Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Approving The Requested General Plan Amendment To Correct The General Plan Land Use Element Of The County Of Sonoma By Adding Santa Rosa And Environs General Plan Planning Area Policy LU-16bb (formally Policy LU-14bb) That Applies To The Spring Hills Community Church Property Located At 3640 Fulton Road, Santa Rosa, APNs 058-080-069 And -070 (Formerly APN 058-080-056) And -061.

Resolved, that the Board of Supervisors of the County of Sonoma ("the Board") hereby finds and determines as follows:

Whereas, on June 5, 2007 the Board of Supervisors adopted Santa Rosa and Environs General Plan Planning Area Policy LU-14bb that applies to the Spring Hills Community Church property at 3640 Fulton Road, Santa Rosa, APNs 058-080-069 and -070 (formerly APN 058-080-056) and -061 by Resolution No. 07-0480 on June 5, 2007, under PLP06-0099; and

Whereas, the Permit and Resource Management Department inadvertently omitted Planning Area Policy LU-14bb from the General Plan 2020 adopted on September 23, 2008; and

Whereas, the Permit and Resource Management Department proposes to correct the technical error by renumbering Planning Area Policy LU-14bb to Policy LU-16bb, updating the policy to reconcile it with previously approved project Conditions of Approval, and add it to the General Plan Land Use Element; and

Whereas, the Board of Supervisors continued the public hearing for this technical correction from August 9, 2011 to November 15, 2011 and to December 13, 2011 to address concerns of the applicant regarding General Plan Policy language; and

Whereas, in accordance with the provisions of law, the Board held a public hearing on December 13, 2011, at which time all interested persons were given an opportunity to be heard on the Proposed Project; and

Whereas, the Proposed Project is part of the fourth amendment of the General Plan Land Use Element for 2011, and

Whereas, the fourth land use amendment of the General Plan Land Use Element for 2011, does not significantly alter the goals, objectives and policies of the General Plan and the change is in harmony with the rest of the General Plan; and

Whereas, the Board makes the following finding concerning the Proposed Project:
1. The Proposed Project is consistent with the General Plan and is a technical correction to the General Plan.

Now, Therefore, based on the foregoing finding and determinations, and the record of these proceedings, the Board declares and orders as follows:

1. The foregoing determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.

2. The Proposed Project is approved as follows:

   a. The General Plan Amendment is approved to amend the Land Use Element by adding Santa Rosa and Environs Planning Area Policy LU-16bb as follows:

   LU-16bb: Further utilization of General Plan Policy OS-1c is prohibited on the 58 acre site comprised of two legal parcels (APN 058-080-056 and -061,-069, and -070) that includes approved entitlements (PLP06-0099) for a maximum congregation of 1,500 people and limiting existing on-site buildings to a total of 70,600 square feet. Approvals consist of the following uses and sizes: a 28,000 square foot assembly hall and indoor recreation area, a 24,000 square foot assembly hall, a 5,400 square foot fellowship hall/meeting rooms, a 4,800 square foot children’s activities hall, a 6,600 square foot youth classroom building, a 1,800 square foot office/meeting room/classroom building, associated parking and a 4.3 acre athletic field. Notwithstanding these limitations, expansion or intensification of the church use on the approximately 18.18 acre northwest portion of the site approved for development under PLP06-0099 may be considered subject to approval of a new or modified Use Permit. A Sonoma County Agricultural Preservation and Open Space District Scenic Open Space Easement for the 39.815 acre agricultural portion of the property further restricts uses and development of that portion of the property to only agricultural uses.

3. The above General Plan Policy language supersedes the policy language contained in Board of Supervisors Resolution #07-0480, Section 3.(a).

Be It Further Resolved the Clerk of the Board is designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the Board's decisions herein are based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100A, Santa Rosa, CA 95403.

**Supervisors:**

Brown: Rabbitt: Zane: McGuire: Carrillo: 

Ayes: Noes: Absent: Abstain:

So Ordered.