

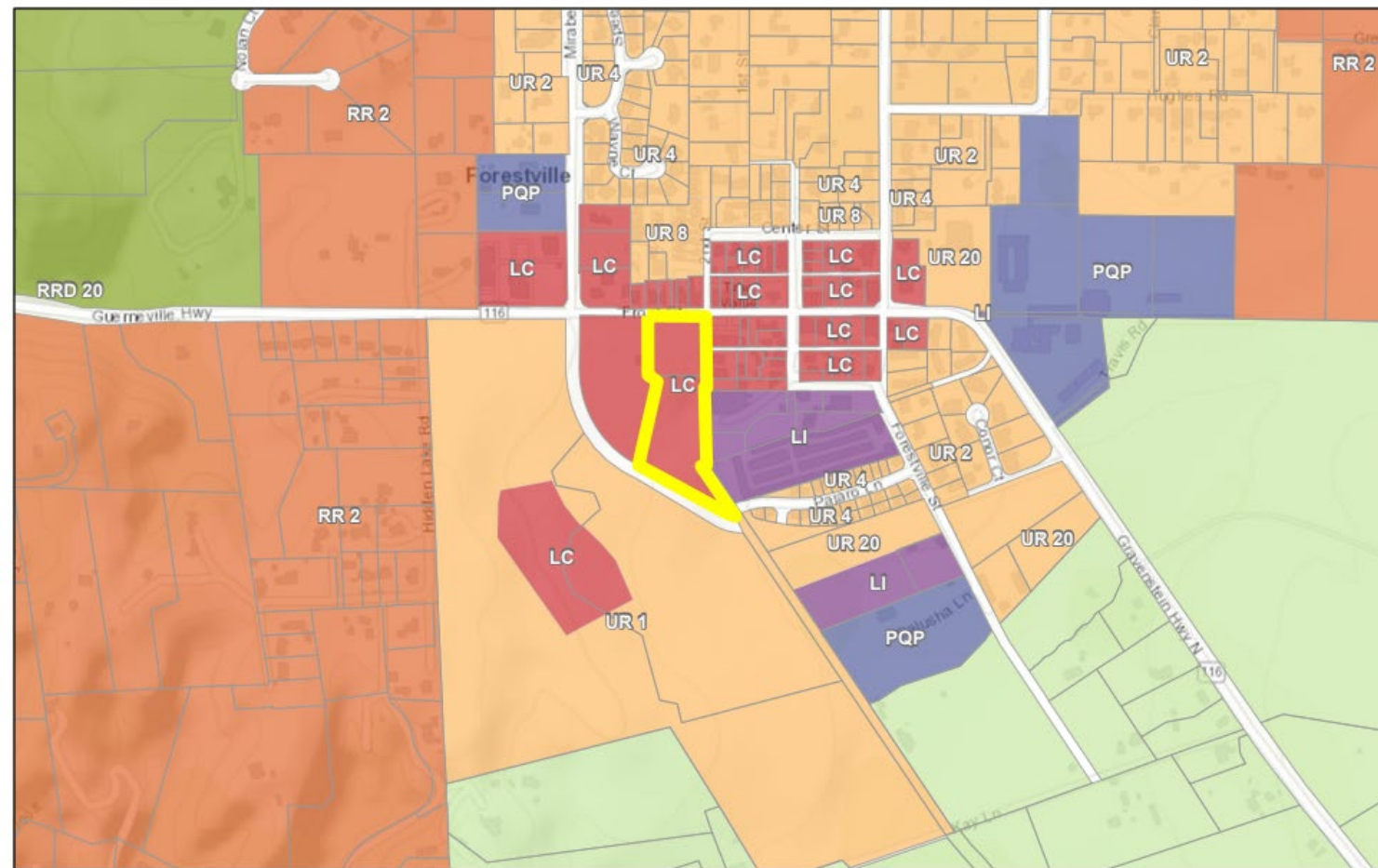


Forestville Downtown Park General Plan Amendment, Zone Change, Use Permit

File No. PLP16-0054; 6990 Front Street, Forestville



Land Use Map



9/18/2024, 4:36:44 PM

Parcel

Land Use

DA - Diverse Agriculture

LC - Limited Commercial

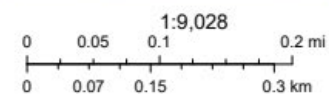
LI - Limited Industrial

PQP - Public/Quasi Public

RR - Rural Residential

RRD - Resources & Rural Development

UR - Urban Residential



Sonoma County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

Permit Sonoma

Sonoma County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA | Airbus,USGS,NGA,NASA,CIGAR,NCEAS,NLS,OS,NMA,Geodastysreisen,GSA,GSI and the GIS User Community | USGS WBD -





Property History



- **2007-2010:** Housing development projects (expired), property rezoned
- **2013:** FPA acquires property, Conservation Easement records
- **Prior to Use Permit application:** FPA manages property as unimproved community park, fundraising events, farmers markets
- **2017:** FPA submits Use Permit application
- **2019:** Regional Parks constructs Trailhead to West County Bike Trail
- **2018-2024:** Environmental Review, Use Permit application revised
- **September 19, 2024:** Planning Commission recommended approval

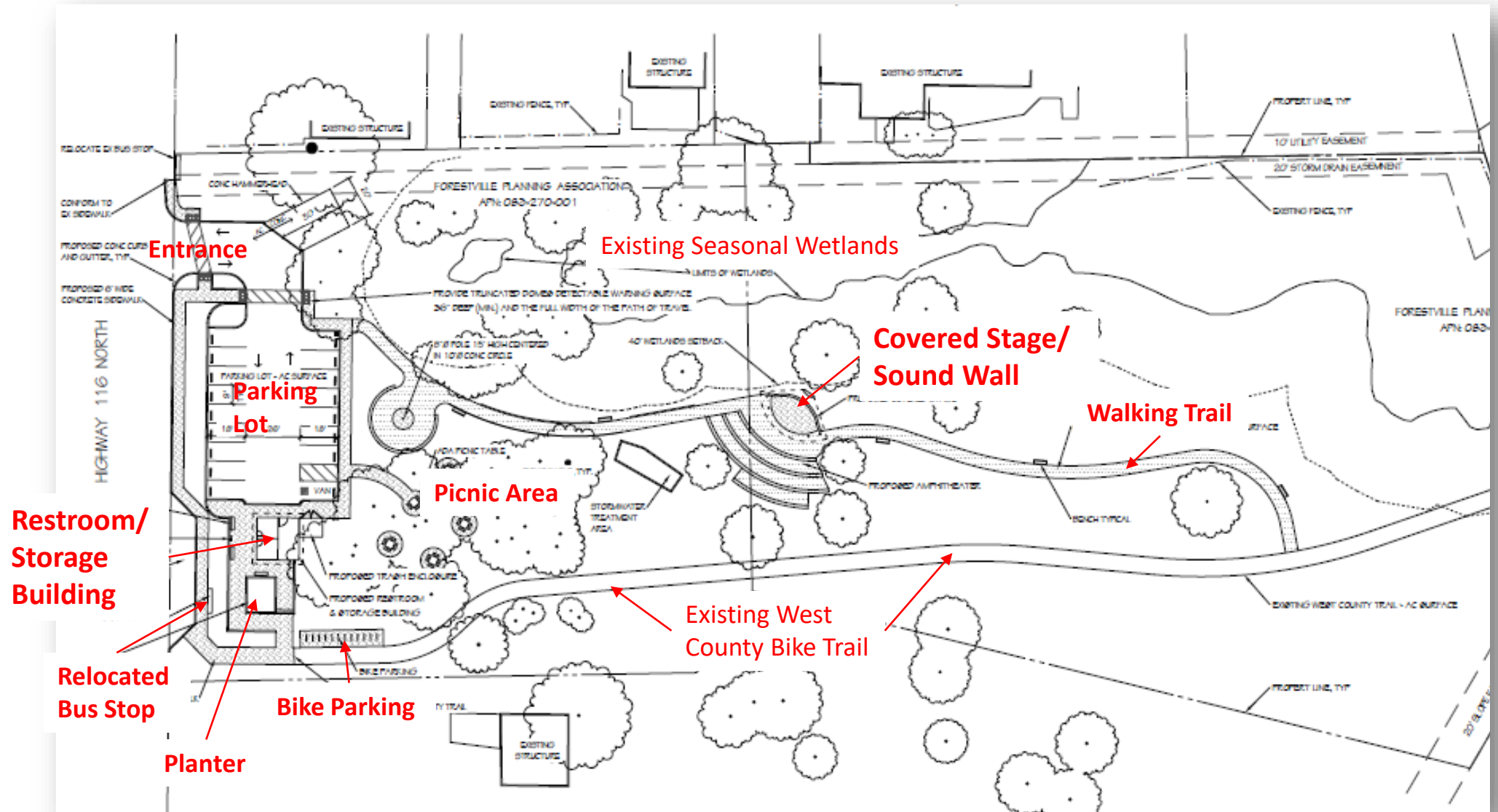
Proposed Project



- **General Plan Amendment** from “Limited Commercial” to “Public Quasi Public”
- **Rezone from** “Planned Community” to “Public Facilities”
- **Use Permit** with Design Review:
 - New public park amenities – pathways, picnic tables, water fountain, amphitheater, covered stage with sound wall, public restroom/storage building
 - 20 events per year, 200 attendees maximum, amplified music
 - Onsite parking for 17 vehicles (2 ADA spaces), bicycle parking, relocated bus stop
 - Oak woodland and wetland preservation areas
 - Open sunrise to sunset, seven days per week

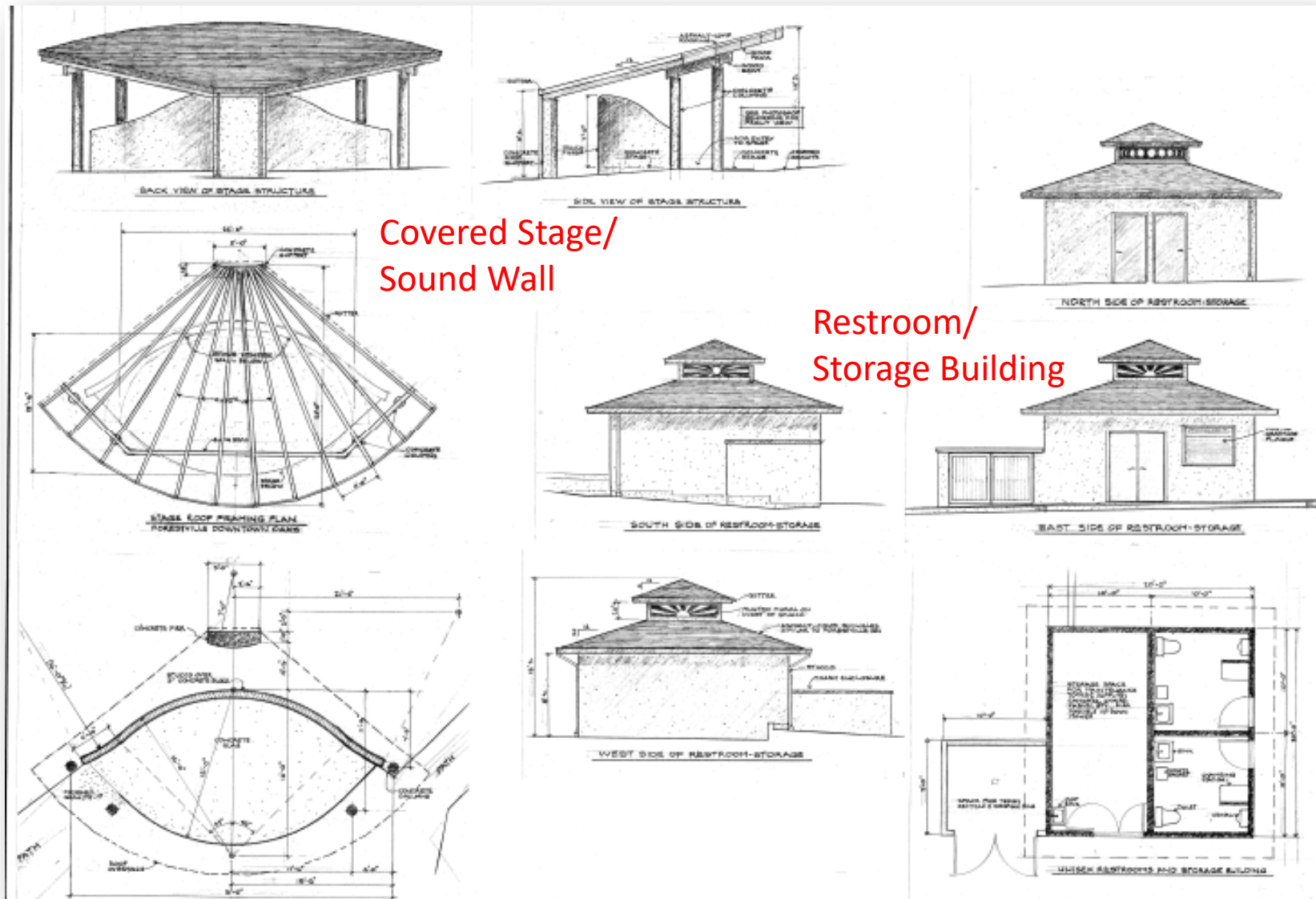


Site Plan





Building Elevations



General Plan & Zoning Consistency

- Meets PQP Land Use Designation Criteria
- Supports Public Facilities and Services Element objectives
- Policy LU-15t density transfer applies to adjacent lot

- PF Zoning allows community parks with use permit
- Consistent with zoning for Oak Woodland, Scenic Corridor, Hwy 116 Guidelines
 - No tree removal, preserves wetlands
 - Small buildings
 - Final design review for colors, landscaping, lighting, signage

Environmental Determination



- Initial Study/Mitigated Negative Declaration circulated July 26, 2024 – August 26, 2024
- IS/MND determined impacts could be mitigated to less than significant level
- Agency Comments:
 - Require authorizations from AG + Open Space and Caltrans prior to construction
 - Water Board and Sonoma Water confirmed permitting through Forestville Water District

Planning Commission



- September 19, 2024 Public Hearing:
 - Over 20 public comments in support
 - Public concerns include noise and parking
 - Added Conditions #20 (ADA parking), #32 (noise), and #99 (parking management)
 - Recommended Board adopt the Mitigated Negative Declaration and approve project

Staff Recommendation



- Hold a Public Hearing
- Adopt the Mitigated Negative Declaration
- Approve the General Plan Amendment, Zone Change, and Use Permit

Questions

