



General Plan Sonoma County 2020

**"The best way to predict the future is to design it."
— Buckminster Fuller**

The General Plan typically consists of a vision of the community's future that reflects the hopes and aspirations of its citizens.

The general plan bridges the gap between community values, visions, objectives, and physical decisions making by **OUR** government.

Land Use

In addition to the nine general goals and policies, the Land Use Element describes where the different kinds of uses for land may be established in the unincorporated areas of Sonoma County.

The Land Use Element includes a set of nine planning area land use maps which establish the use and density of properties.

Some Community Concerns:

Keeping each area unique

Density levels matched to infrastructure

Housing

Future housing production needed to accommodate projected growth is evaluated, along with policies and programs to:

- *Encourage development of housing for very low, low, and moderate income households
- *Meet the special shelter needs of specific population groups
- *Maintain and improve the quality of housing
- *Encourage production of diverse types of housing.

A few Community Concerns:

Vacation rentals, impacts and higher land prices.

Farmworker housing affordability and GHG from long commutes.

General lack of affordable housing for County support staff like firemen, medics, teachers etc. (We need them locally in case of emergencies)

Agricultural Resources

Detailed guidelines and policies which apply to lands designated in one of the three agricultural land use categories are stated in this element. Policies address **marketing of agricultural products**, stabilization of agricultural use at the edge of urban areas, limitations on intrusion of residential uses, the location of agricultural services and **visitor serving uses**, provision of farmworker housing, **the streamlining of permit procedures for agricultural uses**, including aquaculture.

Community Concerns:

*Last General Plan predicted under 200 wineries and now we have over 450, will cannabis eclipse this?

*Limits on wine events/center/tasting rooms. Regulations past due.

*Allowing wineries to have more and more services described as “marketing” concentrates wealth in few hands.

Example: Allowing wineries to do food pairings takes away from local restaurants who are struggling to survive.

*Event centers on wine land is marketing or monopolizing local economy?

*Cannabis NOT part of "right to farm" what about wineries who are now growing in vineyard lands?

Open Space and Resource Conservation

This element, in conjunction with the Water Resources and Agricultural Resources Elements, expresses the full range of goals, objectives, and policies for the preservation of open space, the protection of natural resources, and the provision of outdoor recreation opportunities. It designates various portions of the County in several open space classifications, such as Community Separators, Scenic Landscape Units, Scenic Corridors, Riparian Corridors, and Biotic Habitat Areas. Policies address natural resources such as soils, forests and timber, biotic resources, geothermal, mineral, and energy resources, and air quality. Policies are also established regarding parks, trails, and bikeways. Archaeological, cultural, and historical resources are also addressed.

Community Concerns:

Enhanced tree protection ordinance.

Protection of Community separators (Dairyman Winery)

Stronger Riparian set backs.

Water Resources

This element was added for the first time in recognition of the importance of water to the environment, economic stability, agricultural protection, and the overall quality of life of the citizens of Sonoma County. Policies address subjects such as surface and groundwater, water conservation and re-use, public water systems, and water quality.

We need strict regulations and enforcement in water scarce areas for **non food production.*

**Pollution from pesticides in groundwater.*

Public Safety

Special limitations and procedures for review of development projects located in areas subject to natural hazards are included in this element. Safety hazards addressed include seismic and other geologic hazards, flooding, and susceptibility to wildland fires. Hazardous materials are also included in this element.

**Rural roads need vegetation management to prevent deaths in firestorms.*

**Wildfire prone areas, rebuild?*

Circulation and Transit

The plans for the county's future highway and transit systems are expressed, with particular emphasis on the Highway 101 corridor. GP 2020 emphasizes an increased role for transit in serving commute trips and the importance of measures which will allocate existing highway capacity more efficiently during peak travel periods.

*Tourism impacts of gridlock and back logged road repairs.

*Tourism should shift to 101 corridor where current infrastructure can manage services tourists need.

Example: event centers, industry wide wine events.

Climate Change

What will we do to address climate change and the causes?

Droughts, fires, longer and longer commutes for affordable housing, excessive tourism, pollution.



**“Never doubt that a
small group of
thoughtful,
committed citizens
can change the
world; indeed, it is
the only thing that
ever has.”**

—Margaret Mead

