



County of Sonoma
State of California

Date: February 4, 2025

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Resolution of the Board of Supervisors of the County of Sonoma, State of California, 1) Adopting a Mitigated Negative Declaration; 2) Approving A General Plan Amendment; 3) Adopting An Ordinance Amending The Parcel's Zoning; And 4) Approving a Use Permit With Conditions of Approval As Requested By Forestville Planning Association For Property Located At 6990 Front Street and 6720 Highway 116, Forestville CA; APNs 083-270-001 And 083-270-002.

Whereas, the applicant, Lucy Hardcastle, President of Forestville Planning Association, filed an application ("Proposed Project") with the Sonoma County Permit and Resource Management Department requesting a: 1) a General Plan Amendment from the LC (Limited Commercial) Land Use Designation to the PQP (Public and Quasi Public) Land Use Designation, 2) a Zone Change from the PC (Planned Community) zoning district to the PF (Public Facilities) zoning district, and 3) a Use Permit for a new public community park with public recreational amenities, 20 annual community events with a maximum of 200 attendees, and oak woodland and wetland preservation areas. Located at 6990 Front Street and 6720 Highway 116, Forestville CA; APNs 083-270-001 and 083-270-002. Supervisorial District No. 5 ("the Project"); and

Whereas, the Board of Supervisors ("Board") approved fee waivers for fees associated with the Forestville Planning Association's Forestville Downtown Park use permit on December 13, 2016 and August 13, 2019; and

Whereas, the Design Review Committee reviewed the project on April 18, 2018 for preliminary design review and supports the overall original design concept provided that the requested responses to comments and revisions are made and submitted for Final Design Review; and

Whereas, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review in accordance with the California Environmental Quality Act ("CEQA") and the State and County CEQA Guidelines; and

Whereas, in accordance with the provisions of law, the Planning Commission held a

public hearing on September 19, 2024, at which time all interested persons were given an opportunity to be heard, and voted 4-0-1-0 to recommend that the Board adopt the Mitigated Negative Declaration and approve the Proposed Project with modified conditions that require a minimum of two ADA parking spaces and loading signage for special events; and

Whereas, the Planning Commission's recommendation on the Proposed Project has been reviewed and considered by the Board; and

Whereas, in accordance with the provisions of law, the Board held a public hearing on February 4, 2025, at which time all interested persons were given an opportunity to be heard; and

Now, Therefore, Be It Resolved that the Board makes the following findings:

1. The proposed General Plan Amendment, Zone Change, and Use Permit as conditioned, is consistent with the goals, objectives and policies of the Sonoma County General Plan and the Sonoma County Zoning Ordinance for the following reasons:
 - a. The requested General Plan Amendment to remove the LC (Limited Commercial) designation to add the Public and Quasi Public (PQP) designation meets the following criteria:
 - i. The site is owned and operated by the Forestville Planning Association, a 501(c)(3) non-profit charitable corporation; therefore, it meets the PQP designation criteria regarding ownership or long-term lease by a government agency, other nonprofit entity or public utility.
 - ii. The site has direct access off Highway 116; therefore, it meets the PQP designation criteria that the property has adequate road access.
 - iii. The site is in an Urban Service Area within downtown Forestville and has been managed as an unimproved community gathering space, as well as a trailhead to the West County since 2019; therefore, it meets the PQP designation criteria that the property is not suitable for and will not adversely affect resource production activities.
 - iv. There are no Area or Specific Plans applicable to the site; therefore, it meets the PQP designation criteria that requires consistency with any applicable Land Use Policies for the Planning Area.
 - b. The project is consistent with various objectives and policies of the General Plan Land Use Element, including Objective LU-15.4 which provides for maintaining the "rural village" character of Forestville through design and development standards that support small scale development with substantial open space and native landscaping. The project supports goals and objectives of the Public Facilities and Services Element that call for providing community parks and trails as needed in urban areas, encouraging outdoor recreation, and conserving

natural and cultural resources (Policy 3.1, Objective PF-2.1, Policy PF-2d). The proposed community park is in downtown Forestville which is convenient to residents living in the surrounding urban area. It provides an area to picnic and participate in community fundraisers and Farmer's Markets and provides access to the West County Trail along with bicycle parking. The transit stop at the front of the property on Highway 116 allows a convenient way for visitors to use public transportation to travel to and from the park.

- c. The previous development project proposal File No. PLP06-0076 expired, however the General Plan and Zoning Database were updated to reflect the amendments requested under PLP06-0076, including General Plan Policy LU-15t which allows for a 51-unit density for the subject park property and adjacent parcels. Since 2013, the subject park property has been encumbered by a Conservation Easement recorded under O.R. #2013-110043 which prohibits residential, commercial and industrial use of the property. Therefore, the Policy LU-15t solely applies to APN 083-270-003.
 - d. The project proposes to rezone the property from PC (Planned Community) to PF (Public Facilities) zoning- a zoning designation for sites that serve the community or public need. Forestville Planning Association's request for a General Plan Amendment to the Public and Quasi Public land use designation is consistent with the PF zoning and associated General Plan land use policy. PF zoning allows with use permit approval, public and private facilities for neighborhood or community use including playgrounds, picnicking and open space areas. Specifically, the amendment will facilitate development of an urban open space with opportunities for public gathering and public recreational amenities, oak woodland and wetlands preservation areas, an improved trailhead to the Sonoma County West County Trail, a public restroom, bicycle parking spaces, and a relocated bus stop with a new shelter in downtown Forestville, for the benefit of the surrounding community. The Proposed Project is designed to meet all required development standards of the Public Facilities zoning district.
 - e. Three combining zones would remain on the site including Local Area Development Guidelines for Highway 116, Scenic Resources, and Oak Woodland. The project complies with the requirements of these combining districts as there are no impacts to existing historic structures, the new restroom and amphitheater buildings are small buildings with a maximum height of 15 feet, there is no tree removal, and park improvements are designed to connect to an existing public bike path and protect the onsite oak woodlands, grassland, and wetlands. Project conditions of approval ensure future construction complies with policies for tree protection and developing in a scenic corridor.
2. The project is consistent with the requirements of CEQA. Based upon the information contained in the Initial Study included in the project file, it has been

determined that there will be no significant environmental effect resulting from this project, because Mitigation Measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been prepared in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.

3. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are:
 - a. The use, as conditioned, is consistent with the zoning district in which it is located.
 - b. The use, as conditioned, will not have an adverse environmental impact.
 - c. Based upon the information contained in the Initial Study included in the project file, all the mitigation measures have been identified and incorporated into the project and/or the conditions of approval.
 - d. The project includes development of an urban open space with opportunities for public gathering and recreational amenities, oak woodland and wetlands preservation areas, an improved trailhead to the Sonoma County West County Trail, a public restroom, bicycle parking spaces, and a relocated bus stop with a new shelter in downtown Forestville.
 - e. The project will offer right-of-way to the State of California or the County of Sonoma, of sufficient width to accommodate the frontage improvements planned through the Forestville corridor.
 - f. The project will pay traffic mitigation fees to help address area wide service needs.

Now, Therefore, Be It Resolved, the Board of Supervisors certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment of the Board of Supervisors.

Be It Further Resolved that the Board of Supervisors adopt the Mitigated Negative Declaration included with Board of Supervisors February 4, 2025 meeting materials, approve the requested General Plan Amendment depicted in Exhibit "A", adopt an Ordinance amending the parcel's zoning as depicted in Exhibit "B", and approve the Use Permit subject to the Conditions of Approval in Exhibit "C", attached hereto.

Be It Further Resolved, that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute

the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Hermosillo: Rabbitt: Coursey: Gore: Hopkins:

Ayes: Noes: Absent: Abstain:

So Ordered.