

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM C2 (RETAIL BUSINESS AND SERVICE), VOH (VALLEY OAK HABITAT) DISTRICTS TO THE C3 (GENERAL COMMERCIAL), VOH (VALLEY OAK HABITAT) DISTRICTS FOR 1.69+/- ACRES LOCATED AT 5390 OLD REDWOOD HIGHWAY, SANTA ROSA; APN 039-012-011.

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

SECTION I: The Board of Supervisors finds that adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Section No. 15061, because the proposed zone change does not result in any significant changes in allowable land uses or density and can be seen with certainty that it will not have a significant effect on the environment. The zone change proposes no specific development or use and allows future site development potential to support a permitted or conditionally permitted commercial use under C3 (General Commercial) regulations rather than C2 (Retail and Business Service), consistent with the General Commercial land use classification of the Sonoma County 2020 General Plan.

SECTION II: The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, is amended by reclassifying the following real property from the C2 (Retail Business and Service), VOH (Valley Oak Habitat) district to the C3 (General Commercial), VOH (Valley Oak Habitat) District(s) for 1.69+/- acres located approximately 1/4 miles northwest of the intersection of Airport Boulevard and Old Redwood Highway, also known as 5390 Old Redwood Highway, Santa Rosa; APN 039-012-011. File No. ZCE19-0007. 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 III: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional and 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 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, passed

and adopted this 9th day of August, 2022, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Rabbitt: Coursey: Hopkins: Gore:

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