

APPENDIX E GENERAL PLAN POLICIES

- AR-3 **Goal AR-3:** Maintain the maximum amount of land in parcel sizes that a farmer would be willing to lease or buy for agricultural purposes
- AR-3.1 **Objective AR-3.1:** Avoid the conversion of agricultural lands to residential or nonagricultural commercial uses.
- AR-3.2 **Objective AR-3.2:** Maintain, in those agricultural land use categories where small parcels may be permitted, the largest land area for agricultural use. Limit the number of clustered lots in any one area to avoid the potential conflicts associated with residential intrusion.
- AR-3b **Policy AR-3b:** In considering subdivision of lands within "Land Extensive Agriculture" areas except those lands under Williamson Act contract, one-half or three of the permitted residential lots (whichever is greater), may be clustered. These clustered parcels may be as small as one and one-half acres but no larger than ten acres. No future subdivision of these small parcels shall be permitted. All other parcels created in this category shall have a minimum lot size at least as large as the maximum density specified by the land use plan map or that allowed by policy AR-8c on page 204, whichever is more restrictive.
- AR-3c **Policy AR-3c:** Where clustered subdivision is permitted, separate clusters on one site from those on another site unless it is clearly demonstrated that the resulting lots will not create the appearance of, or conflicts associated with, residential intrusion. Any subdivision which proposes to cluster parcels of 10 acres or less, shall locate those lots around existing residences on the parcel being subdivided. The intent of this policy is to minimize the impact of residential parcels on adjacent agricultural operations.
- AR-3e **Policy AR-3e:** Where clustered subdivision is permitted, to the extent allowed by law, place an agricultural easement in perpetuity on the residual farming parcel(s) at the time that the subdivision occurs. The easement shall be conveyed to the County or other appropriate non profit organizations.
- AR-4 **Goal AR-4:** Allow farmers to manage their operations in an efficient, economic manner with minimal conflict with nonagricultural uses.
- AR-4.1 **Objective AR-4.1:** Apply agricultural land use categories only to areas or parcels capable of the commercial production of food, fiber and plant material. Establish agricultural production as the highest priority use in these areas or parcels. The following policies are intended to apply only to lands designated within agricultural land use categories.
- AR-4a **Policy AR-4a:** The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create agricultural "nuisance" situations, such as flies, noise, odors, and spraying of chemicals.
- AR-5c **Policy AR-5c:** Only permit agricultural support service uses that clearly support local agricultural production consistent with the specific requirements of each of the three agricultural land use categories. Insure that such uses are clearly subordinate to on-site agricultural production and do not adversely affect agricultural production in the area.

Establish standards and procedures for those uses in the zoning ordinance.

- AR-5d **Policy AR-5d:** Use the following guidelines for approving zoning or permits for agricultural support services:
- 1) The use will not require the extension of sewer or water.
 - 2) The use does not substantially detract from agricultural production on-site or in the area.
 - 3) The use does not create a concentration of commercial uses in the immediate area.
 - 4) The use is compatible with and does not adversely impact surrounding residential neighborhoods.
- AR-5e **Policy AR-5e:** Local concentrations of any commercial or industrial uses, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and shall be avoided.
- AR-5f **Policy AR-5f:** Permit storage facilities for agricultural products either grown or processed on the site. Size the facilities according to the processing operation.
- AR-6d **Policy AR-6d:** Follow these guidelines for approval of visitor serving uses in agricultural areas, such as wine or cheese tasting:
- 1) the use promotes and markets only agricultural products grown or processed in Sonoma County.
 - 2) the use is compatible with existing agricultural production activities in the area.
 - 3) the use will not require the extension of sewer and water.
- AR-6e **Policy AR-6e:** Follow these guidelines for approval of recreational uses in agricultural areas, such as bed and breakfast inns or campgrounds:
- 1) the use is compatible with any agricultural activity or existing residential use in the area.
 - 2) the use will not require the extension of sewer or water.
 - 3) all potential conflicts are mitigated to the satisfaction of the County.
- AR-6g **Policy AR-6g:** Concentrations of visitor serving uses in a local area, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and may constitute grounds for denial for such uses.
- AR-8c **Policy AR-8c:** Subdivision of any Williamson Act contracted lands shall not result in any new parcel less than 10 acres in size for Type 1 preserves or 40 acres in size for Type 2 preserves, or the established minimum lot size, whichever is more restrictive. Each proposed new parcel must separately meet the economic criteria that the original parcel met at the time that the contract was executed.
- HE-2b **Policy HE-2b:** Policy for "Infill" Development. For parcels located within an Urban Residential 1-6 (dwelling units per acre) area, which are large enough in lot area to permit more than one dwelling but cannot meet subdivision criteria due to shape or other similar constraint, permit dwelling groups consisting of detached single family dwellings or manufactured homes, subject to the following:
- 1) That the density shall not exceed that permitted by the general plan land use category.
 - 2) In the case of conventional construction, each proposed unit shall comply with the

minimum requirements for the zoning district in which the property is located.

- 3) In the case of manufactured housing, that the development of the parcel comply with the Mobile Home Parks Standards and Mobile Home Standards of the Zoning Ordinance.
- 4) That a use permit is required for any such in-fill development project.

HE-2g

Policy HE-2g: Provide for two types of Housing Opportunity Areas in addition to, and not in lieu of provisions of state and federal law, as follows:

Type "A" Housing Opportunity Areas are established in all Urban Residential 6-12 dwelling units per acre, and all Urban Residential 12-20 dwelling units per acre areas depicted on the general plan Land Use Maps. The residential density for a Type A project may be increased 100 percent above the mapped designation, to a maximum of 24 dwelling units per acre for parcels located in Urban Residential 6-12 dwelling units per acre, and up to 30 dwelling units per acre for parcels in Urban Residential 12-20 dwelling units per acre.

Type "C" Housing Opportunity Areas are established in "Urban Residential 4-6 dwelling units per acre" areas. The maximum residential density for a Type C project is 11 dwelling units per acre.

A Housing Opportunity Type "A" project shall reserve a minimum of 40 percent of all units for rent or sale to low or very low-income households. A Housing Opportunity Type C project shall reserve a minimum of 20 percent of all units for rent or sale to low or very-low income households, and the remaining units shall be reserved for sale to low or moderate income households.

Type A and Type C projects shall comply with all applicable provisions of Chapters 26 and 26C of the Sonoma County Code, including development standards and long-term affordability requirements.

The Housing Opportunity Type A and type C programs shall apply to housing development consisting of five or more dwelling units.

HE-2q

Policy HE-2q: The Board of Supervisors recommends that when allocating or making plans for the allocation of available and future resources or services designated for residential use, special districts and private entities that provide water services at retail or sewer services within the incorporated area of the county will grant a priority for the provision of these available and future resources or services to housing developments proposed within Urban Service Areas which are affordable to Moderate, Low-, and Very-Low Income Households where such housing developments will help the county to meet the quantified housing objectives identified in Table HE-17 on page 126, with the highest priority being given to very low income housing, the second highest priority being given to low income housing and third highest priority being given to moderate income housing.

HE-4p

Policy HE-4p: Permit housing for persons or families who are in a transition from a homeless shelter to permanent housing in all urban residential categories subject to the following:

HE Sec. 3.1

Definitions HE Sec. 3.1:

DEFINITIONS

Very Low Income Household, means a household whose gross annual income is not more than 50 percent of the median income for Sonoma County as established by the U.S. Department of Housing & Urban Development (HUD), adjusted for household size.

Lower Income Household, means a household whose gross annual income is not more than 80 percent of the HUD median income, adjusted for household size.

Moderate Income Household, means a household whose gross annual income does not exceed 120 percent of the HUD median income, adjusted for household size.

Affordable Rental Housing, means rental housing which costs not more than 30 percent of 60 percent of HUD median area income for a lower income household, adjusted for household size, and, not more than 30 percent of 50 percent of HUD median area income for a very-low income household, adjusted for household size; assuming that the household size will equal the number of bedrooms contained in the unit, plus one.

Affordable Ownership Housing, means home ownership housing which costs not more than 30 percent of the maximum income as established by HUD for very low, lower, and moderate income households, adjusted for household size; assuming that household size will equal the number of bedrooms contained in the unit, plus one

HE-3.1.1

Qualifications HE-3.1.1

Qualification for Incentives

In order to qualify a project for density bonus or other incentives, the project must include the minimum percentage of affordable units required under the density bonus provisions of Section 26C-326.1. The applicant must demonstrate that each required affordable housing unit complies with the income requirements set out in section 3.1, above.

HE-3i

Policy HE-3i: The following criteria will be considered when evaluating an application for condominium conversion:

- 1) The surplus of vacant multi-family residential units offered for rent or lease should be in excess of 5 percent of the available multi-family rental stock in the community in which the proposed project is located, not including areas within cities.
- 2) At least 30 percent of the units included in the proposed condominium conversion should be reserved for sale to low and very-low income households, subject to the requirements set forth in Housing Element Section 3.1 on page 103 by means of a Housing Agreement to insure that such units remain affordable to very low and low income households for the maximum period allowed by law.
- 3) Tenants should be granted the right of first refusal concerning the purchase of the units. Tenants who are 60 years or older should be offered lifetime leases. Tenants not qualifying for lifetime leases should be offered a 10-year lease. The subdivider should provide a plan to assist in relocating tenants displaced by the conversion to comparable rental housing.

LU-6e

Policy LU-6e: Public schools in rural land use categories shall meet all of the following minimum criteria:

- (1) a requirement that the school district must obtain a use permit for any proposed facility, even though by State law the district is exempt from zoning regulations.
- (2) if in an agricultural category, the use shall not be located on lands currently used for agricultural production and shall not result in conflicts with agricultural production or related processing, support services, or visitor serving uses. If in a residential category, the use shall be compatible with residential category uses in the area.

- (3) conflicts with other resource production activities are avoided.

LU-6f

Policy LU-6f: Private nursery, primary or secondary schools and churches in rural land use categories shall meet all of the following minimum criteria:

- (1) the school or church must obtain a use permit prior to initiation of the use.
- (2) the use shall not be located on lands currently used for agricultural production and shall not result in conflicts with agricultural production or related processing, support services, or visitor serving uses.
- (3) conflicts with other resource production activities are avoided.
- (4) adequate public services and infrastructure must be available for the use, without inducing unplanned growth.
- (5) sites are limited to existing parcels less than 5 acres unless an agricultural, scenic, or other in perpetuity easement is applied to the portion of the site not part of the proposed use.
- (6) the site has frontage on a designated collector or arterial roadway.
- (7) the use primarily serves a congregation or student body which resides in the community in which the proposed use is to be located.

LU Sec.2.3.1

Policy LU Sec 2.3.1: Policy for General Commercial Areas

PURPOSE AND DEFINITION: The General Commercial category provides sites for intense commercial uses which serve a mix of business activities and the residential and business community as a whole rather than a local neighborhood. These uses provide for comparison shopping and services which are ordinarily obtained on an occasional rather than daily basis. This category is also intended to provide opportunities for a mix of residential and commercial use in urban service areas.

Permitted Uses: All commercial uses except regional shopping centers are allowed. Primary uses range from department stores and specialty shops to space extensive businesses such as paint, tire, carpet, lumber, home materials, and feed stores. Wholesale and heavy commercial uses and services are also included. Professional, administrative, financial, medical and general business offices which have more than 5,000 square feet of gross floor area require this category. Residential and general commercial uses may be combined in a single development where the residential use is clearly compatible with and secondary to the commercial use. This category also provides for consideration of a single-family residence in place of commercial uses allowed by zoning. The zoning ordinance may further define the uses which are permitted within this category and the bulk, height, coverage and other standards for such development.

Development Intensities and Criteria: Structures generally are not expected to cover more than 50 percent of the site or exceed thirty-five feet in height. Additional height may be considered if a reduction in coverage is provided which results in no overall increase in building intensity. Commercial uses shall require design review approval and on-site parking.

Mixed residential and general commercial use may be considered where urban services are available and as part of a master site development plan. In such cases, residential use may only be allowed as a secondary use in conjunction with and clearly compatible with the commercial use.

Designation Criteria: Amendments to add this designation must meet all of the following:

1. lands shall be located within an urban service area.

2. adequate public services shall be available or shall be planned to be available.
3. lands shall be located on or have convenient access to arterial or collector highways.
4. lands shall not be located in environmentally sensitive or hazardous areas such as floodways or fault zones.
6. any applicable planning area policies.

LU Sec 2.3.2 Policy LU Sec 2.3.2.: Policy for Limited Commercial Areas

Purpose and Definition: This category provides sites where commercial activities are limited. Particular limitations may be specified in policies for each planning area. Limited commercial land is intended to accommodate retail sales and services for the daily self sufficiency of local rural or urban neighborhoods or communities in keeping with their character. This category is also intended to provide opportunities for a mix of residential and commercial use in urban service areas. This category also provides for consideration of a single-family residence in place of commercial uses allowed by zoning.

Permitted Uses: The range and/or scale of permitted uses vary by location and may be expressed in planning area policies. The zoning ordinance may also further define uses permitted in this category and the bulk, height, coverage and other standards for such development. Residential and limited commercial uses may be combined in a single development within urban service areas.

Permitted Development Intensities and Criteria: New lots shall not be smaller than 1.5 acres on individual wells and septic systems or 1.0 acre on public water. Structures generally are not expected to cover more than 50 percent of the site or exceed thirty-five feet in height. Additional height may be considered if a reduction in coverage is provided which results in no overall increase in building intensity. Commercial uses shall require design review approval and on-site parking.

Mixed residential and commercial use may be considered where urban services are available and as part of a master plan for the site. In such cases, the residential use is a secondary use allowed only in conjunction with and compatible with the commercial use.

Designation Criteria: Amendments to add this designation must meet all of the following:

1. lands shall be located on or have convenient access to an arterial or collector highway.
2. the amount of land designated for limited commercial shall be consistent with population growth projected for the local market area. Only very limited amounts of land are intended for this use outside urban service areas.
3. within the unincorporated communities shown on Figure LU-2 on page 33, lands shall be close to other commercial uses or to local population concentration.
4. outside of the unincorporated communities shown on Figure LU-2 on page 33, clusters of limited commercial uses shall not be permitted.
5. lands shall not be located in scenic corridors, except within the above unincorporated communities.
6. in rural areas, lands may be limited to a single parcel and be restricted to that level which can be served by an individual well and septic system.
7. any applicable planning area policies.

LU Sec 2.3.3 Policy LU Sec 2.3.3. Policy for Limited Commercial - Traffic Sensitive Areas

Purpose and Definition: This category provides sites for uses allowed in the Limited Commercial category, but which are severely constrained by traffic congestion. Particular traffic impact limitations may be specified in policies for each area or in the zoning ordinance.

Permitted Uses: The range and/or scale of permitted uses vary by location and by traffic impact as in the "Limited Commercial" category. Average daily traffic generated by various limited commercial uses has been calculated by the Institute of Transportation Engineers and is periodically published in a technical manual "Trip Generation".

Permitted Development Intensities and Criteria: Same as for Limited Commercial areas, but may be further limited by traffic levels specified in the zoning ordinance. The specified average daily traffic levels will be used in conjunction with the "Trip Generation" manual published by the Institute of Transportation Engineers in order to determine the intensity and type of uses permitted.

Designation Criteria: Amendments to add this designation must meet all of the following criteria:

1. those listed for the Limited Commercial category.
2. lands are located in an area which is subject to severe traffic congestion and nearing or in excess of roadway or intersection capacity anticipated in this plan or in an applicable specific or area plan.

LU Sec 2.3.4 Policy LU 2.3.4: Policy for Recreation and Visitor Serving Commercial Areas

Purpose and Definition: This category provides sites for both outdoor recreation uses and the commercial service needs of visitors and travelers. Its purpose is to limit this type of development to those appropriate sites.

Permitted Uses: Primary uses include outdoor recreation facilities and tourist commercial uses, including golf courses, tennis and racquet clubs, marinas, race tracks, shooting ranges, and similar uses in private ownership. Other uses include campgrounds, recreational vehicle parks, indoor lodging, indoor recreation facilities, visitor information centers, museums, restaurants, and other uses oriented to the needs of visitors. Where specified by planning area policy, this category provides for consideration of a single family residence in place of commercial and recreation uses allowed by zoning. Otherwise, residential use is limited to one caretaker unit for each parcel with recreational or commercial development. The zoning ordinance may further define the uses permitted by this category and the bulk, height, coverage and other standards for such development.

Permitted Development Intensities and Criteria: Lots shall not be smaller than 1.5 acres on individual wells and septic systems or 1.0 acre on public water. Structures and parking generally are not expected to cover more than 50 percent of the site or exceed thirty-five feet in height. Additional height may be considered if a reduction in coverage is provided which results in no overall increase in building intensity. Lodging facilities may not exceed 50 rooms per site in rural areas and 200 rooms per site in urban service areas. Lodging facilities with up to 100 rooms per site in rural areas may be permitted where serviced by public sewer provided, however, that such use is compatible with and does not adversely affect adjacent agricultural, resource and rural residential uses. Design review shall be required for commercial and recreational development in this category.

Designation Criteria: Amendments to add this designation must meet all of the following:

1. lands shall have convenient access to a county or state maintained road, preferably a designated arterial or collector.
2. the site shall be outside of an agricultural production area.
3. outside the unincorporated communities shown on Figure LU-2 on page 33, clusters of parcels with recreation and visitor serving commercial use designations shall be avoided.
4. any applicable planning area policies.

PF-2q

Policy PF-2q: Encourage application of sludge generated in Sonoma County to agricultural lands in the County. Consider sludge application projects as designated in the Land Use Element of the General Plan for purposes of compliance with Section 66796.41 of the Government Code if they meet all of the following criteria. In the event that one or more of the criteria are not met, a general plan amendment shall be required.

- 1) The project's primary purpose is to enhance agricultural use. The rate of sludge application shall be designed to enhance existing agricultural operations or designed in conjunction with a detailed management plan for proposed agricultural use.
- 2) The rate of sludge application shall not result in any future limitations on the potential agricultural use of the area of application.
- 3) The project shall be subject to the approval of the applicable Regional Water Quality Control Board.
- 4) A use permit and, if necessary, a solid waste facility permit, shall be obtained.
- 5) A permit shall be obtained from the local solid waste enforcement agency (Public Health Department).
- 6) The project and any permits approved for the project shall specifically provide that waste disposal is limited solely to the approved Sonoma County sludge source.
- 7) The project shall include provisions for periodic review and evaluations of long term impacts on soils, water, and agricultural production.

Notwithstanding this policy, lime treated sludge from the Vallejo Sanitation District may be applied to Tubbs Island, a 2500 acre site. (APN 068-180-008, 004, 005, 006, 011, 013; 068-190-005, 007, 008, 013, 017)

PF-2r

Policy PF-2r: In the event that sludge generated within the County is inadequate to address the agricultural demand for sludge, the County may consider general plan amendments for application of sludge generated outside of the County provided that all of the criteria set forth in policy PF-2q are met (disregarding "Sonoma County" in criterion #6) and that:

- a) The applicant can satisfy local public health officials that the method of production and content of the sludge will not be detrimental to public health.
- b) The applicant demonstrates that traffic and other impacts of the proposed project are no greater than impacts associated with sludge generated within the County.
- c) The applicant demonstrates that there are no alternative sources of sludge within the County.

PF-2s

Policy PF-2s: Public utility facilities other than transmission line corridors may be designated as "Public/Quasi-Public" on the land use map. Allow consideration of minor facilities in any land use category where they are compatible with neighborhood character and preservation of natural and scenic resources.

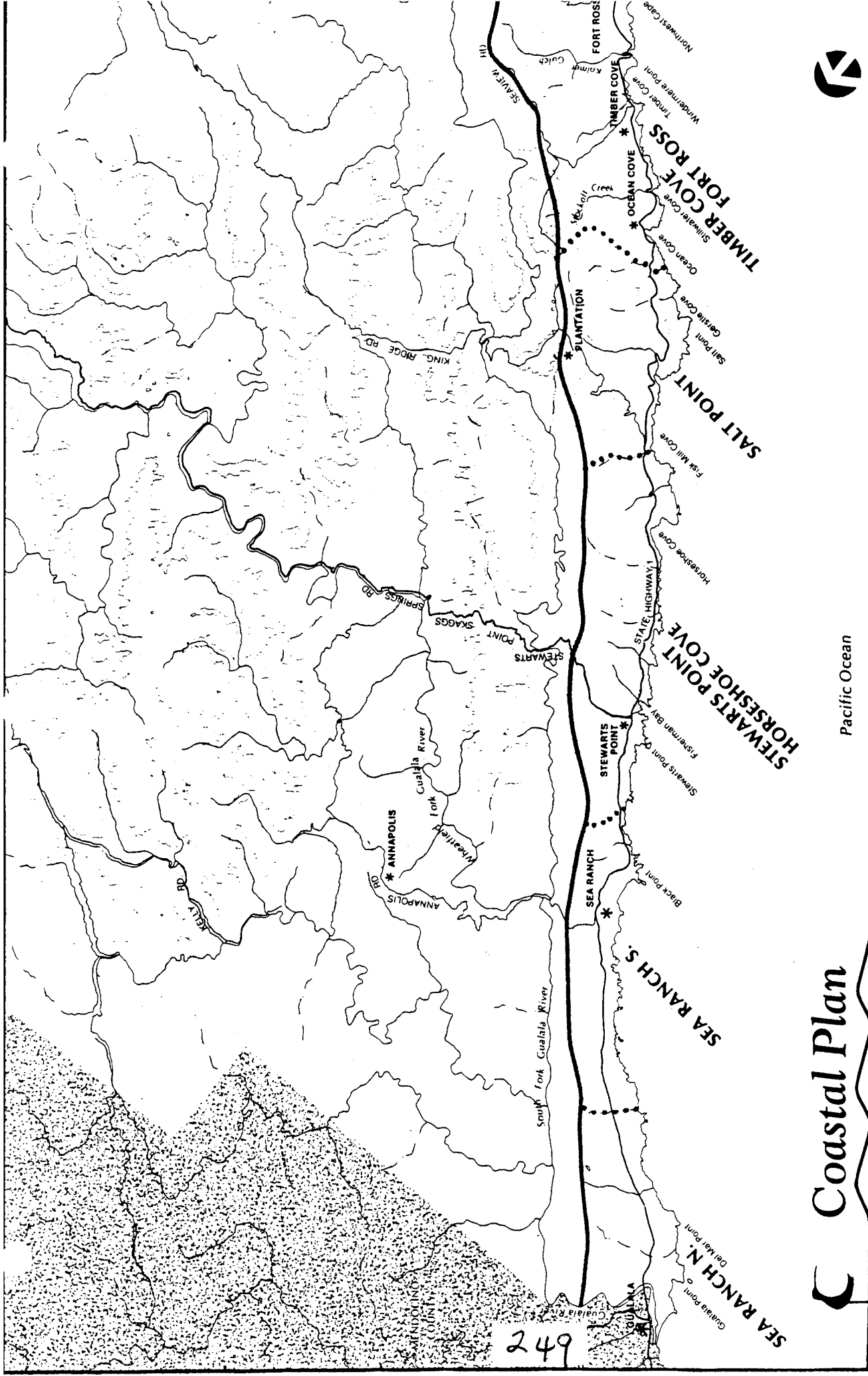


FIGURE 1-1

SUB-AREA MAP INDEX

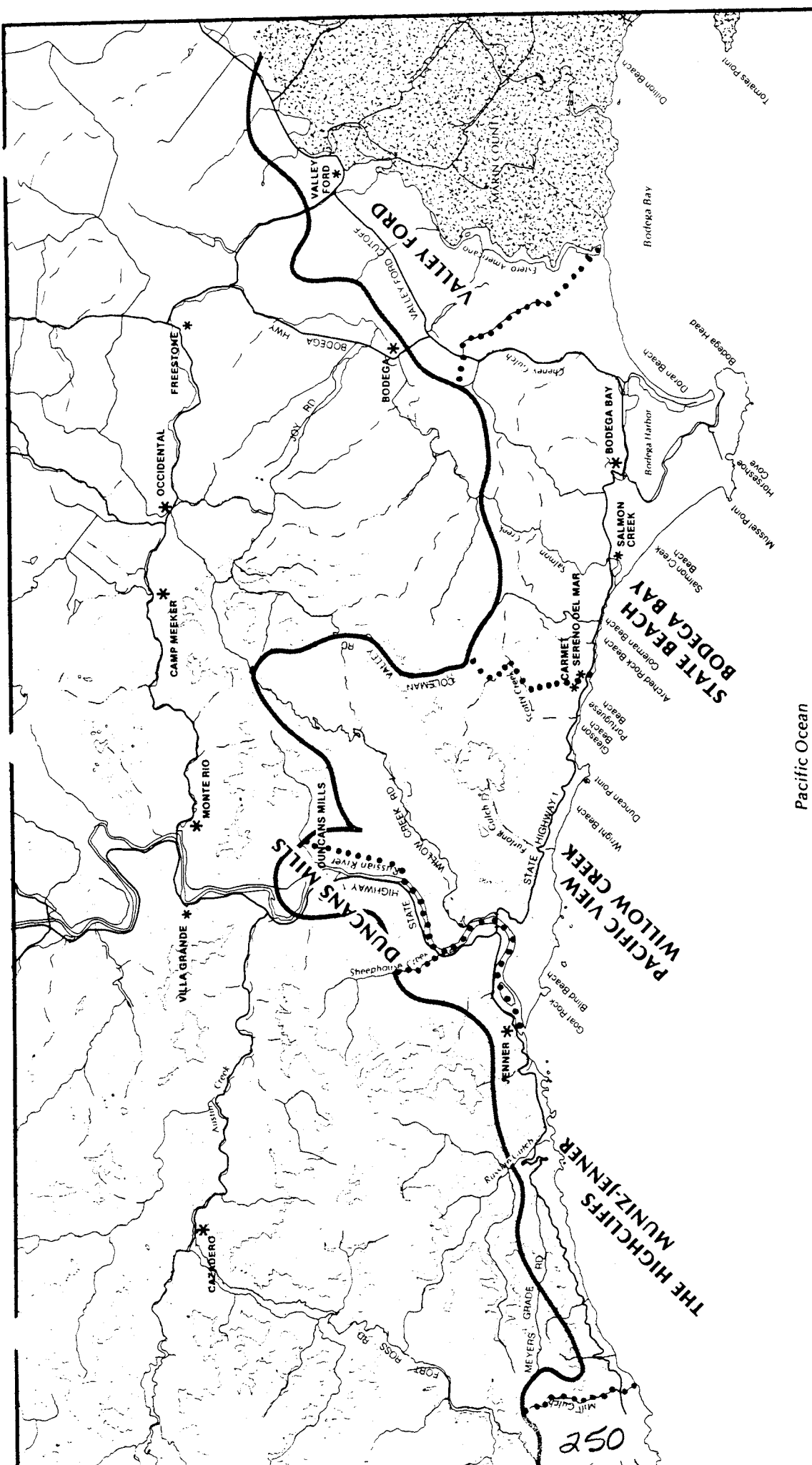
SONOMA COUNTY DEPARTMENT OF PLANNING



Coastal Plan

- COASTAL PLAN BOUNDARY
- - - - - SUB-AREA BOUNDARY

Pacific Ocean



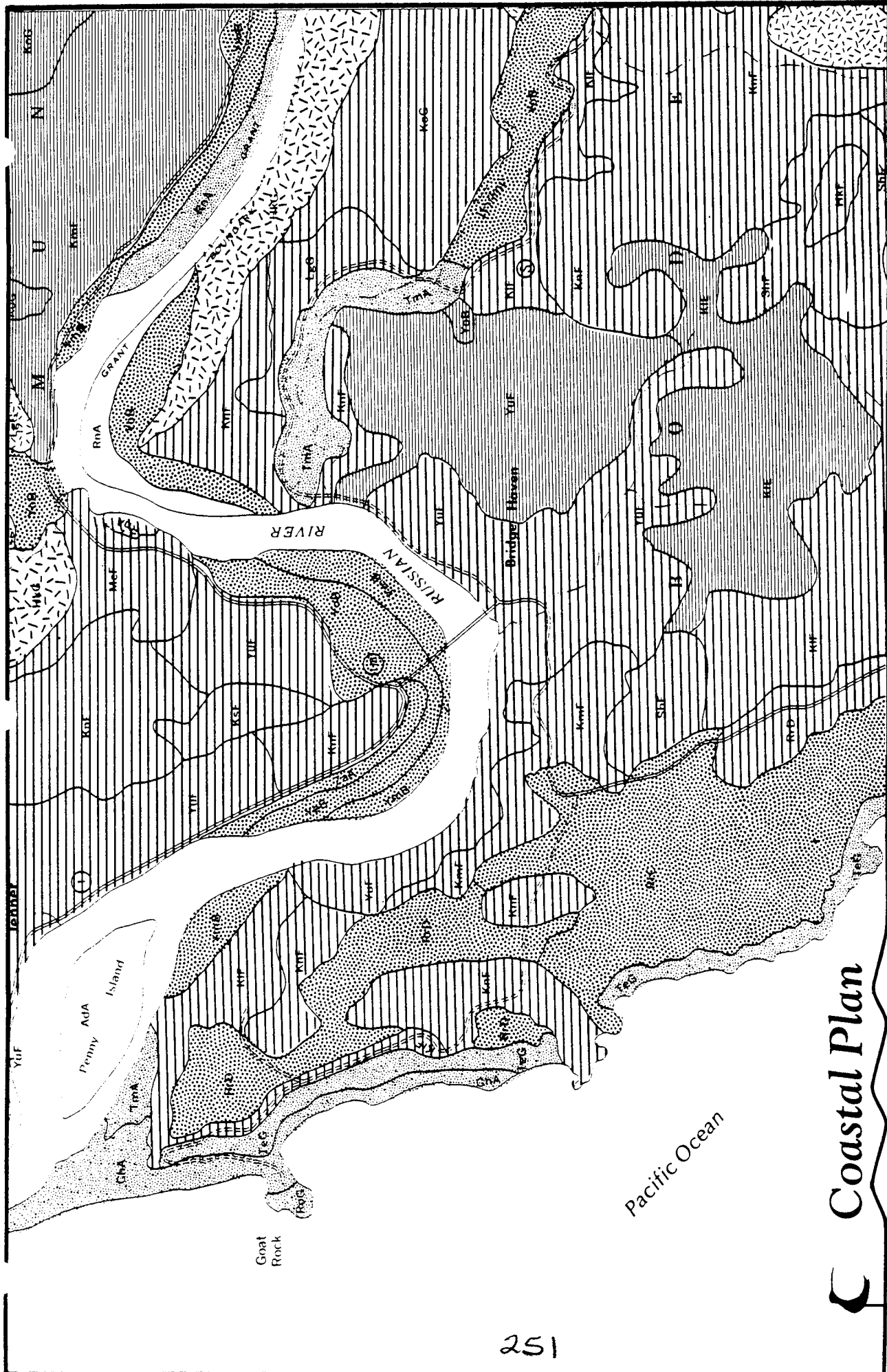
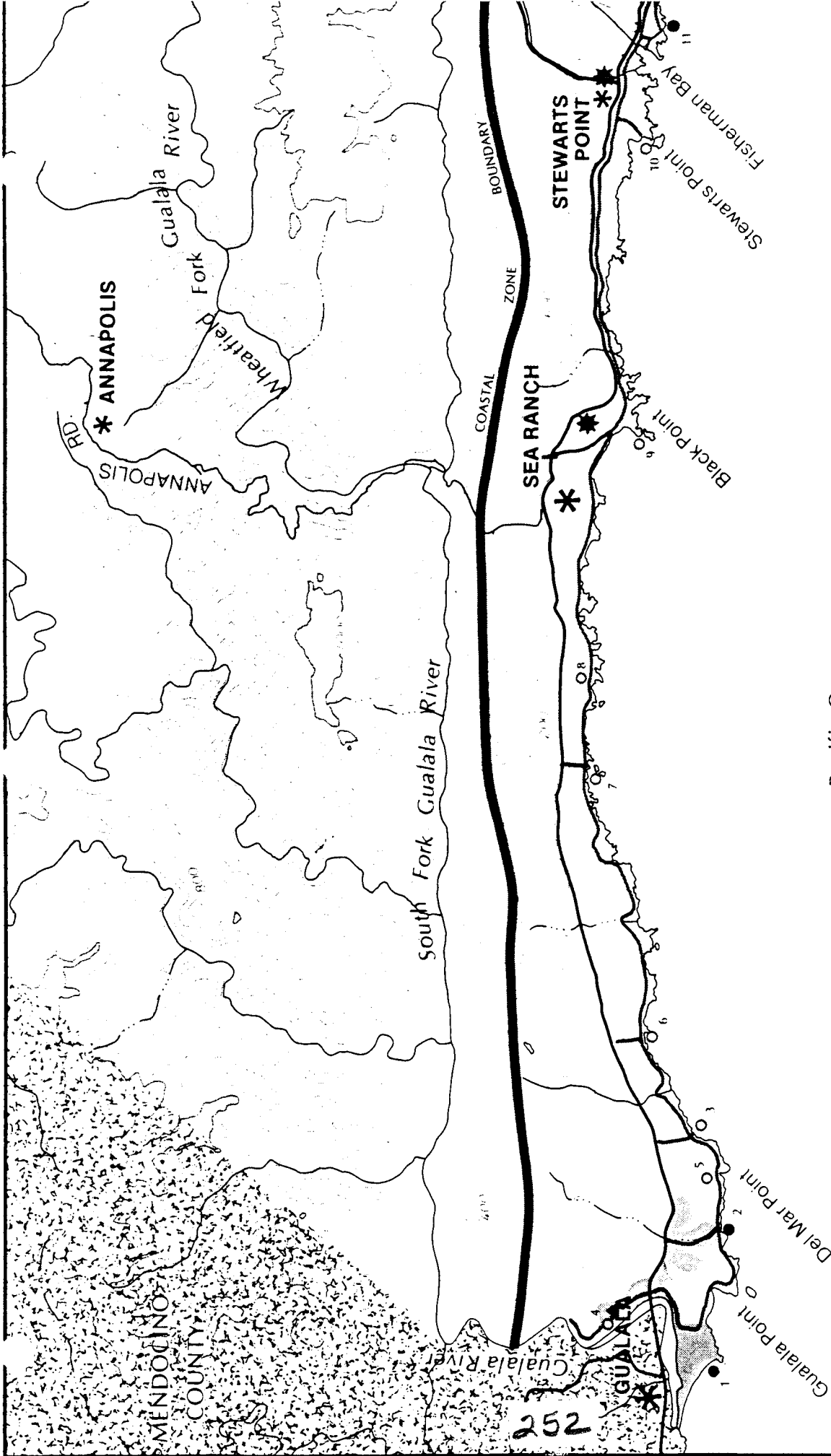


FIGURE IV-1

PART OF RESOURCES PLAN

SONOMA COUNTY DEPARTMENT OF PLANNING

METERS 0 600 1200
FEET 0 2000 4000



Coastal Plan

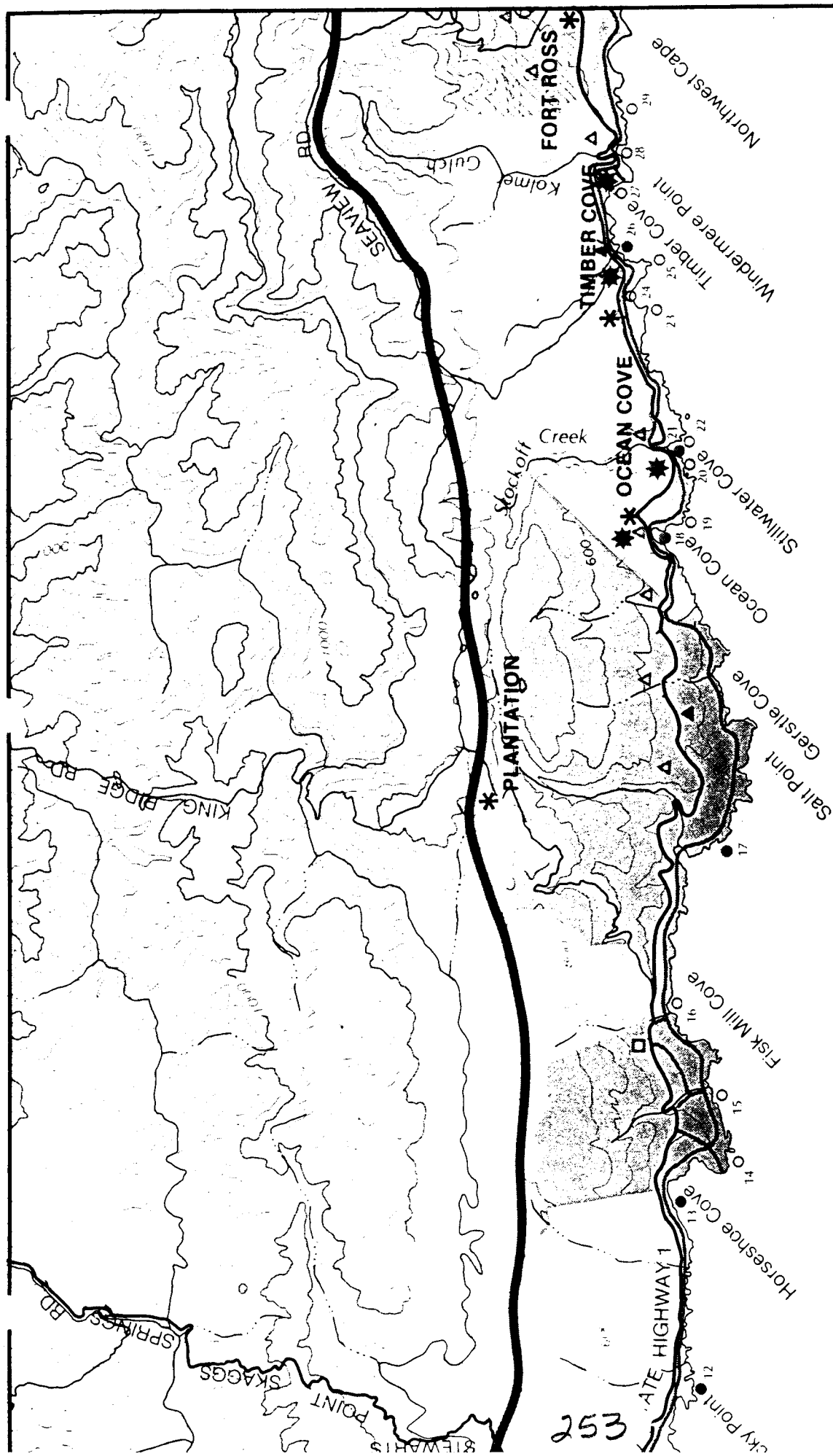
FIGURE V-1

RECREATION AND ACCESS

SONOMA COUNTY DEPARTMENT OF PLANNING

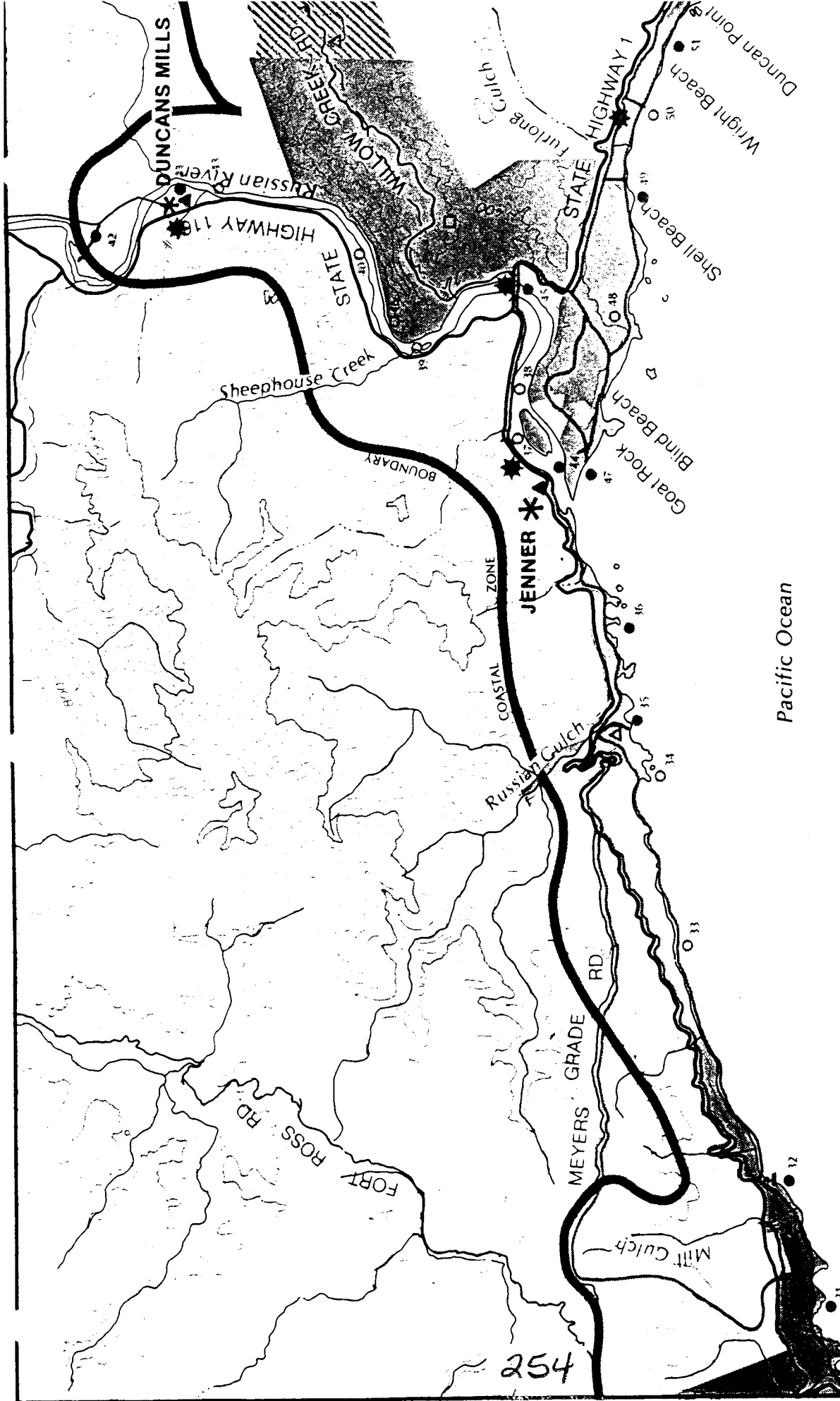


- | | | |
|--------------------------------|----------------------------------------|--------------------------|
| COUNTY PARK | PRIVATE RECREATION | PROPOSED HOSTEL |
| PROPOSED COUNTY PARK EXPANSION | PROPOSED PRIVATE RECREATION CAMPGROUND | VISITOR SERVING FACILITY |
| STATE PARK | EXISTING | COASTAL ACCESS |
| PROPOSED STATE PARK EXPANSION | TO BE DISCONTINUED | OPEN TO PUBLIC USE |
| | PROPOSED | NOT OPEN TO PUBLIC USE |
| | | TRAIL |



Pacific Ocean

Fig V-1 Cont.



Coastal Plan

FIGURE V-1 *Cont.*

RECREATION AND ACCESS

SONOMA COUNTY DEPARTMENT OF PLANNING



- | | | |
|--------------------------------|-----------------------------|--------------------------|
| COUNTY PARK | PRIVATE RECREATION | PROPOSED HOSTEL |
| PROPOSED COUNTY PARK EXPANSION | PROPOSED PRIVATE RECREATION | VISITOR SERVING FACILITY |
| STATE PARK | CAMPGROUND | COASTAL ACCESS |
| PROPOSED STATE PARK EXPANSION | EXISTING | OPEN TO PUBLIC USE |
| | TO BE DISCONTINUED | NOT OPEN TO PUBLIC USE |
| | | TRAIL |

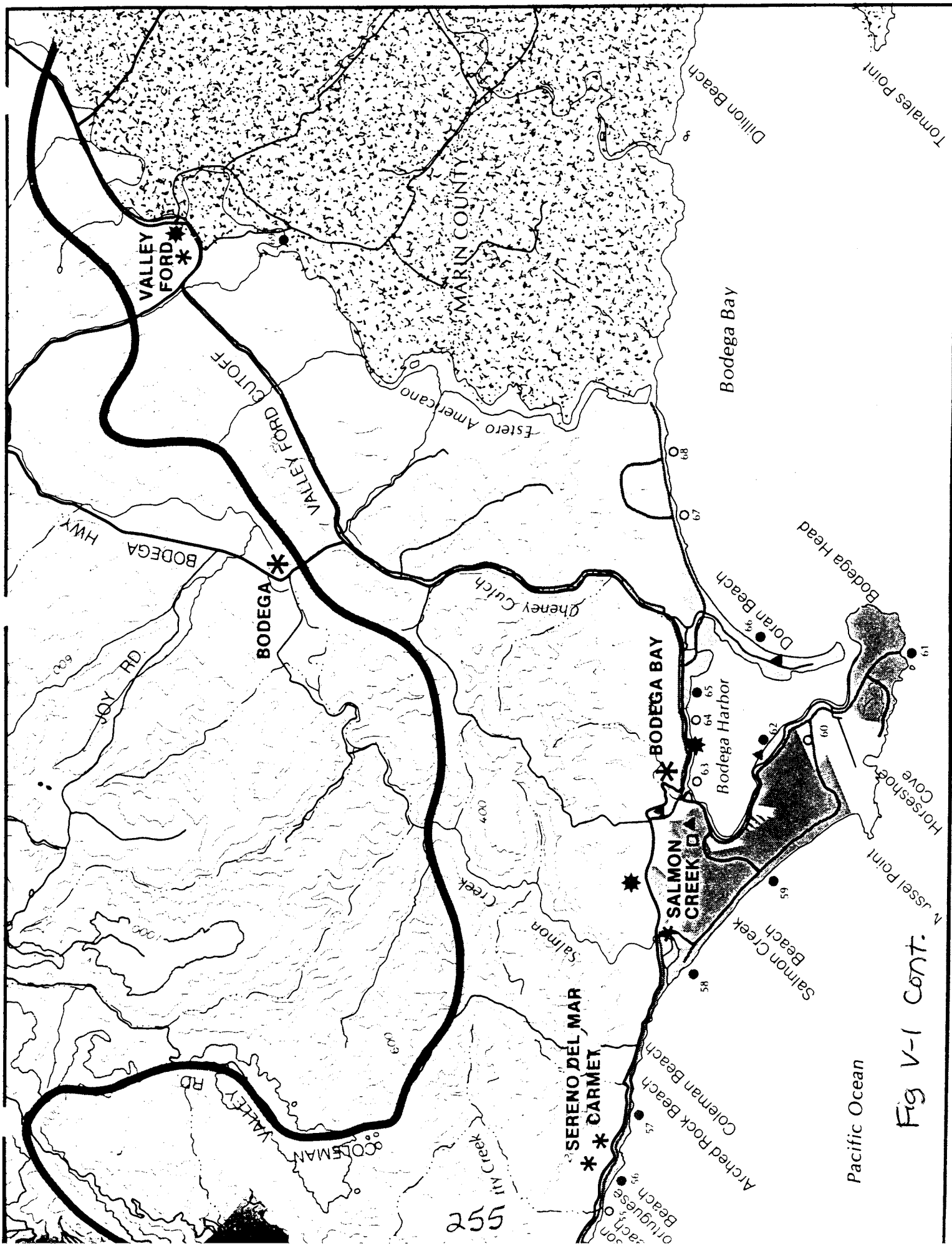
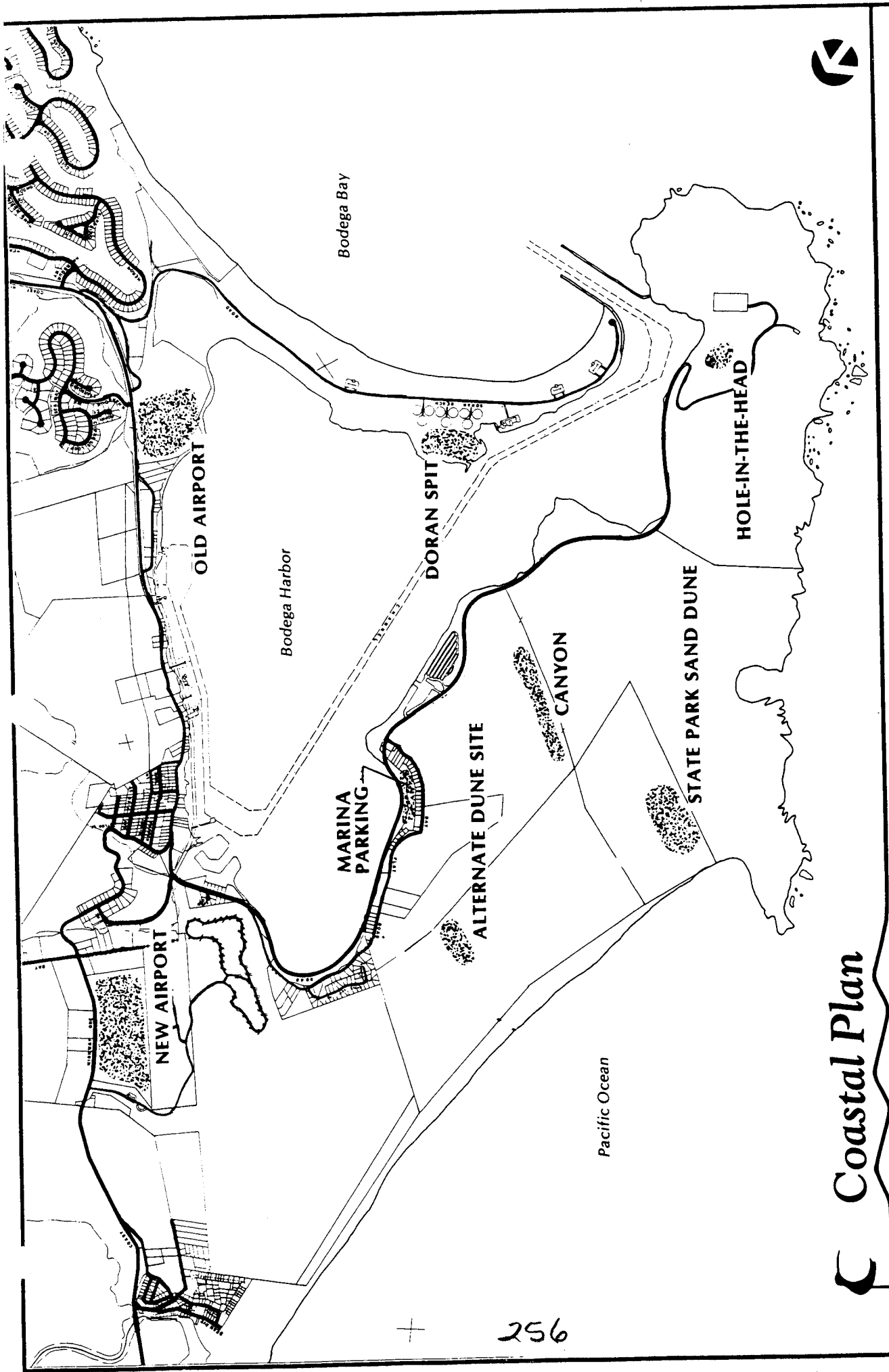


Fig V-1 cont.



Coastal Plan

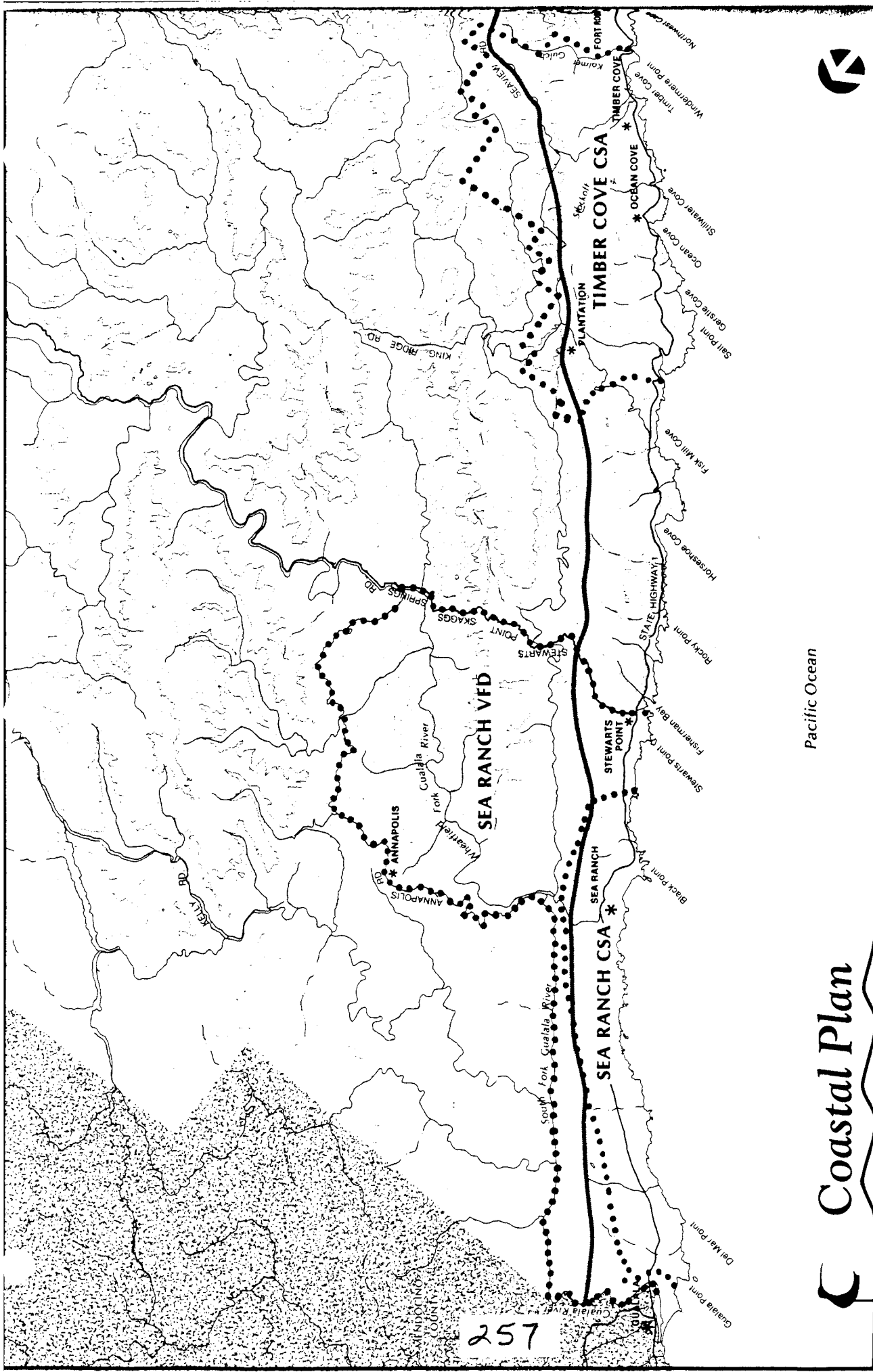
FIGURE VI-1
DREDGE SPOIL SITES



ALTERNATE DREDGE SPOIL SITES CONSIDERED

SONOMA COUNTY DEPARTMENT OF PLANNING



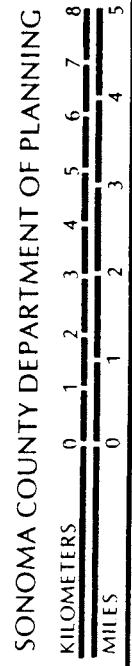


Pacific Ocean

Coastal Plan

FIGURE VII-1

COASTAL FIRE DISTRICTS



- VFD - VOLUNTEER FIRE DISTRICT
- FPD - FIRE PROTECTION DISTRICT (NON-VOLUNTEER)
- CSA - COUNTY SERVICE AREA

- COASTAL PLAN BOUNDARY
- COASTAL FIRE DISTRICT BOUNDARIES

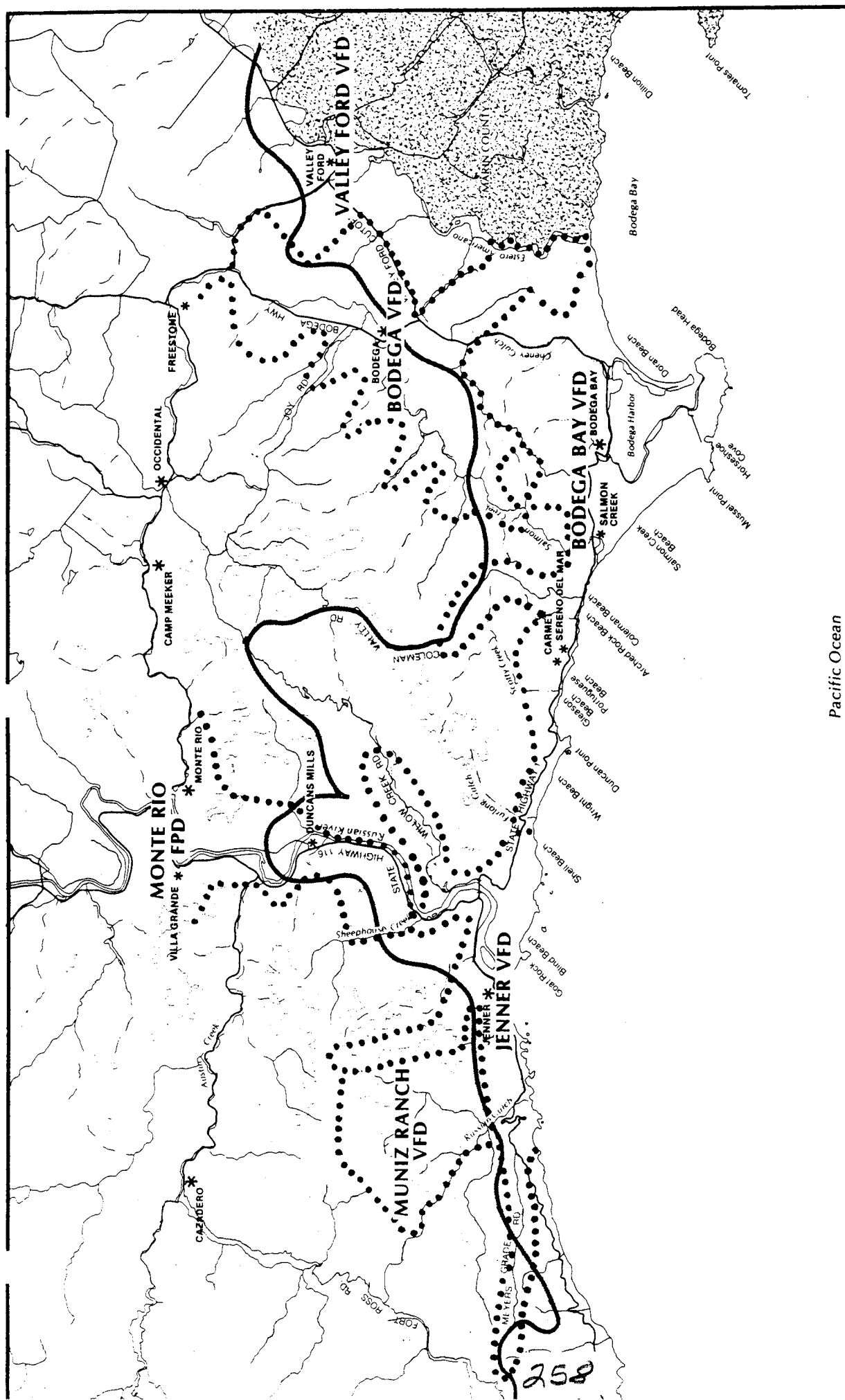
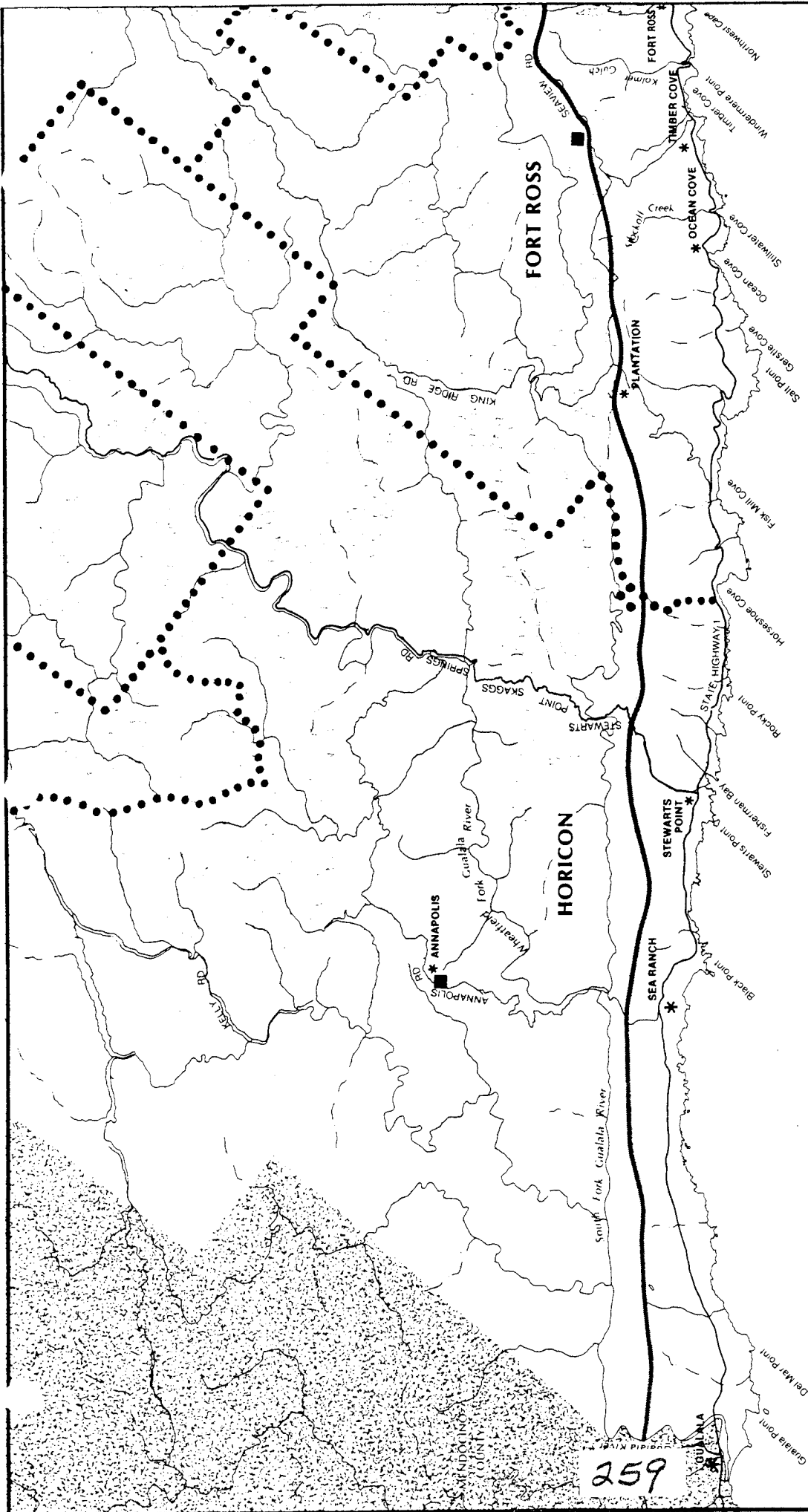


Fig VII-1 cont.



Coastal Plan



FIGURE VII-2

COASTAL PUBLIC SCHOOL DISTRICTS

SONOMA COUNTY DEPARTMENT OF PLANNING



COASTAL PLAN BOUNDARY

COASTAL SCHOOL DISTRICT BOUNDARIES

SCHOOL LOCATION

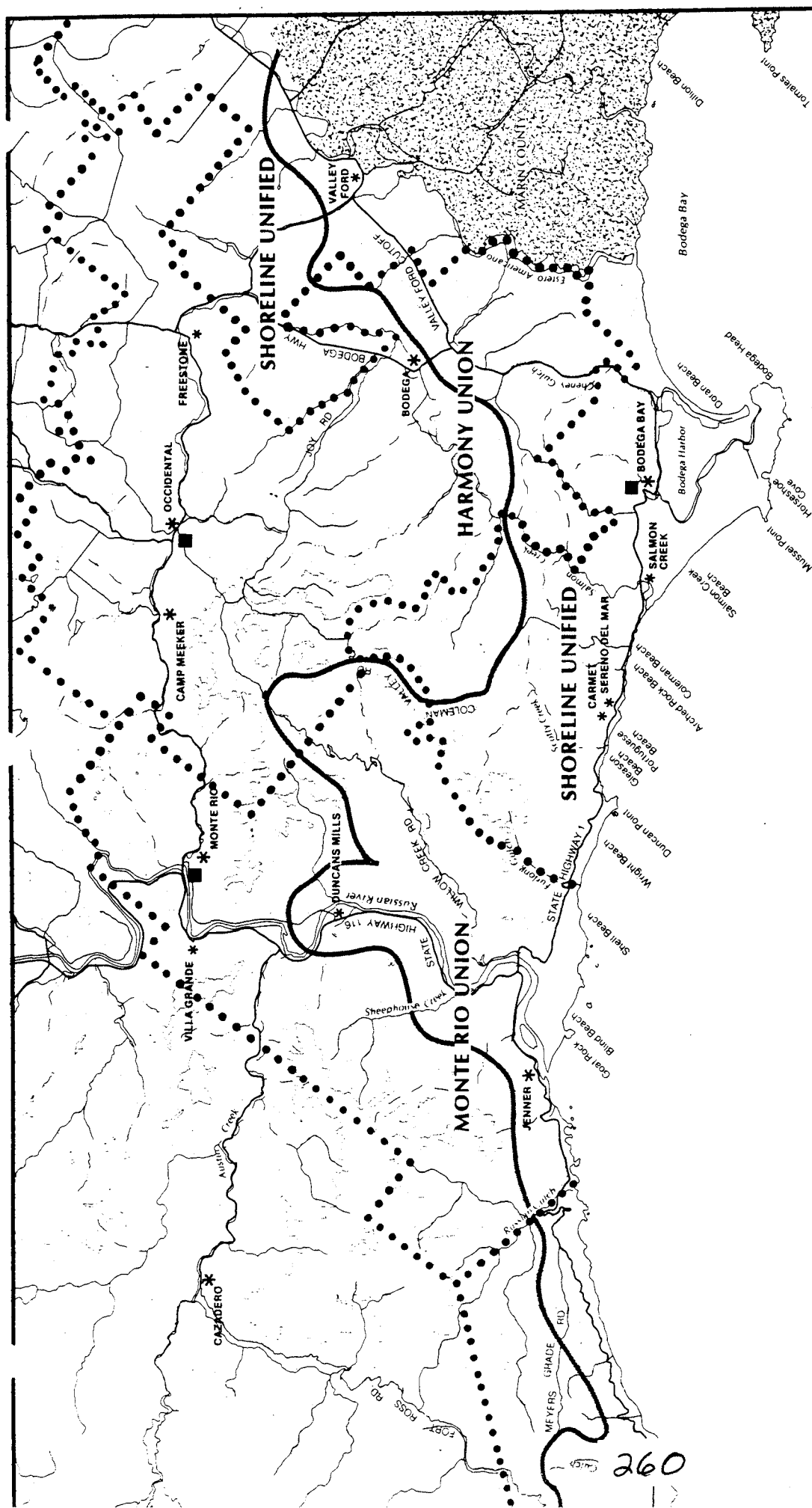


Fig VII-2 cont.

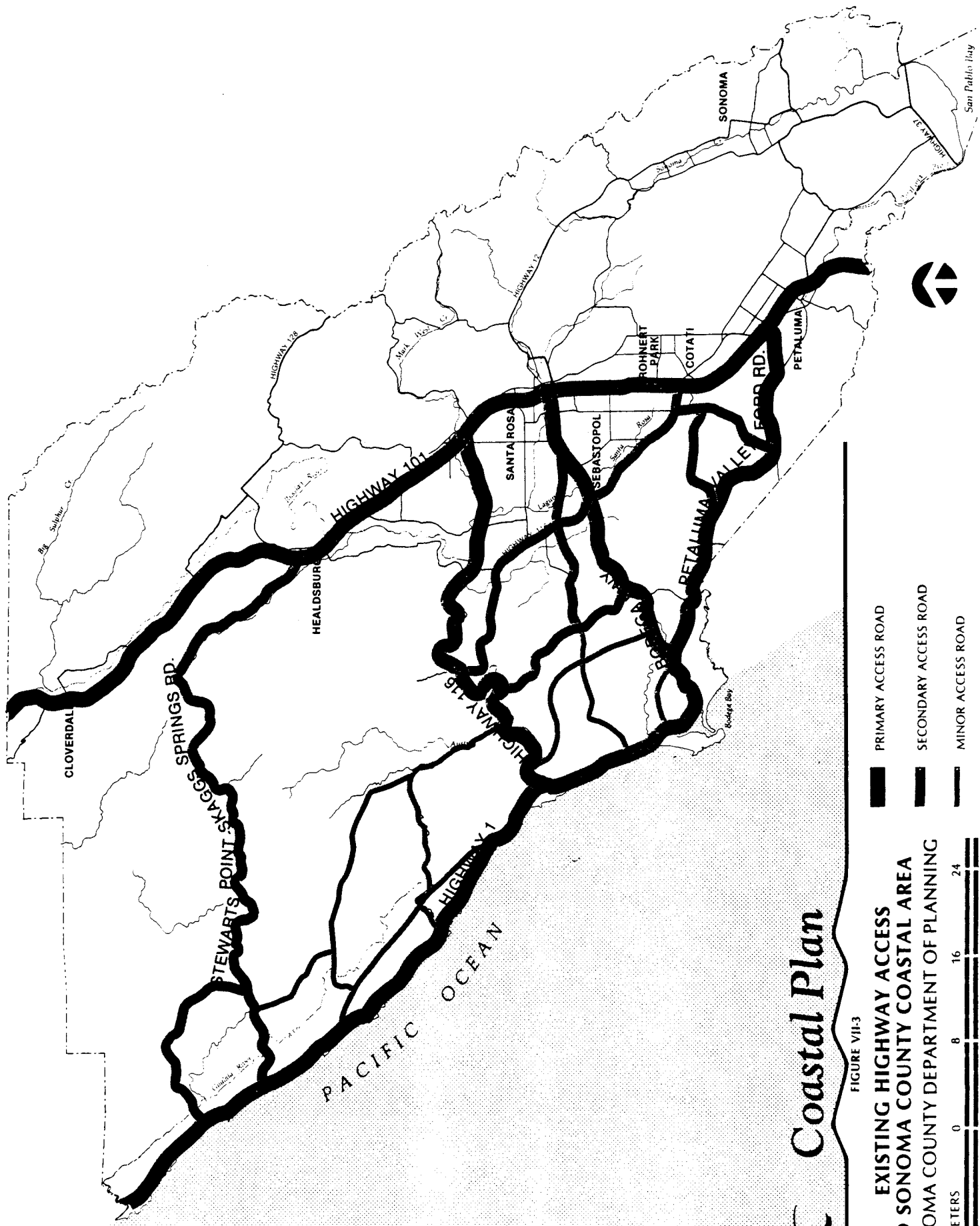


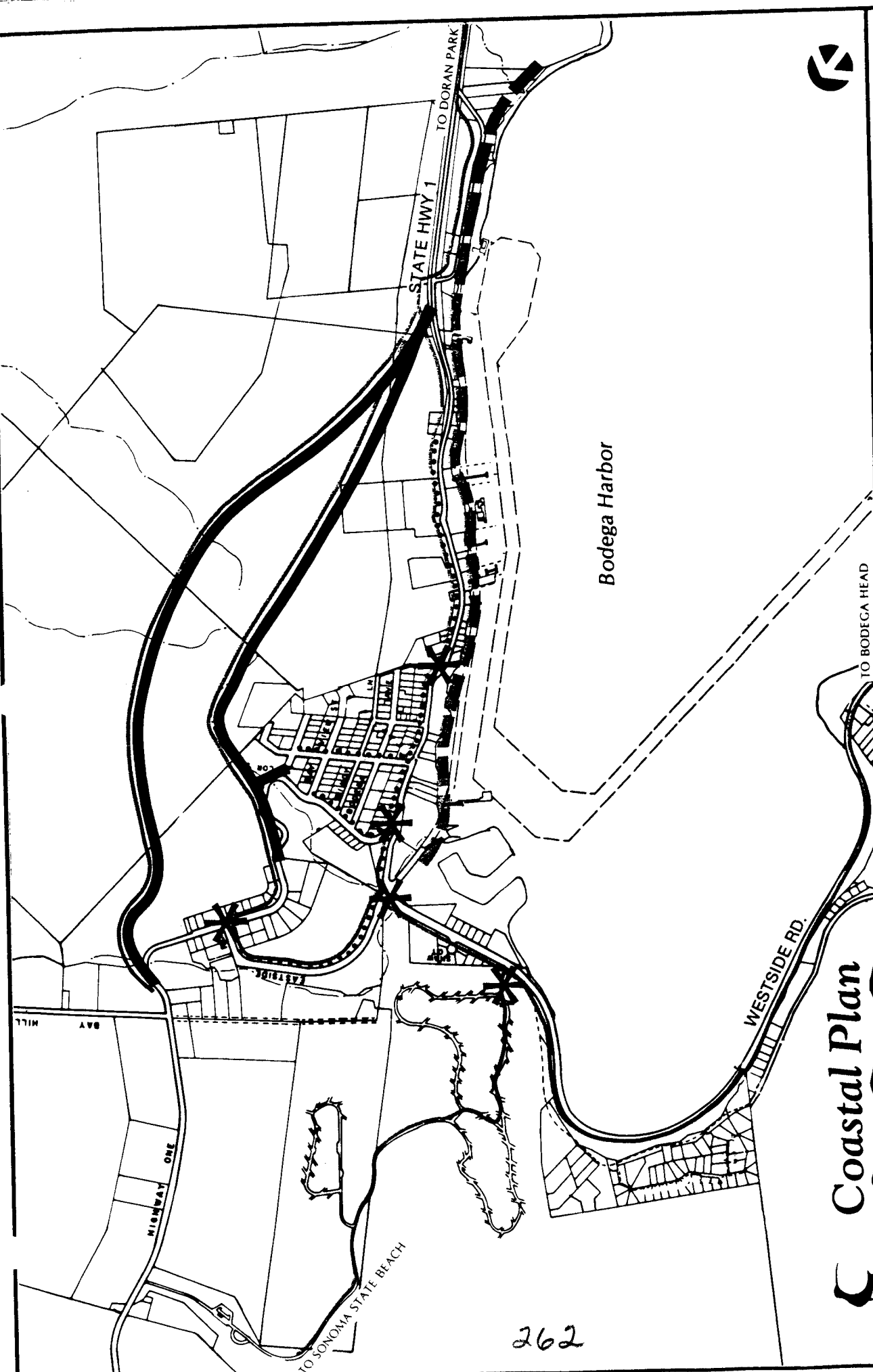
FIGURE VII-3

**EXISTING HIGHWAY ACCESS
TO SONOMA COUNTY COASTAL AREA**
SONOMA COUNTY DEPARTMENT OF PLANNING

- PRIMARY ACCESS ROAD
- SECONDARY ACCESS ROAD
- MINOR ACCESS ROAD



Coastal Plan



INTERSECTION IMPROVEMENTS



..... PROPOSED SIDEWALKS

———— PROPOSED BIKEWAY

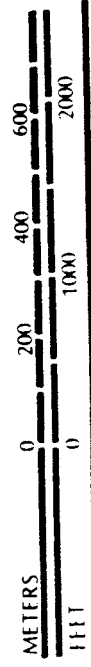
———— PROPOSED BAYFRONT PROMENADE

———— PROPOSED HIGHWAY 1 BYPASS ROUTES

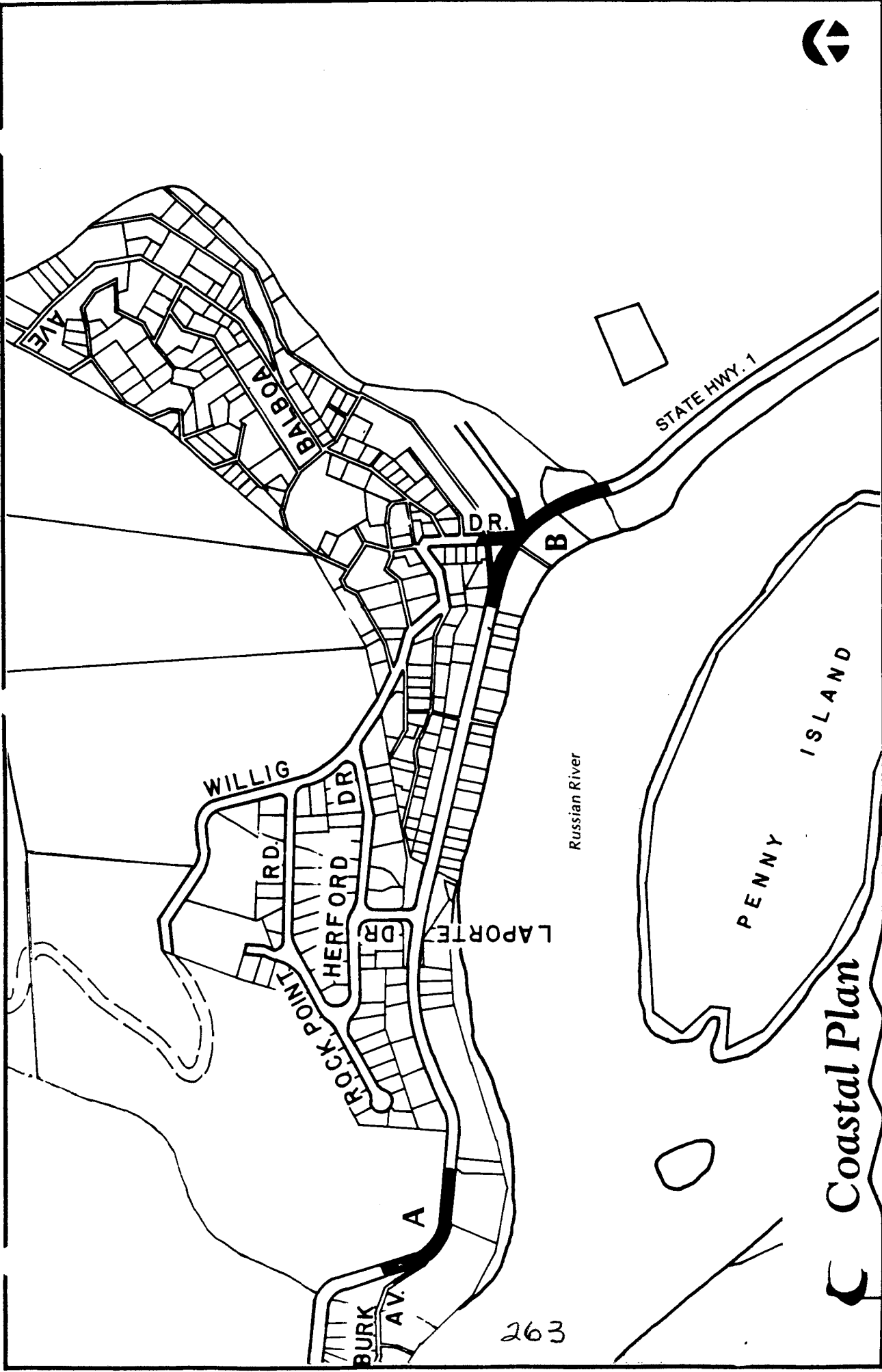
FIGURE VII-4

TRANSPORTATION IMPROVEMENTS

SONOMA COUNTY DEPARTMENT OF PLANNING



Coastal Plan



**TRANSPORTATION IMPROVEMENTS
IN JENNER & VICINITY**

SONOMA COUNTY DEPARTMENT OF PLANNING

FIGURE VII-5

Coastal Plan

A

RELIGNMENT AND WIDENING
TURN LANE FOR PARKING AND BURK AVE.
CURBING
ONE-WAY PARKING CIRCULATION
PARKING MANAGEMENT (RESTRICTIONS AND ENFORCEMENT)

B

WIDENING
TURN LANE
PARKING MANAGEMENT

LOCALIZED ROAD IMPROVEMENT

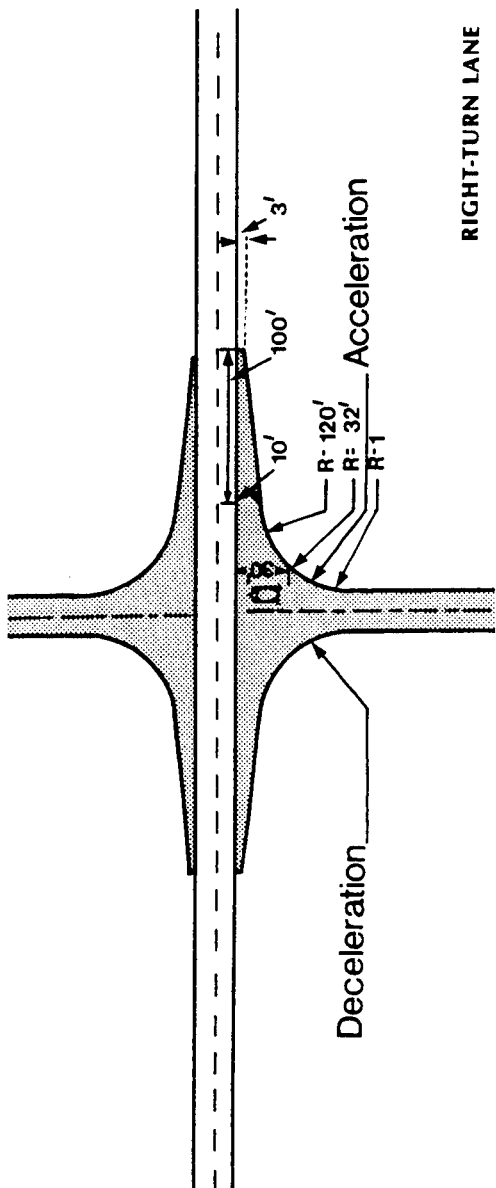
263

METERS

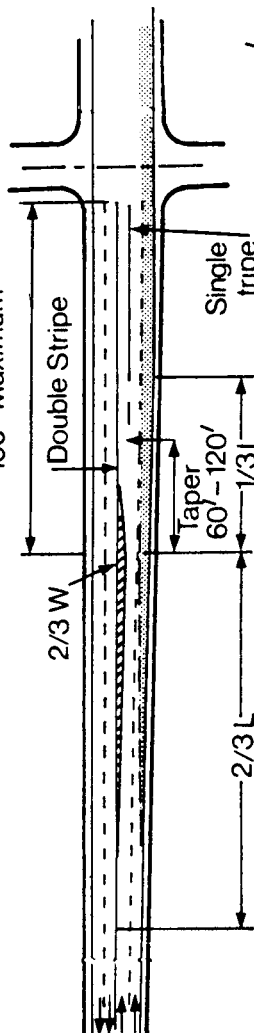
0 100 200 300

FEET

0 500 1000



Deceleration and Storage Lane
150' Maximum



L=VW(500' Maximum)
V= Design Speed (MPH)
W= Turn Lane Width (FT)

MINIMUM LEFT-TURN CHANNELIZATION

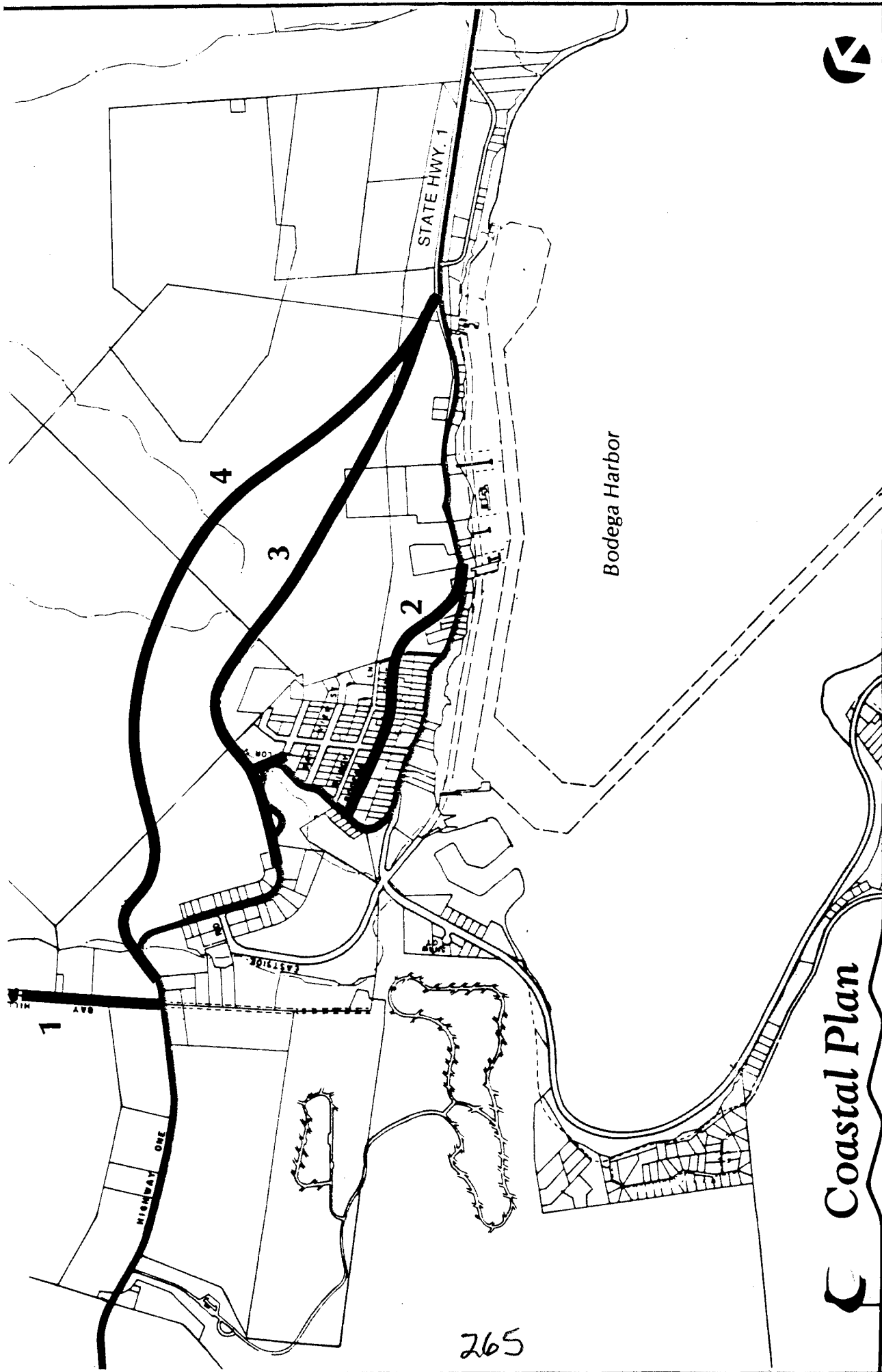
Coastal Plan

FIGURE VII-6

TYPICAL INTERSECTION IMPROVEMENT

SONOMA COUNTY DEPARTMENT OF PLANNING

(NOT A PART OF THE PROJECT)



Coastal Plan

- 1 BAY HILL ROAD
- 2 BODEGA AVENUE
- 3 JOHNSON GULCH BYPASS
- 4 PERIPHERAL BYPASS

PROPOSED HIGHWAY 1 BYPASS

FIGURE VII-7

BODEGA BAY BYPASS ALTERNATIVES
 SONOMA COUNTY DEPARTMENT OF PLANNING



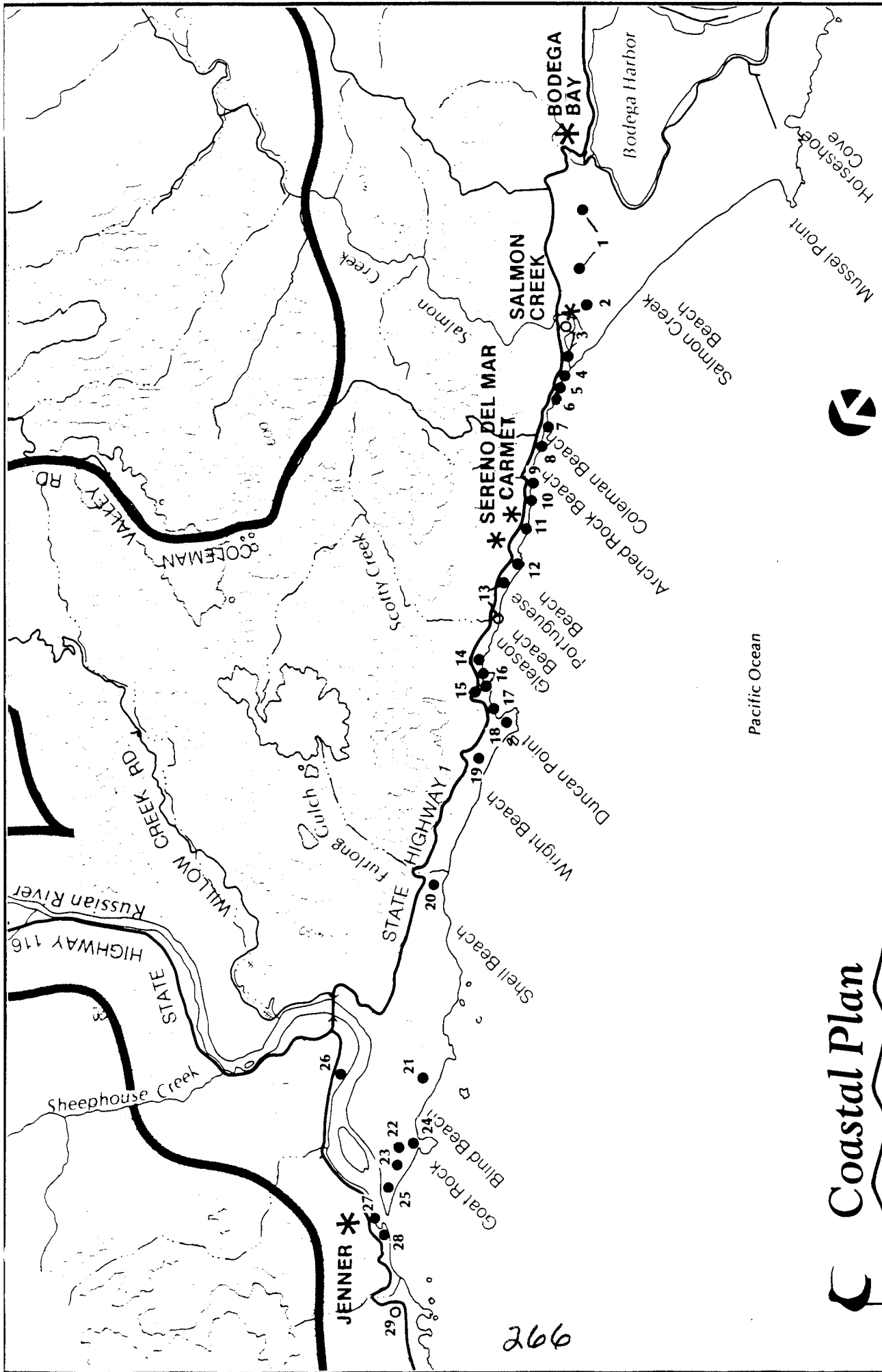


FIGURE VII-8

BEACH PARKING LOTS

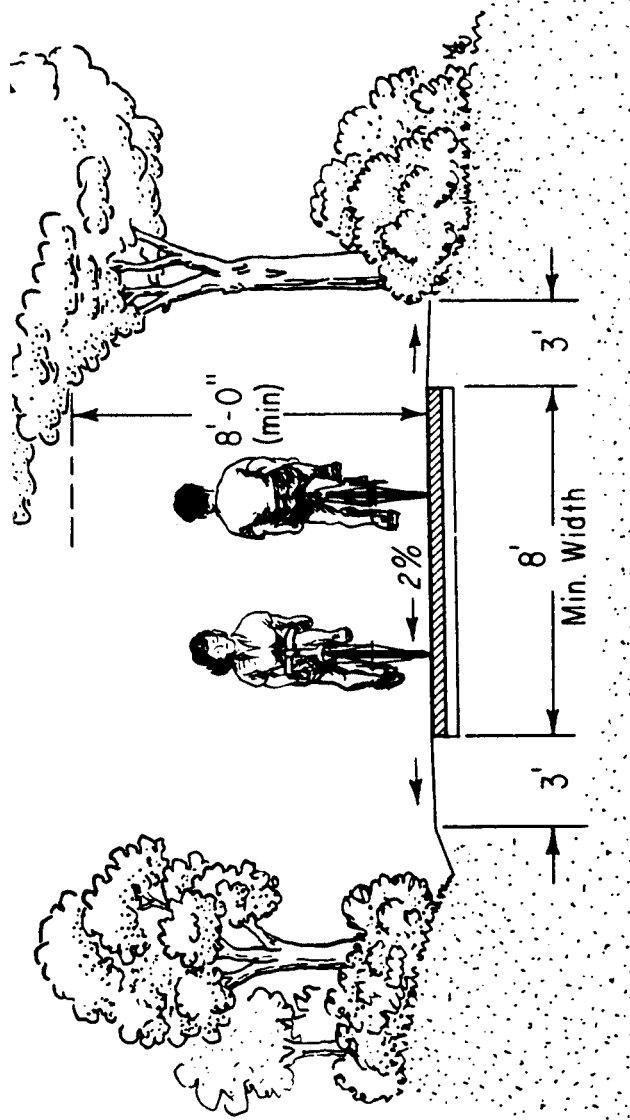
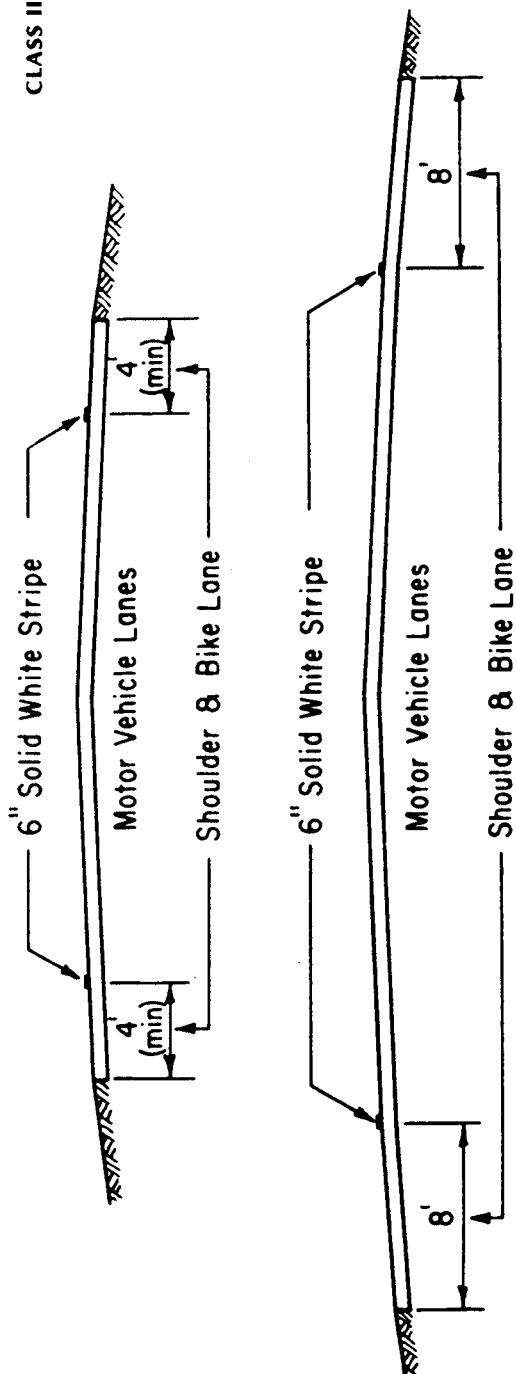
SONOMA COUNTY DEPARTMENT OF PLANNING



- EXISTING PARKING LOT
- PROPOSED PARKING LOT

Coastal Plan

CLASS II TYPICAL BIKE LANE CROSS SECTION

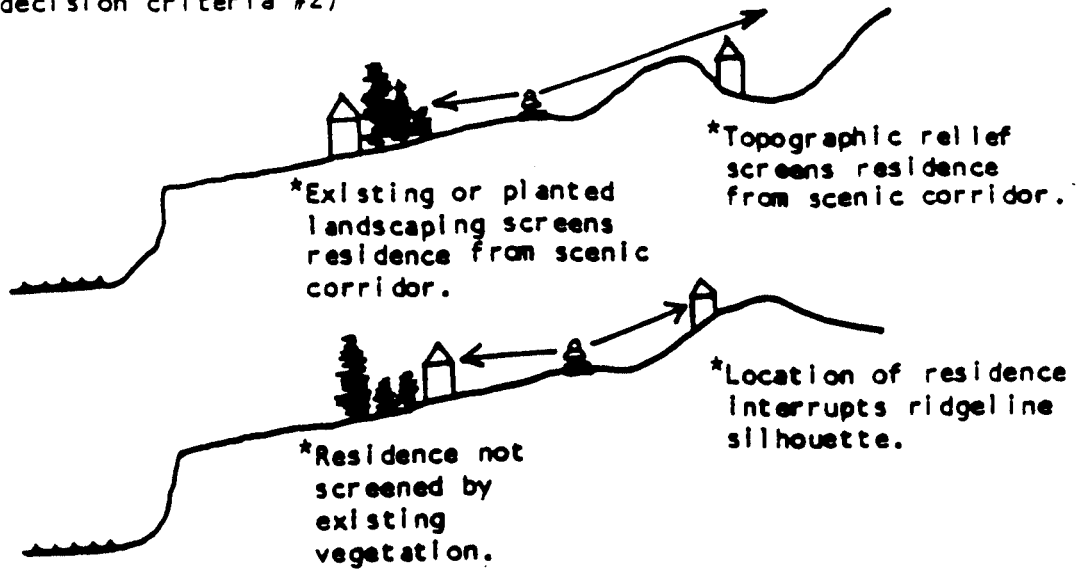


CLASS I TWO-WAY BIKE PATH ON SEPARATE ALIGNMENT

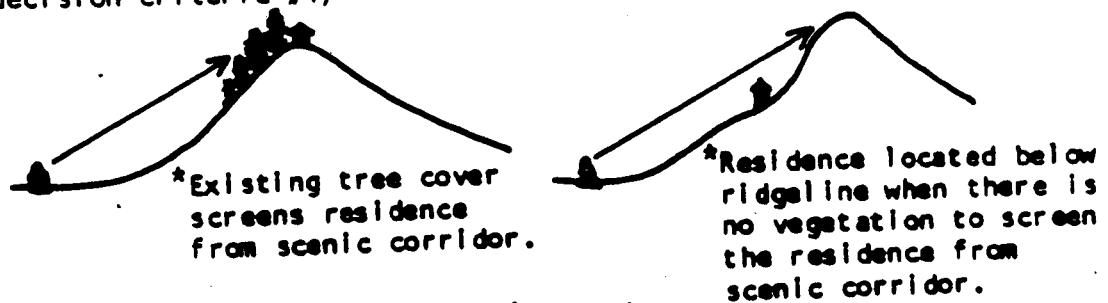
Coastal Plan

1. Screening proposed residences from scenic corridor routes:
(Primary decision criteria #2)

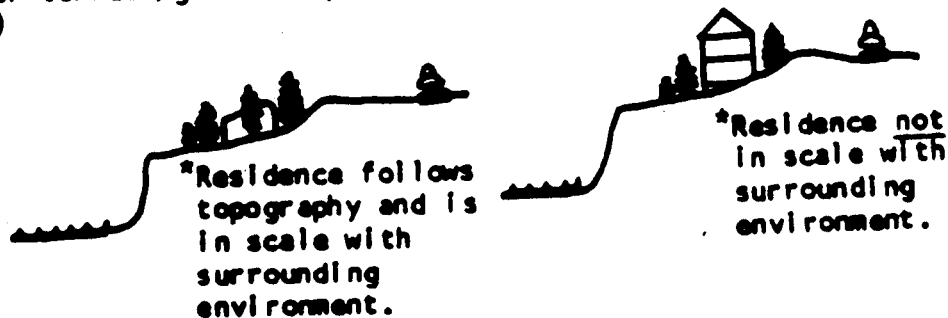
NOT:



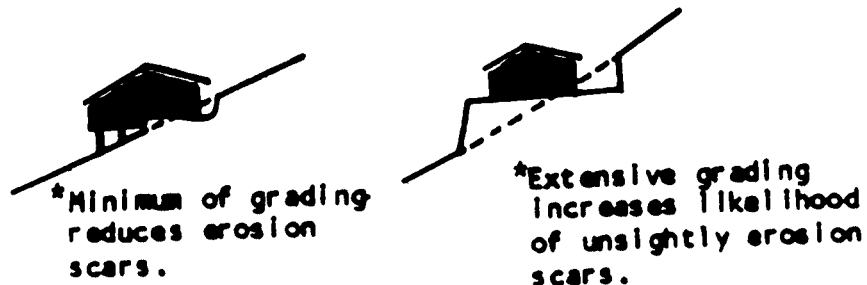
2. Siting residences on or near ridgelines or hilltops:
(Primary decision criteria #4)



3. Structures in scale with surrounding environment:
(Policy for terrace/grassland, hillside/grassland, and cliff and bluffs locations)



4. Siting residences in hillside locations:
(Policy for hillside locations)



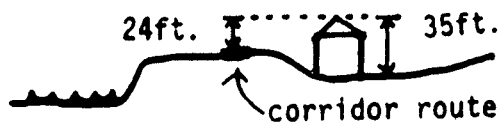
Allowable Increases in Height Limits

Residence west of Hwy 1



Structure's height can be increased from 16ft. to 24ft. if it is no higher than 16ft. above road grade.

Residence east of Hwy 1



Structure's height can be increased from 24ft. to 35ft. if it is no higher than 24ft. above road grade.

General Plan / Coastal Plan / Zoning Consistency

General Plan Land Use	Coastal Plan Land Use	Zoning
LIA, LEA, DA	Agriculture Dedicated Open Space Sensitive and Hazardous	LIA, LEA, DA LIA, LEA, DA LIA, LEA, DA
RRD	Agriculture Timber Recreation Dedicated Open Space Sensitive and Hazardous	RRD, RRDWA, TP TP, RRD, RRDWA RRD, RRDWA RRD, RRDWA RRD, RRDWA
RR	Rural Residential Planned Community Dedicated Open Space Sensitive and Hazardous	RR, AR, PC PC RR, AR, PC RR, AR, PC
UR	Low Density Residential Medium Density Res. Planned Community Dedicated Open Space Sensitive and Hazardous	R1, PC, RR R1, R2, PC, RR PC R1, R2, PC, RR R1, R2, PC, RR
GC	Commercial Center	C2, PC, CS
LC	Village Commercial Commercial Center	CS, PC, AS CT, CS, PC
RV&SC	Visitor Serving Com. Recreation Sensitive and Hazardous Dedicated Open Space Sensitive and Hazardous	CT, PC CT, PC CT, PC PC CT, PC
LI	Fishing Commercial	CF
PQP	Institutional Sensitive and Hazardous	PF PF