

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE TO CORRECT TECHNICAL ERRORS, RESOLVE INCONSISTENCIES, AND TO EFFICIENTLY SATISFY CONDITIONS OF PRIOR PROJECT APPROVALS

The Board of Supervisors of the County of Sonoma, State of California, on recommendation of the Planning Commission, ordains as follows:

Section I. The Official Zoning Database of the County, adopted by reference in Section 26-02-110 of the Sonoma County Code, is hereby amended to reclassify specified real property as set forth in Exhibit A, attached hereto and incorporated herein by this reference. The Director of the Permit and Resource Management Department is directed to reflect these amendments to the Official Zoning Database as adopted.

Section II. The amendments to the Official Zoning Database adopted pursuant to Section I herein, set forth in Exhibit A, are adopted to satisfy previously approved project conditions of approval and as necessary for compliance with the Sonoma County Subdivision Code (Sonoma County Code, Chapter 25). These zone changes were analyzed in compliance with CEQA as part of their originating project and at the time of project approval, where applicable. This project is exempt from CEQA pursuant to CEQA Guidelines Section 15305 (Class 5) for minor alterations in land use limitations, because the amendments merely realign the zoning lines to be coterminous with adjusted property lines.

Other amendments to the Official Zoning Database that are adopted pursuant to Section I and as set forth in Exhibit A, are to correct historical mapping errors, and are exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3). It can be seen with certainty that there is no possibility that the project may have a significant effect on the environment because the proposed amendments to the Official Zoning Database will only correct historical errors, and resolve mapping inconsistencies that were revealed by improvements in mapping techniques. No change in the physical environment would result because no development is proposed as part of the adjustments to zoning and combining districts, and because the amendments only implement the existing regulations. These updates are needed to ensure the accuracy and reliability of the Official Zoning Database and other zoning information.

Section III. 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 IV. 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, adopted this ___ day of _____, 20__ on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Rabbitt: Gore: Hopkins: Coursey:

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:

Christina Rivera,
Clerk of the Board of Supervisors

Exhibit A
Proposed Official Zoning Database Changes

#	Address	APN	Existing Zoning	Proposed Zoning	Total Acreage Amended
1	No Address	127-071-005	R2 B6 8 DU, F2 RC50/25	R3 B6 20 DU, F2 RC50/25	±1.0 acres
2	175 Verano Avenue, Sonoma	127-071-012	K, F2 RC50/25	R3 B6 20 DU, F2 RC50/25	±2.3 acres
3	155 Verano Avenue, Sonoma	127-071-013	R3 B6 20, F2 RC50/25	K, NONE	±2.5 acres
4	31638 McCray Road, Cloverdale	115-150-076	AR B8, PF, F2 VOH	AR B8, F2 VOH	±0.14 acres
5	31640 McCray Road, Cloverdale	115-150-075	AR B8, PF, F1 F2 VOH	AR B8, F1 F2 VOH	±0.7 acres
6	No Address	115-150-074	AR B7, PF, F1 F2	AR B7, F1 F2	±1.0 acres
7	411 Chestnut Avenue, Sonoma	056-221-026	RR B6 2, R1 B6 1 DU Z, X	R1 B6 1 DU Z, X	±0.12 acres
8	175 Chestnut Avenue, Sonoma	056-221-027	RR B6 2, R1 B6 1 DU Z, X	R1 B6 1 DU Z, X	±0.04 acres
9	2800 Hilltop Road, Healdsburg	087-110-017	RR B8, RRD B8, X	RR B8, X5	±0.17 acres
10	2811 Hilltop Road, Healdsburg	087-110-018	RR B8, RRD B8, X	RR B8, X5	±0.86 acres
11	68 Monterey Avenue, Sonoma	056-331-011	LC TS, R1 B6 5 DU, LG/SPR SR X	R1 B6 5 DU, SR X	±490 s.f.
12	1000 Sonoma Mountain Road, Petaluma	136-220-008 136-220-022	LEA B6 60, DA B6 80, RRD B6 40 Z, G LG/MTN RC50/25, RC 50/50 SR	DA B6 60 Z, G LG/MTN RC 50/25, RC50/50 SR	±86.0 acres
13	545 Sonoma Mountain Road, Petaluma	136-160-019	DA B6 40, DA B6 80, LEA B6 80 Z, G LG/MTN RC50/50 SR	DA B6 40 Z, G LG/MTN RC50/50 SR	±23.6 acres
14	560 Sparks Road, Sebastopol	063-310-029	DA B6 20, AR B6 10, NONE	AR B6 10, NONE	±0.20 acres
15	207 Theresa Drive, Cloverdale	117-010-032	AR B6 2, RRD B6 40, NONE	AR B6 2, NONE	±1.65 acres
16	17246 Woodland Avenue, Agua Caliente	056-281-054	R1 B6 5 DU, RR B6 5 Z X	R1 B6 5 DU Z, X	±0.05 acres
17	19330 Carriger Road, Sonoma	142-180-064	AR B6 5, AR B6 3, NONE	AR B6 3, NONE	±2.35 acres
18	5739 Old Redwood Hwy, Penngrove	047-153-024	C3, RR B6 2 DU, SR	RR B6 2 DU, SR	±0.47 acres
19	5745 Old Redwood Hwy, Penngrove	047-153-025	C3, RR B6 2 DU, SR	C3, SR	±0.06 acres
20	28675 Seaview Road, Cazadero	109-360-056	RR CC B6 2, RRD CC B6 160/640 (Ac/DU)/Ac MIN, SR	RRD CC B6 160/640 (Ac/DU)/Ac MIN, SR	±0.64 acres

#	Address	APN	Existing Zoning	Proposed Zoning	Total Acreage Amended
21	9488 Ben Way, Cazadero	109-450-017	RR CC B6 2, RRD CC B6 160/640 (Ac/DU)/Ac MIN, SR	RR CC B6 2, SR	±0.64 acres
22	361 Woodward Avenue, Penngrove	047-173-029	LC, HD LG/PNG SR	R1 B6 4 DU, HD LG/PNG SR	±0.13 acres
23	4524 Bennett Valley Road, Santa Rosa	049-170-048	RRD B7, RRD B6 40/10 (Ac/DU)/Ac min, G SR	RRD B7, G SR	±8.0 acres
24	4530 Bennett Valley Road, Santa Rosa	049-170-049	RRD B7, RRD B6 40/10 (Ac/DU)/Ac min G SR	RRD B6 40/10 (Ac/DU)/Ac min SR	±2.9 acres
25	5620 Vine Hill Road, Forestville	083-050-030 078-050-036	AR B6 10, DA B6 LG/116 RC50/50 SR	DA B6 40, LG/116 RC50/50 SR	±6.1 acres
26	451 Duer Road, Sebastopol	060-020-090	DA B6 10, SR VOH	DA B7, SR VOH	±23 acres
27	5259 Sebastopol Road, Sebastopol	060-020-091	DA B6 10, SR VOH	DA B7, SR VOH	±6.5 acres
28	4100 Wake Robin Drive, Glen Ellen	054-200-002 054-200-057	RR B6 5, HD LG/MTN RC 50/25 SR	RR B6 5, LG/MTN RC 50/25 SR	±0.11 acres
29	2050 Crane Canyon Road, Santa Rosa	045-212-005	RR B6 15/5 (Ac/DU)/Ac MIN, RC50/50 SR VOH; RRD B6 40/10 (Ac/DU)/Ac MIN, G RC50/50 SR VOH	RR B6 15/5 (Ac/DU)/Ac MIN, RC50/50 SR VOH	±2.25 acres
30	11500 Chalk Hill Road, Healdsburg	132-120-063	LIA B7, LIA B6 40, RC100/50	LIA B6 40, RC100/25	±1.79 acres
31	11720 Chalk Hill Road, Healdsburg	132-120-062	LIA B7, LIA B6 40, RC100/50	LIA B7, RC100/50	±1.79 acres
32	3003 Castle Road, Sonoma	127-790-004	RRD B6 40, RRD B7, LG/MTN RC100/50 SR	RRD B6 40, LG/MTN RC100/50 SR	±44.96 acres
33	3200 Castle Road	127-790-005	RRD B6 40, RRD B7, LG/MTN RC100/50 SR	RRD B7, LG/MTN RC100/50 SR	±20.03 acres