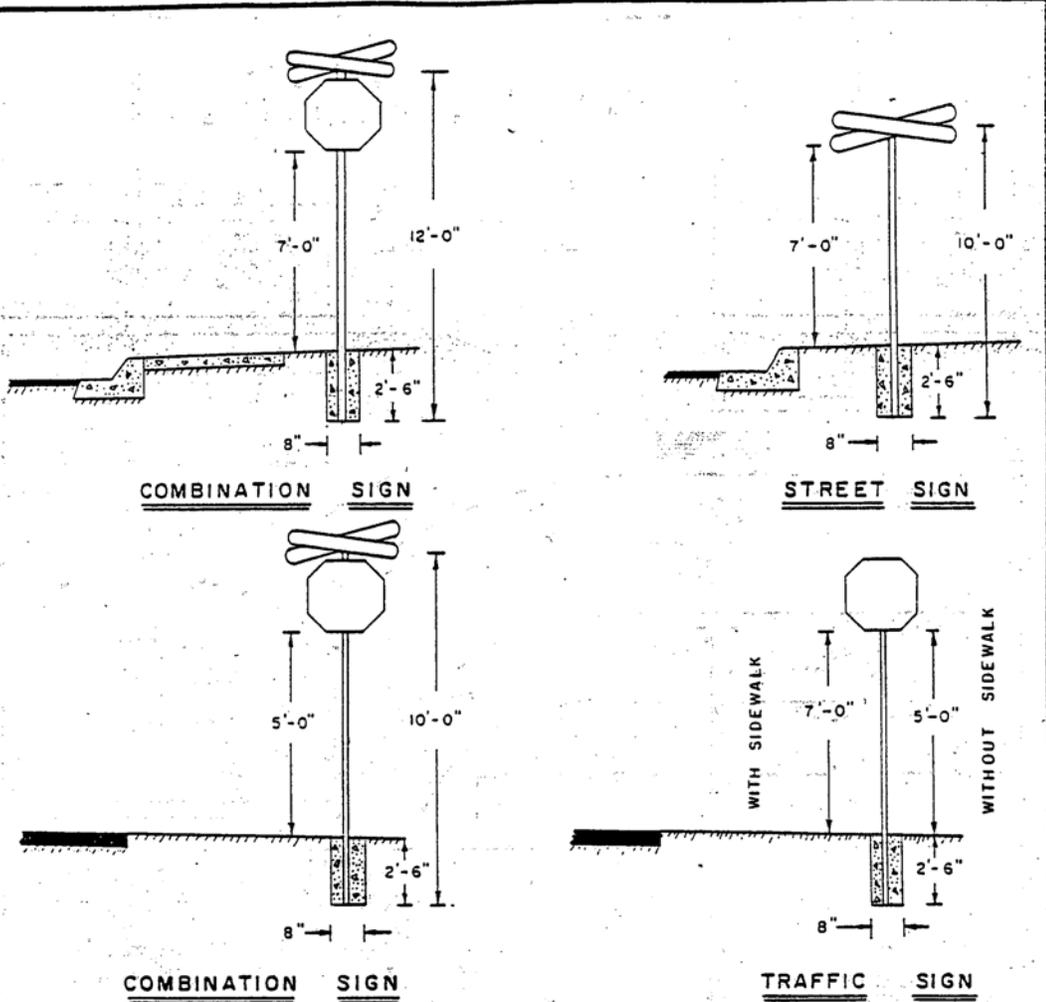
A.C. DIKE - CUT SECTION

NOTES :

1. FILL AND COMPACT WITH SELECT MATERIAL TO TOP OF A.C. DIKE
2. TACK COAT SHALL BE USED UNDER DIKE.

COUNTY OF SONOMA		
DEPARTMENT OF PUBLIC WORKS		
DONALD B. HEAD, DIRECTOR		
ASPHALT CONCRETE DIKE		
DATE: 1980	SCALE: N/S	DRWNG. S.D.-12

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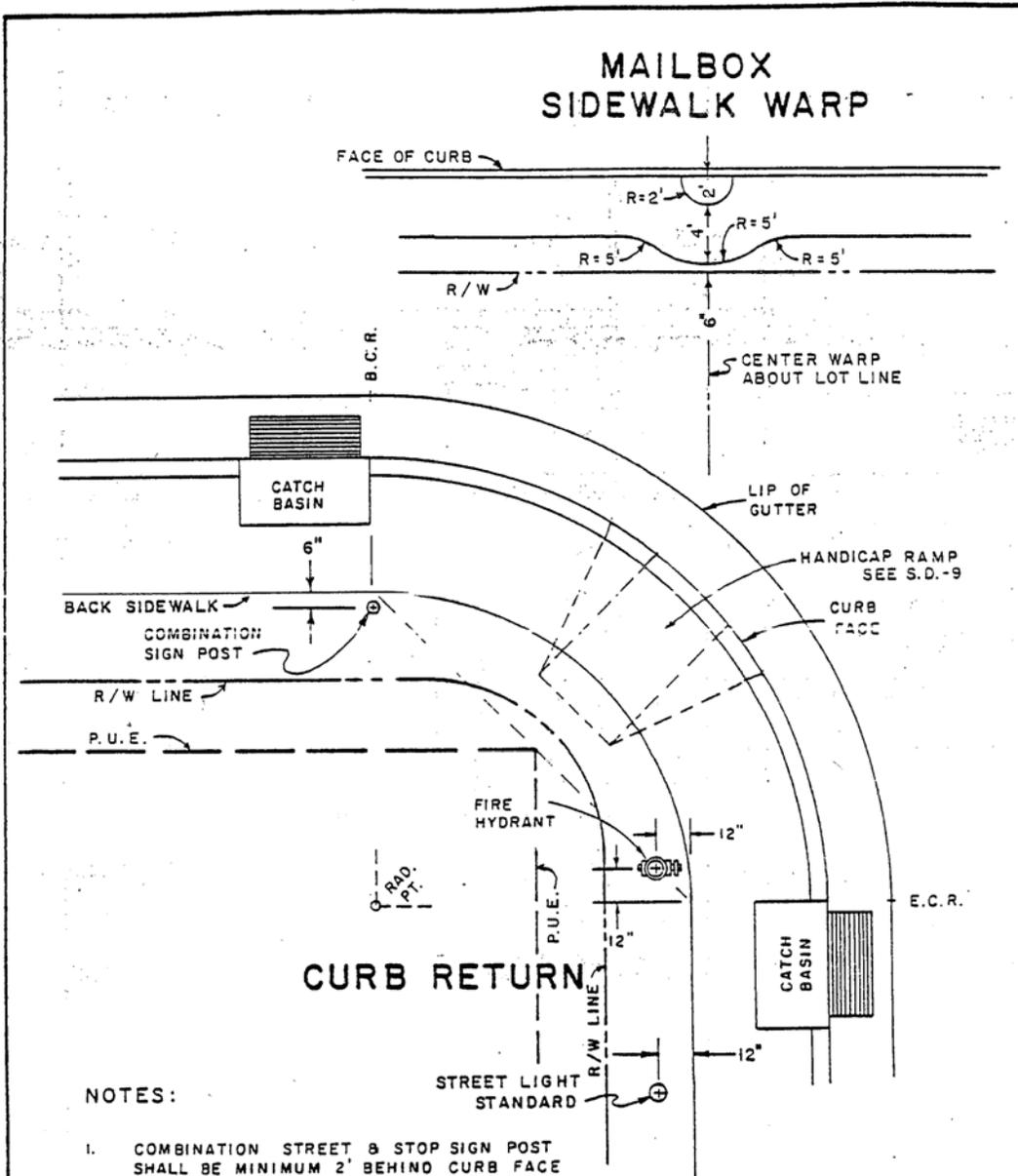


NOTES :

1. BOTH STOP SIGN AND STREET SIGN POSTS SHALL BE 2" I.D. STEEL PIPE, ALL OTHERS SHALL BE 4" x 4" S4S REDWOOD
2. SIGN POSTS SHALL BE MIN. 6" BEHIND SIDEWALK OR MIN. 2' BEHIND CURB FACE IF SIDEWALK IS NOT INSTALLED
3. SIGN POSTS SHALL BE MIN. 4' FROM EDGE OF PAVEMENT IF CURB, GUTTER AND SIDEWALK IS NOT INSTALLED

COUNTY OF SONOMA DEPARTMENT OF PUBLIC WORKS DONALD B. HEAD, DIRECTOR		
SIGN LOCATION DETAIL		
DATE: 1980	SCALE: N/S	DRWNG. S.D.-13.

MAILBOX SIDEWALK WARP

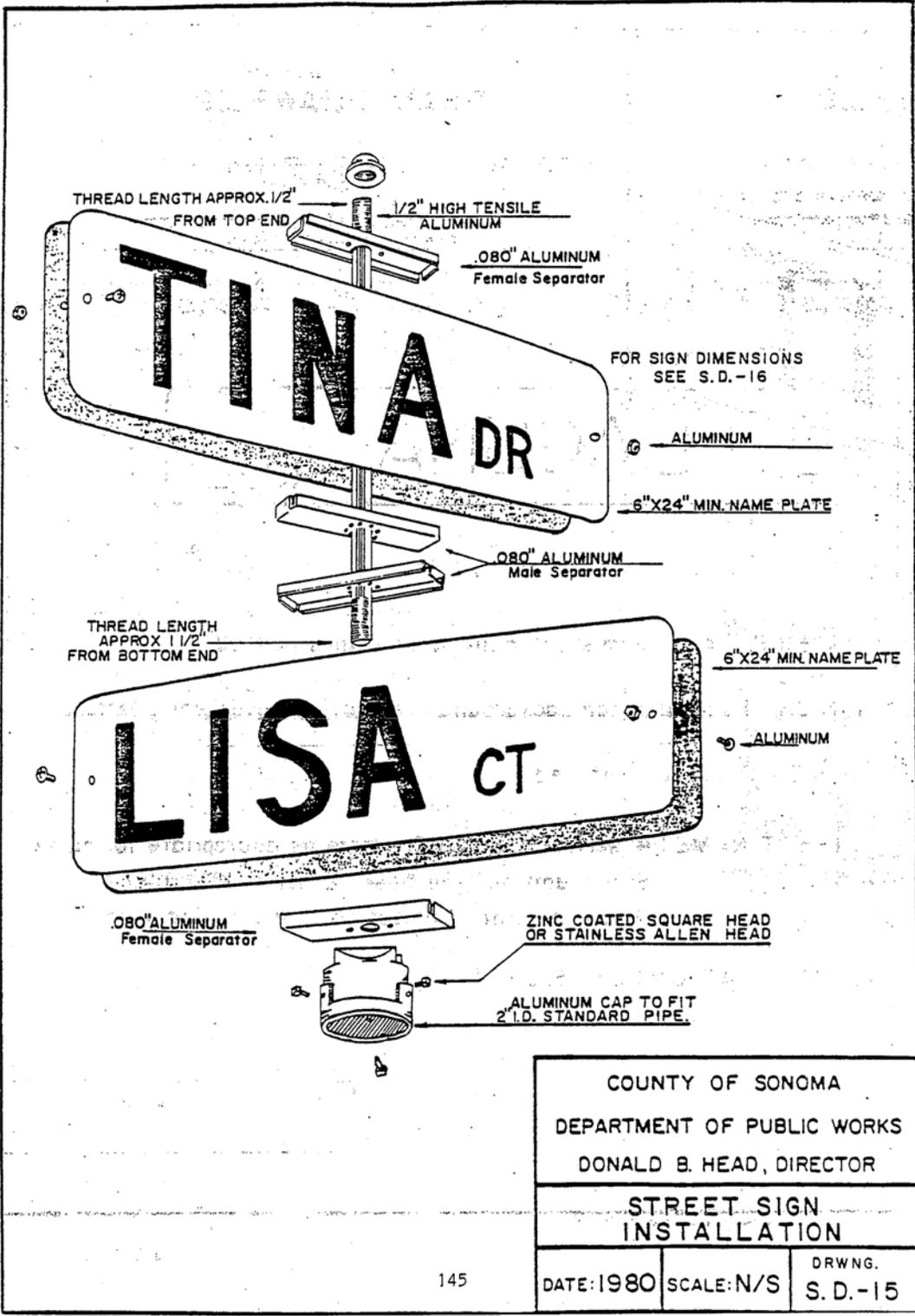


NOTES:

1. COMBINATION STREET & STOP SIGN POST SHALL BE MINIMUM 2' BEHIND CURB FACE OR 6" BEHIND SIDEWALK.
2. FIRE HYDRANT RISER SHALL BE MIN. 12" BEHIND SIDEWALK.
3. STREET LIGHT STANDARDS SHALL BE MIN. 12" BEHIND SIDEWALK, MIN. 2' BEHIND CURB FACE IF NO SIDEWALK OR MIN. 4' FROM EDGE OF PAVEMENT IF NO CURB, GUTTER OR SIDEWALK.

COUNTY OF SONOMA		
DEPARTMENT OF PUBLIC WORKS		
DONALD B. HEAD, DIRECTOR		
CURB RETURN & SIDEWALK WARP		
DATE: 1980	SCALE: N/S	DRWNG. S.D.-14

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COUNTY OF SONOMA		
DEPARTMENT OF PUBLIC WORKS		
DONALD B. HEAD, DIRECTOR		
STREET SIGN INSTALLATION		
DATE: 1980	SCALE: N/S	DRWNG. S. D.-15

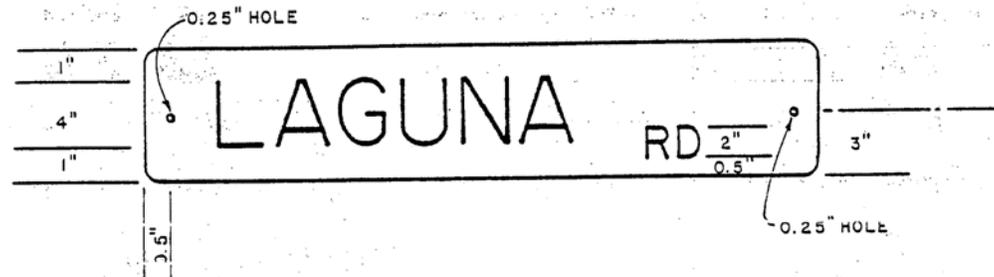
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DIMENSIONS:

LENGTH - 24" minimum 30", 36", and a 42" maximum.

WIDTH - 6"

CORNERS - 1/2" radius.



MATERIAL: Aluminum sheet, minimum thickness 0.062".

FINISH: Federal green background, reflective silver white letters.

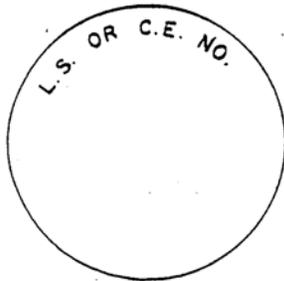
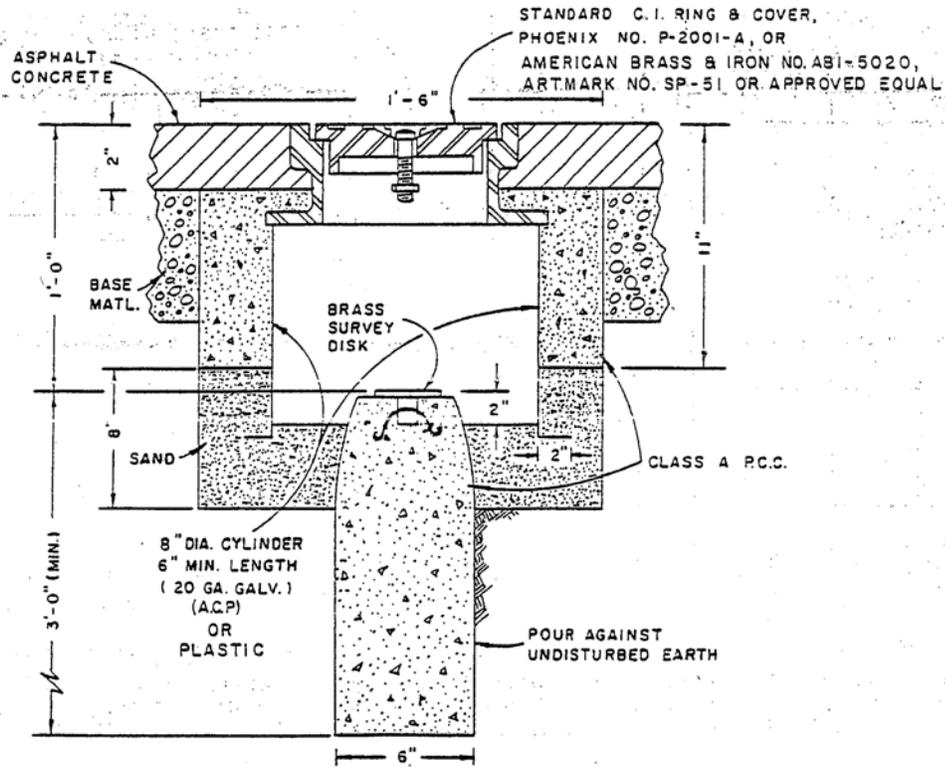
LEGEND: To be centered.

STREET NAME: 4" series A, B, C, or D letters as appropriate for name.
 Suffix and block number 2" series 'C' letters.
 Arrow to point in direction of increasing block number.

INSTALLATION: See S. D. - 15.

COUNTY OF SONOMA		
DEPARTMENT OF PUBLIC WORKS		
DONALD B. HEAD, DIRECTOR		
STREET SIGN DIMENSIONS		
DATE: 1980	SCALE: N/S	DRWNG. S. D. - 16

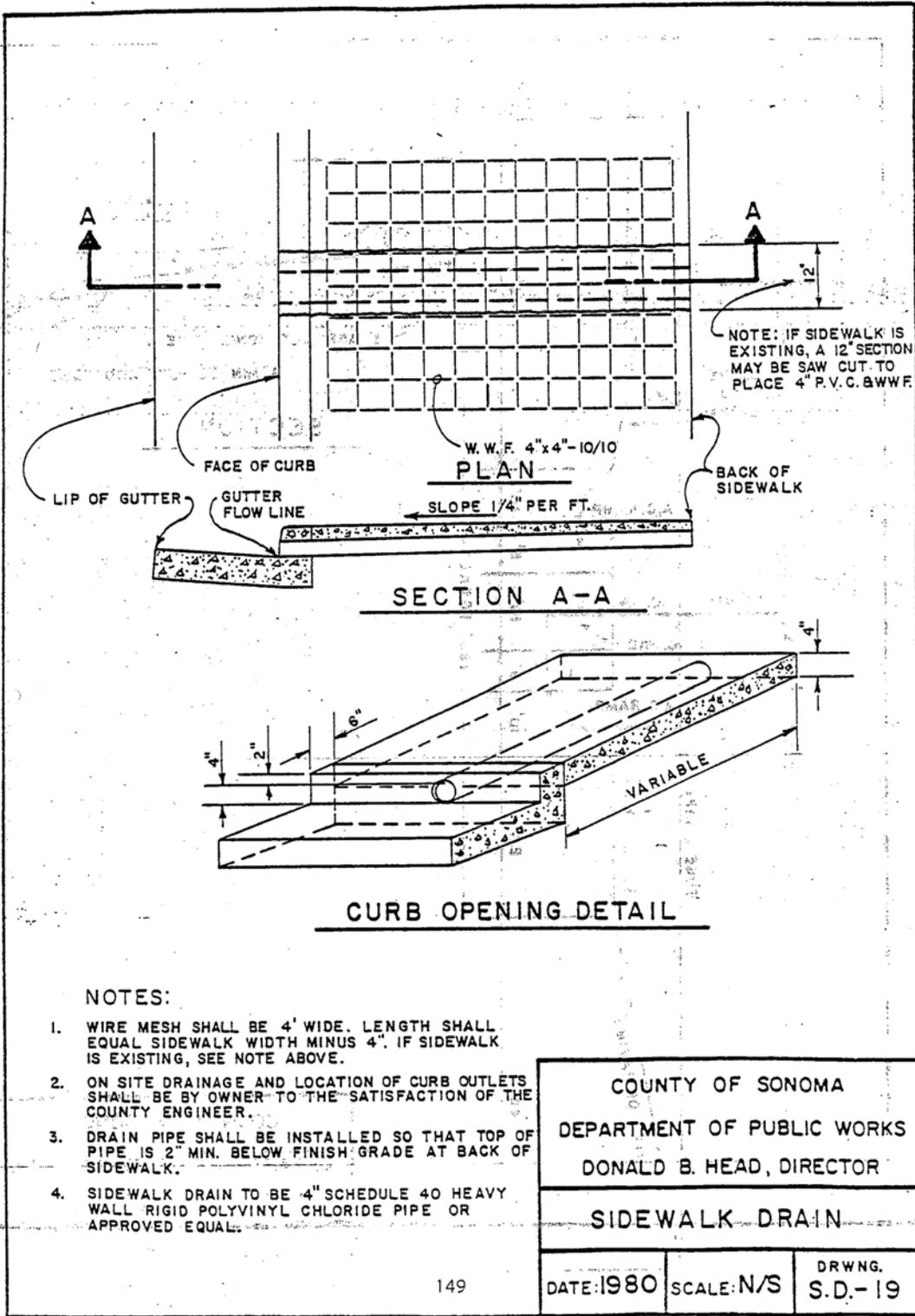
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TOP OF BRASS SURVEY DISK

COUNTY OF SONOMA		
DEPARTMENT OF PUBLIC WORKS		
DONALD B. HEAD, DIRECTOR		
SURVEY MONUMENT		
DATE: 1980	SCALE: N/S	DRWNG. S D - 18

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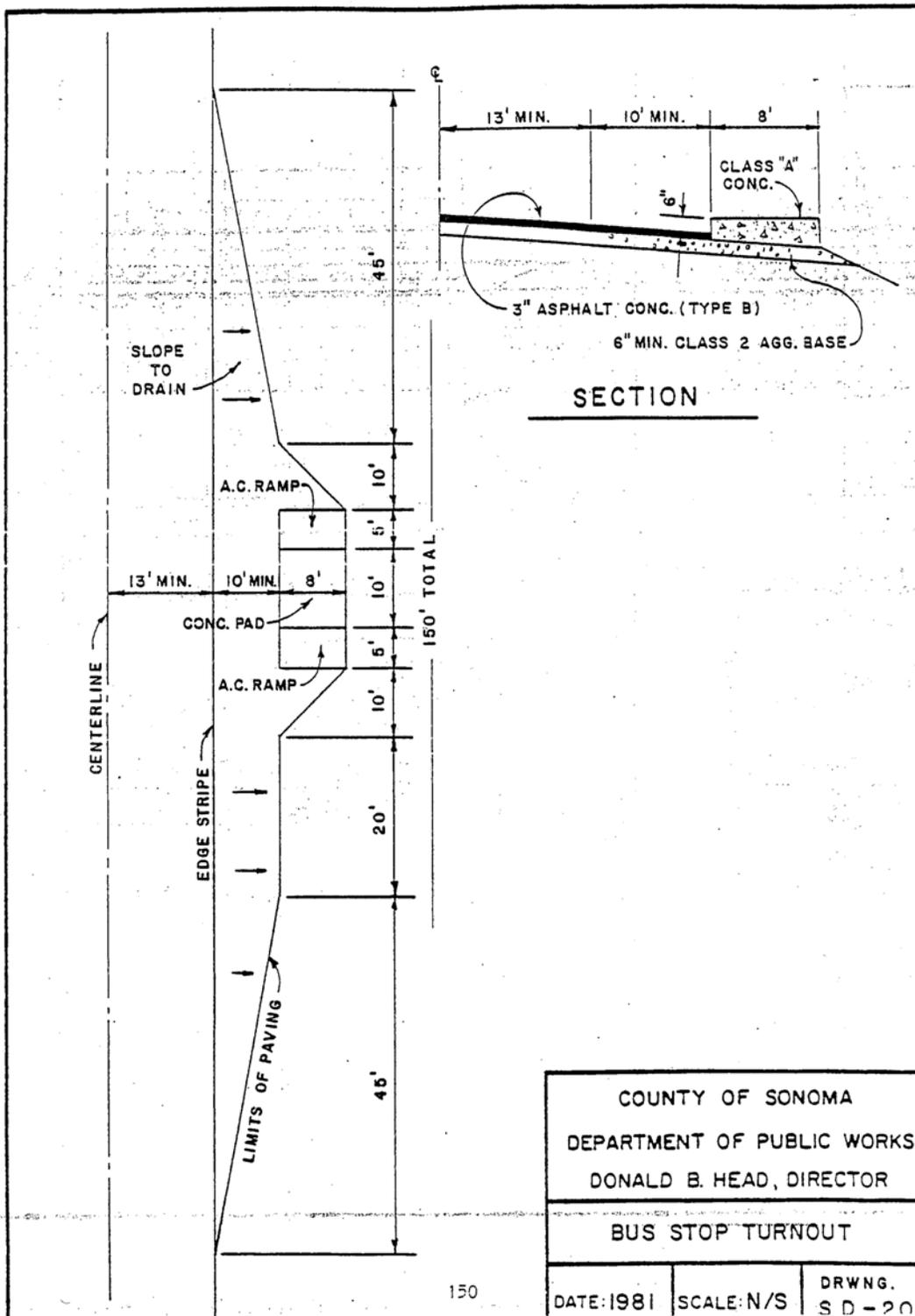


NOTES:

1. WIRE MESH SHALL BE 4' WIDE. LENGTH SHALL EQUAL SIDEWALK WIDTH MINUS 4". IF SIDEWALK IS EXISTING, SEE NOTE ABOVE.
2. ON SITE DRAINAGE AND LOCATION OF CURB OUTLETS SHALL BE BY OWNER TO THE SATISFACTION OF THE COUNTY ENGINEER.
3. DRAIN PIPE SHALL BE INSTALLED SO THAT TOP OF PIPE IS 2" MIN. BELOW FINISH GRADE AT BACK OF SIDEWALK.
4. SIDEWALK DRAIN TO BE 4" SCHEDULE 40 HEAVY WALL RIGID POLYVINYL CHLORIDE PIPE OR APPROVED EQUAL.

COUNTY OF SONOMA		
DEPARTMENT OF PUBLIC WORKS		
DONALD B. HEAD, DIRECTOR		
SIDEWALK DRAIN		
DATE: 1980	SCALE: N/S	DRWG. S.D.-19

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COUNTY OF SONOMA
 DEPARTMENT OF PUBLIC WORKS
 DONALD B. HEAD, DIRECTOR

BUS STOP TURNOUT

DATE: 1981	SCALE: N/S	DRWNG. SD-20
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RESOLUTIONS

RESOLUTION NUMBER 84-675
BOARD OF SUPERVISORS

ADOPTING THE PENNGROVE SPECIFIC PLAN

THE WRITING INSTRUMENT
COPY OF THE ORIGINAL OF WHICH IS
THIS OFFICE.

Resolution No. 84-675
Date: April 10, 1984

ATTEST: *[Signature]*
LEVE T. LEWIS, County Clerk &
Clerk of the Board of Supervisors
of the County of Sonoma, California
at Sonoma, California, this 10th day of April, 1984

Sonoma County Administration Building
Santa Rosa, California

File: PENNGROVE SPECIFIC PLAN

RESOLUTION NO. 84-675
OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF
CALIFORNIA, ADOPTING THE PENNGROVE SPECIFIC PLAN,
INCLUDING THE GOALS, POLICIES, LAND-USE PLAN,
RECOMMENDATIONS, ZONING PLAN AND OPEN SPACE PLAN.

WHEREAS, the Department of Planning has prepared, in accordance with the provisions of Government Code Sections 65450 et seq., a draft specific plan for the Penngrove Community and its environs, and

WHEREAS, the Sonoma County Planning Commission, after a duly noticed public hearing, recommended that the Board of Supervisors adopt the Penngrove Specific Plan including certain text and map changes, and

WHEREAS, the Board of Supervisors has held a duly noticed public hearing on the Penngrove Specific Plan and received and considered oral and written testimony on said plan, and

WHEREAS, the Board of Supervisors has, by separate resolution, certified the Final Environmental Impact Report (EIR) for said Specific Plan, and has reviewed and considered the information contained in the EIR, and

WHEREAS, by separate resolution the Board of Supervisors will consider an amendment to the land-use element of the Sonoma County General Plan to assure that the proposed Specific Plan's land-use plan is consistent with the General Plan, and

WHEREAS, the Board of Supervisors intends to incorporate most of the text and map changes recommended by the Planning Commission, as well as certain other changes as listed in Attachment "A" to this resolution and also shown on the appropriate Land Use, Zoning, and Open Space Plans on file in the Department of Planning,

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors hereby adopts the Penngrove Specific Plan including its goals, policies, maps, recommendations, and changes listed in Attachment "A".

THE FOREGOING RESOLUTION was introduced by Supervisor Putnam.

SUPERVISORS' VOTE:

Adams: Aye Putnam: Aye Rudee: Aye Esposti: No Carpenter: Aye
Ayes: 4 Noes: 1 Abstain: 0 Absent: 0

SO ORDERED.

MODIFICATIONS TO THE PENNGROVE SPECIFIC PLAN

A. General Text Changes:

1. Page 33, Section 4.34 number 3 is amended to add:

Replacement of existing buildings located within the setback is subject to the approval of the Sonoma County Water Agency and the Planning Director.

2. Page 57, Section 5.54, Subtitle The Phillips Water Company, revise sentence three to read:

"The existing two 10,000 gallon storage tanks have adequate capacity to serve nine new connections."

3. Page 58, Section 5.54, Subtitle The Penngrove Water Company revise to read:

"In May, 1982, the State Department of Health Services imposed a moratorium on new connections to the system because of a severe low pressure problem which creates a potential for backsiphonage." Two limited pressure surveys conducted in July, 1982, and in the summer of 1983 confirmed that a problem is continuing. State bonds provide a potential source of funds for upgrading local water companies. While the current program has expired, there is new legislation (AB 2183) pending which would authorize a new \$250 million proposition to come before voters in June, 1984. If this program passes, grants as well as low interest (approximately 8-8.5%) loans would be available to publicly owned systems. Another potential source of funds for a publicly owned system would be through a Farmers Home Administration Program."

4. Page 61, Section 5.55, Paragraph 2 is amended to read:

"Mound septic systems are presently being allowed for major subdivisions and will be allowed for minor subdivisions when the County establishes a mechanism for maintenance and monitoring of these systems."

5. Page 66, Section. 6.10, is amended to add:

4) Dwellings must be in excess of 840 sq. ft. in area.

6. Page 75, Section 6.32, Subtitle Single Family Residential, Paragraph 2 is amended to read:

"Most of the central Penngrove residential area is designated single-family residential on the land-use plan map. R-1 zoning is applied along Oak Avenue north of Woodward to reflect the existence of an underlying legal subdivision with 7,500 square foot lots. ~~This subdivision is eliminated through the zoning accompanying this plan and merger procedures shall be initiated by the County for contiguous lots under the same ownership.~~ The existing lots are substandard because they do not meet minimum lot width requirements and do not have access to a County maintained road. ~~The zoning will allow new subdivisions to be processed which would result in better lot design and street standards.~~ The zoning is intended to encourage the property owners to file new subdivision applications which would result in better lot design and street standards."

7. Page 91, Section 7.40, Outdoor Recreation, Subtitle Community Form Land/Community Separator, Number 2 is amended to read:

"A visual analysis is required for all subdivisions in areas designated "community form land" and "community separator". Building envelopes which locate building sites below ridgelines and utilize existing vegetation to screen residential development shall be established for all subdivisions within this area."

B. Additional changes to the Land-Use Plan and Zoning Plan initiated by property owner requests:

1. APN 47-081-08, 11, 14, 15, 17, 18, 21, 22, 26, 31, 33, 34, 35, 36; 47-082-06, 11, 12, 13, 15, 24, 25, 29, 33, 34, 39, 40; Proposed land-use changed to Rural Residential, 1.5 acre density. Retain RR/B6, 2.5 acre density zoning and require proof of septic suitability and availability of public water prior to rezoning to higher densities.
2. APN 47-081-14 - zoning is changed to RR/B6, 1.5 acre density.
3. APN 47-082-11 - zoning is changed to A1/B6, 1.5 acre density.
4. APN 47-191-31 - zoning is changed to RR/B6, 1 acre density.
5. APN 47-152-03, 15 - A-2 zoning is applied and the General Commercial land-use designation with the following text change:

"APN 47-152-03 and 15 are designated "General Commercial" to recognize the existing hay operation. Other commercial utilization of the site is inappropriate in this residential area."

6. APN 47-214-04 - Proposed land-use designation changed to Rural Residential, 5 acre density, and proposed zoning is changed to RR/B6, 5 acre density for 20 acres along Ely Road to allow a four-way division with a visual analysis.
7. APN 47-231-09, 14, 15, 16, 17, 18; 47-232-10, 12, 13, 14, 33, 34; Proposed land-use designation changed to Rural Residential, 2 acre density; proposed zoning changed to A1/B6, 2 acre density.
8. APN 137-010-14 - Proposed land-use designation changed to Agriculture and Residential, 20 acre density. Proposed zoning changed to A1/B6, 20 acre density, 2 acre minimum.

THE WITHIN ENCLOSURE IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN
THIS OFFICE

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ATTEST. MAR 15 1993

LEVE T. LEWIS, County Clerk &
ex-officio Clerk of the Board of Supervisors
of the State of California, in & for the County
of Sonoma. *[Signature]*

Resolution Number 93-0337

Sonoma County Administration Building
Santa Rosa, California

March 9, 1993
Greg Carr

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, APPROVING AMENDMENTS OF SPECIFIC PLANS, THE ZONING ORDINANCE TEXT, ZONING ON UNINCORPORATED PROPERTIES, AND TECHNICAL CORRECTIONS IN ORDER TO BRING THESE REGULATIONS INTO CONFORMANCE WITH THE GENERAL PLAN.

WHEREAS, the General Plan adopted in March, 1989 includes numerous provisions and policies which require amendments of Specific Plans, the Zoning Ordinance and other regulations in order to achieve plan and zoning consistency as required by state law; and

WHEREAS, the Board of Supervisors directed the Planning Department to proceed with a phased program of amending the regulations, and

WHEREAS, the Board adopted the first phase of the needed amendments in July, 1990, consisting primarily of the zoning ordinance text and rezoning of the base districts of rural properties, and

WHEREAS, the Planning Department has proposed the second phase of changes, consisting of:

1. amendment of ten (10) existing specific plans pursuant to Policy LU-1a.
2. further revisions to the Zoning Ordinance text, primarily adding new combining districts and repealing unneeded districts.
3. further zone changes on unincorporated area properties to line up densities and urban area zoning with the General Plan.
4. revision of sign, parking, manufactured homes, and minimum lot size regulations.
5. other minor general plan amendments and technical corrections.

WHEREAS, in accordance with the provisions of the California Environmental Quality Act, a Program Environmental Impact Report was prepared and certified for the general plan, and

WHEREAS, the Planning Commission reviewed and considered the information contained in the Initial Study and above Program Environmental Impact Report, and held hearings thereon, and recommended approval of revised amendments by Resolution #92-059, dated July 2, 1992, and

WHEREAS, the Board held a workshop and duly noticed public hearings on the project and its anticipated environmental impact and also reviewed and considered the information contained in the Initial Study and EIR and all testimony received thereon.

WHEREAS, the Board has submitted its proposed revisions back to the Planning Commission for further recommendation as required by State law, and the Commission has, by Resolution # 93-006, recommended approval of said revisions, and

WHEREAS, the Board of Supervisors does hereby make the following additional findings with respect to this project:

1. The primary intent of the Board's review of the specific plans was to assure that these plans would be consistent with the General Plan. The Board did not endeavor to review and evaluate the content of these plans, except to modify or delete policies which were in conflict with general plan designations or policies.
2. General Plan Policy LU-1a provides the only policy guidance for the role of the future specific and area plans in regulating development. Policy LU-1a has been amended to clarify and establish that an Area Plan may be more restrictive in its policies and standards than the General Plan in order to recognize local circumstances applicable to the particular area.
3. The eight Specific Plans which have been converted to Area Plans have much of the text deleted in order to focus these plans on policies unique to each area. In response to public concern over the loss of this background information, the Board has directed the Planning Department to keep copies of the plans on file for research purposes.
4. Considerable testimony was presented during public hearings regarding the application of the new combining districts. In such cases, the Board decided to rely upon the General Plan Open Space Element as the determinant of the proper application of zoning. The Board chose not to reevaluate the merits of adding new designated sites or deleting those already designated.
5. The Board denied individual requests that were not consistent with the General Plan. People in these situations were advised that they would need to file an individual application for general plan amendment in order for consideration of their request.
6. The proposed project Initial Study indicated no new impacts on fish and wildlife resources.

NOW THEREFORE IT BE RESOLVED that the Board of Supervisors hereby finds that the project is within the scope of the General Plan Program EIR and that no additional environmental documents are needed and approves the following, subject to the approval of the related General Plan Amendments.

1. Amendment of the Windsor and Airport Industrial Specific Plans as noted in Exhibits A1 (Windsor) and A2 (Airport Industrial).
2. Conversion of the following Specific Plans to Area Plans, and amendment of same as shown in the exhibits noted.

Exhibit A3:	West Petaluma
Exhibit A4:	Petaluma Dairy Belt Plan
Exhibit A5:	Penngrove Plan
Exhibit A6:	Sonoma Mountain Plan
Exhibit A7:	South Santa Rosa Plan
Exhibit A8:	Bennett Valley Plan
Exhibit A9:	Franz Valley Plan
Exhibit A10:	Larkfield-Wikiup Plan

3. Amendment of Chapter 26 of the Sonoma County Code (Zoning Ordinance) as shown in Exhibit B entitled "Final Draft, Board of Supervisors 1/26/93" on file with the Clerk and in the Planning Department.
4. Changes in the zoning classification of properties in the unincorporated area of the County as shown in Exhibit C, a set of assessor parcel maps showing the zoning plans as provided in proposed Sections 26-6 and 26-8 of the Zoning Ordinance Text.
5. Technical corrections of the General Plan Land Use and Open Space Elements as listed in Exhibit D to this resolution (attached).

BE IT FURTHER RESOLVED that the Board takes the following actions on the individual requests as described in the staff report.

1. Deny the requests of:

- Summerfield Waldorf School
- Vincent Walsh
- Kimber Management
- Gentry
- AJ DiMauro
- Martha Kemp
- Odiyan
- John Paxton
- Ted Kohler
- Lloyd Johnson

2. Approve the requests of:

- Daniel Dragos
- Wells (Brelje & Race)
- Ralph Dada
- Alexander Valley Association
- Cliff Putnam
- Tom Furrer
- Margaret Lindholm
- Thomas Kamm

3. Approve the staff recommended amendment to the Sonoma Mountain Area Plan as contained in the staff report regarding the request of the Sonoma Mountain Property Owners Association.

4. No action is necessary for the following requests because they have been accommodated by the approved project:

- Oliver Williams
- Adele Gordon
- Clint Wilson
- Petersen

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Miller/Artemis Drive

5. Due to the incorporation of Windsor, the County no longer has jurisdiction over the Miller/Artemis Drive request.

THE FOREGOING RESOLUTION was introduced by Supervisor

SUPERVISORS VOTE:

Cale:	Smith:	Esposti:	Carpenter:	Harberson:
ayes: 5	noes:	absent:	absain:	

SO ORDERED.