

EXHIBIT C

Amendments to Sonoma County Code Chapter 23A

The following sections of Sonoma County Code Chapter 23A are amended as provided below.

A. **Sec. 23A-4** (Definitions) is amended to add the following definition, in its alphabetical order:

Zoning Administrator means the county zoning administrator as defined and designated in Section 2-79 of this code.

B. **Sec. 23A-15** (Negative Declaration Public Project Decision), subsection (a), is amended as follows:

(a) If the public project is one which requires a determination under Government Code Section 65402 or is listed in Sec. 23A-4(v)(4), the Negative Declaration together with any written comment(s) thereon shall be made available by the Lead Department to the Planning Commission for its consideration and review. ~~unless the Planning Director waives the public hearing requirement pursuant to Board of Supervisors Resolution #65734.~~ Thereafter, the Negative Declaration, written comments thereon, and Planning Commission recommendations shall be submitted to the Board of Supervisors prior to the Board's final action. In the event that the project does not require a determination under Government Code Section 65402 and is not included under Sec. 23A-4(v)(4), the Negative Declaration and written comments thereon shall be submitted directly to the Board of Supervisors by the Lead Department with the comments of the Planning Director.

C. **Sec. 23A-28** (Procedures Concerning Appeal), subsection (b), is amended as follows:

(b) Decisions of the Lead Department may be appealed by any person or entity including the Board of Supervisors and, the Planning Commission, ~~and the Board of Zoning Adjustments~~. Any such appeal shall include the specific grounds for the appeal and shall be made in writing and filed with the Planning Director during the above appeal period. Any appeal filed by a person or entity other than a County department, agency or board shall be accompanied by the required fee as set by resolution of the Board of Supervisors. Such appeals shall be heard by the Committee.

D. **Sec. 23A-35** (Decision Making Body), subsection (a), is amended as follows:

(a) For purposes of this Article, Decision Making Body means:

- (1) the Planning Director if the project requires approval of a zoning permit for a building or use of land within the scenic design district or for which design review is required, or if the Planning Director is the Advisory Agency under Sonoma County Code Chapter 25.
- (2) the ~~Project Review and Advisory Committee~~Zoning Administrator if the ~~committee~~Zoning Administrator is the Advisory Agency under Sonoma County Code Chapter 25.
- (3) the ~~Board of Zoning Adjustments~~Zoning Administrator if the project is a variance or use permit unless the permit is one over which the Planning Commission has jurisdiction ~~by law~~.
- (4) the Planning Commission if the project is:
 - (aa) a license or certificate;
 - (bb) one for which the Planning Commission is the Advisory Agency under Sonoma County Code Chapter 25;
 - (cc) a variance, use permit, or other entitlements for use over which the Planning Commission has jurisdiction ~~by law~~.

E. Sec. 23A-55 (Procedures Concerning Appeal), subsections (b) and (c), are amended as follows:

- (b) Decisions of the planning director or the ~~committee~~Zoning Administrator when the Zoning Administrator is acting as the Advisory Agency under Chapter 25- may be appealed by any person or entity including the applicant, the board of supervisors, and the planning commission ~~and the board of zoning adjustments~~. Any such appeal shall include the specific grounds for the appeal and shall be made in writing and filed with the planning director during the above appeal period. Any appeal filed by a person or entity other than a county department, agency, or board shall be accompanied by the required fee as set by resolution of the board of supervisors. Such appeals shall be heard by the decision making body or the planning commission acting in an advisory capacity.
- (c) Decisions of the decision making body or planning commission acting in an advisory capacity shall be appealable to the board of supervisors by any person or entity including the applicant, the board of supervisors, and the planning commission ~~and the board of zoning adjustments~~. Any such appeal shall include the specific grounds for the appeal and shall be made in writing and filed with the planning director during the above appeal period. Any appeal filed by a person or entity other than a county department, agency or board shall be accompanied by the required fee as set by resolution of the board of supervisors.
