

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE IN SECTION 26-02-110 OF THE SONOMA COUNTY CODE, TO RECLASSIFY CERTAIN REAL PROPERTY FROM THE RR B6 5 RC50/50 ZONING DISTRICT TO THE AR B6 5 RC50/50 ZONING DISTRICTS FOR 6.00 ACRES LOCATED AT 565 MOUNTAIN AVENUE, SONOMA; APN 056-281-053

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. The Official Zoning Database (OZD) of the County, adopted by reference in Section 26-02-110 of the Sonoma County Code, is hereby amended to reclassify the following real property from the Rural Residential (RR) B6 5 (5 acres per dwelling unit density), Riparian Corridor (RC50/50, 50 foot setbacks) zoning districts; and shall be reclassified as the Agriculture and Residential (AR), B6 5 (5 acres per dwelling unit density), Riparian Corridor (RC50/50, 50 foot setbacks) zoning districts, for 6 acres located at 565 Mountain Avenue, Sonoma; APN: 056-281-053; File No. PLP17-0031. The Director of the Permit and Resource Management Department is directed to reflect this amendment in the OZD of the County as shown on Sectional District Map No. _____.

Section II. The Board of Supervisors finds that adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061, because the proposed zone change does not result in any significant changes to the project sites land use designation or density and can be seen with certainty that it will not have a significant effect on the environment. The use proposed in conjunction with this rezone request is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 and Section 15303.

Section III. The Board of Supervisors finds that adoption of this ordinance is consistent with the General Plan. The rezone is consistent with the Rural Residential land use designation and will not significantly alter any of the potential uses that are currently allowed on this site.

Section IV. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section V. This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the

names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on the X day of X, 2022, and finally passed and adopted this X day of X, 2022, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Rabbitt: Coursey: Gore: Hopkins:

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

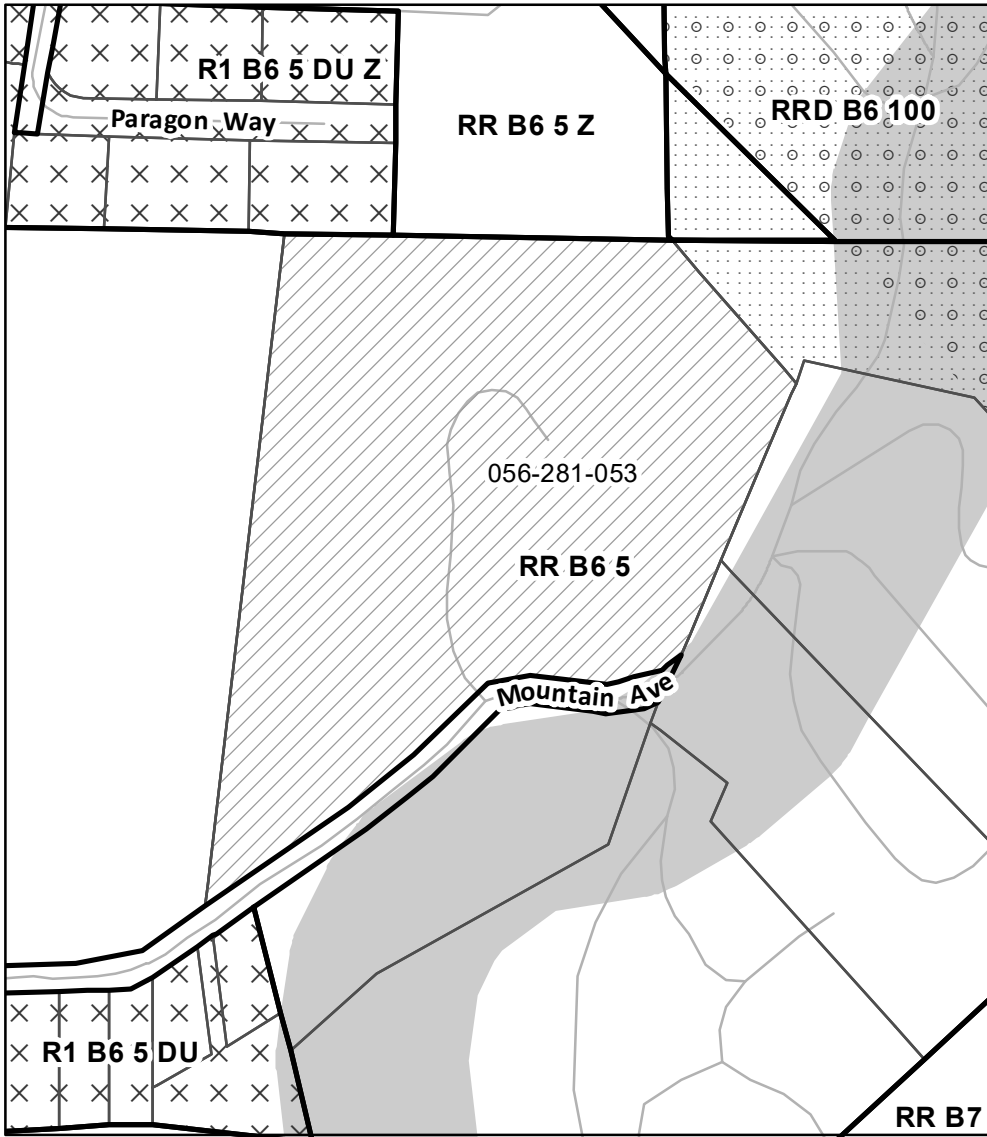
SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

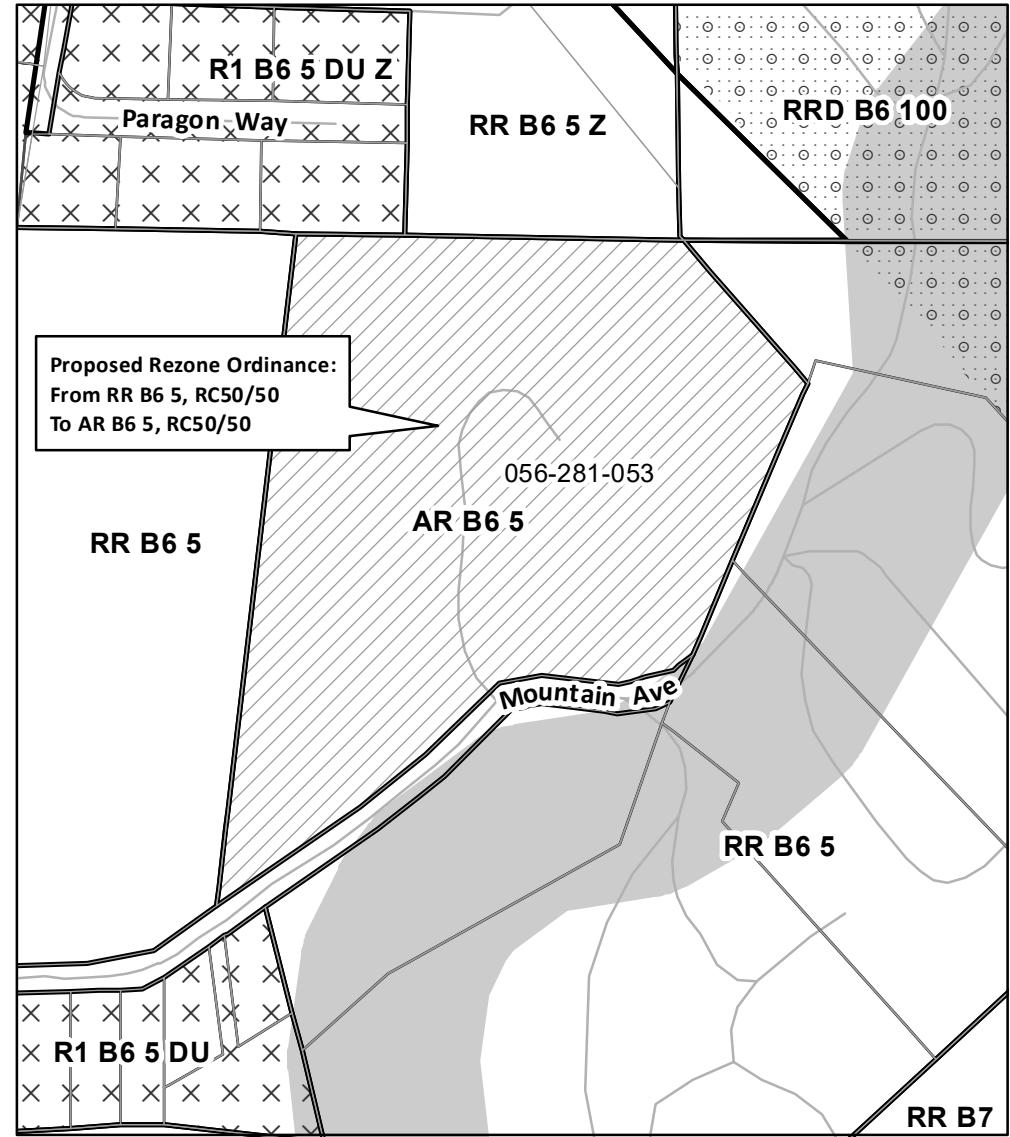
ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors

Existing Zoning



Proposed Zoning

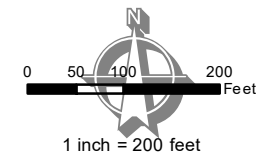


Base Map Data

- Subject Parcel
- Parcel
- Basezoning by Area
- Street

Zoning Combining Districts

- LG Local Guidelines
- RC Riparian Corridor
- SR Scenic Resource
- X Vacation Rental Exclusion



FILE: PLP17-0031
 APN: 056-281-053
 Ordinance No. TBA
 Sectional District Map No. TBA

Permit and Resource Management Department
 Project Review Section
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