

ORDINANCE NO. ()

An Ordinance Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Amending Sonoma County Code Chapter 26 (Zoning), Articles 04-28, 88-89, To Correct Codification Errors and Make Related Technical and Editorial Amendments; Amending The Official Zoning Database To Make Technical Corrections and Implement Previously Adopted Conditions Of Project Approval; And Determining Exemption From The California Environmental Quality Act

The Board of Supervisors of the County of Sonoma, State of California, 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 Exhibits A and B, 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. Sonoma County Code, Chapter 26, Section 26-04-020 (Glossary) is amended as provided in Exhibit C.

SECTION III. Sonoma County Code, Chapter 26, Section 26-06-020 (Agricultural and Resource Zones) and Section 26-06-030 (Allowed Land Uses) is amended as provided in Exhibit D.

SECTION IV. Sonoma County Code, Chapter 26, Section 26-06-040 (Development Standards) is amended as set forth in Exhibit E.

SECTION V. Sonoma County Code, Chapter 26, Section 26-08-030 (Allowed Land Uses) is amended as provided in Exhibit F.

SECTION VI. Sonoma County Code, Chapter 26, Section 26-08-040 (Development Standards) is amended as set forth in Exhibit G.

SECTION VII. Sonoma County Code, Chapter 26, Section 26-10-030 (Allowed Land Uses) is amended as provided in Exhibit H.

SECTION VIII. Sonoma County Code, Chapter 26, Section 26-12-030 (Allowed Land Uses) is amended as provided in Exhibit I.

SECTION IX. Sonoma County Code, Chapter 26, Section 26-14-030 (Allowed Land Uses) is amended as provided in Exhibit J.

SECTION X. Sonoma County Code, Chapter 26, Section 26-16-080 (Accessory Buildings on Vacant Parcels) is amended as provided in Exhibit K.

SECTION XI. Sonoma County Code, Chapter 26, Section 26-18-030 (Agricultural Processing) is amended as provided in Exhibit L.

SECTION XII. Sonoma County Code, Chapter 26, Section 26-18-080 (Animal Keeping: Farm Animals) is amended as provided in Exhibit M.

SECTION XIII. Sonoma County Code, Chapter 26, Section 26-18-160 (Indoor Crop Cultivation) is amended as provided in Exhibit N.

SECTION XIV. Sonoma County Code, Chapter 26, Section 26-18-170 (Land and Resource Management) is amended as provided in Exhibit O.

SECTION XV. Sonoma County Code, Chapter 26, Section 26-18-220 (Timber Management) is amended as provided in Exhibit P.

SECTION XVI. Sonoma County Code, Chapter 26, Section 26-18-240 (Timber Saw Mills and Lumber Production) is amended as provided in Exhibit Q.

SECTION XVII. Sonoma County Code, Chapter 26, Section 26-22-030 (Campgrounds) is amended as provided in Exhibit R.

SECTION XVIII. Sonoma County Code, Chapter 26, Section 26-22-030.1 (Campgrounds) is amended as provided in Exhibit S.

SECTION XIX. Sonoma County Code, Chapter 26, Section 26-22-080 (Educational Institutions: Elementary and Secondary Schools) is amended as provided in Exhibit T.

SECTION XX. Sonoma County Code, Chapter 26, Section 26-24-110 (Cottage Housing Development) is amended as provided in Exhibit U.

SECTION XXI. Sonoma County Code, Chapter 26, Section 26-26-090 (General Retail) is amended as provided in Exhibit V.

SECTION XXII. Sonoma County Code, Chapter 26, Section 26-26-150 (Vehicle/Boat Sales and Rentals) is amended as provided in Exhibit W.

SECTION XXIII. Sonoma County Code, Chapter 26, Section 26-28-100 (Horse Boarding) is amended as provided in Exhibit X.

SECTION XXIV. Sonoma County Code, Chapter 26, Section 26-88-121 (Home Occupations) is amended as provided in Exhibit Y.

SECTION XXV. Sonoma County Code, Chapter 26, Section 26-88-122 (Live/Work Uses) is amended as provided in Exhibit Z.

SECTION XXVI. Sonoma County Code, Chapter 26, Section 26-89-030 (Administration and General Requirements) is amended as provided in Exhibit AA.

SECTION XXVII. Sonoma County Code, Chapter 26, Section 26-89-040 (Affordable Housing Requirements for Residential Development) is amended as provided in Exhibit BB.

SECTION XXVIII. Sonoma County Code, Chapter 26, Section 26-89-045 (Workforce Housing Program Requirements) is amended as provided in Exhibit CC.

SECTION XXIX. Sonoma County Code, Chapter 26, Section 26-89-050 (Density Bonus Program) is amended as provided in Exhibit DD.

SECTION XXX. Sonoma County Code, Chapter 26, Section 26-89-060 (Affordable Housing Incentives) is amended as provided in Exhibit EE.

SECTION XXXI. Sonoma County Code, Chapter 26, Section 26-89-070 (Design and Construction) is amended as provided in Exhibit FF.

SECTION XXXII. Sonoma County Code, Chapter 26, Section 26-89-080 (Ownership Unit Occupancy and Long-Term Restrictions) is amended as provided in Exhibit GG.

SECTION XXXIII. Sonoma County Code, Chapter 26, Section 26-89-090 (Rental Unit Occupancy and Long-Term Restrictions) is amended as provided in Exhibit HH.

SECTION XXXVI. The amendments to Chapter 26 adopted herein are exempt from the California Environmental Quality Act under CEQA Guidelines sec. 15061(b)(3), as it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment. This ordinance includes amendments to Chapter 26 to restore and reinstate regulations that were erroneously and unintentionally deleted, moved, or modified by adoption of Ordinance 6335 (February 2021). Adoption of Ordinance 6335 was intended to comprehensively reorganize, reformat, and streamline much of Chapter 26, and was not intended to make substantive changes except as specifically identified. However, codification errors have been identified since adoption of Ordinance 6335 that modified long-standing uses and regulations in certain zoning districts without legislative intent or appropriate notice. This ordinance also makes editorial amendments necessary to clarify the meaning or intent of restored provisions in context, and to improve the useability of the code, such as by ensuring that all defined terms are listed in the glossary and appropriate cross-references inserted. Accordingly, adoption of this ordinance is covered by the common sense exemption of Guidelines section 15061(b)(3) because the substantive amendments made by adoption of this ordinance merely correct codification errors to restore uses and other requirements as they existed in Chapter 26 before being erroneously deleted by Ordinance 6335. This ordinance restores the original wording and practical application, consistent with legislative intent, of those identified provisions of Chapter 26 that were amended in error.

The amendments to the Official Zoning Database that are adopted pursuant to Section I herein, as set forth in Exhibit B, are exempt from the California Environmental Quality Act under CEQA Guidelines sec. 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 created when the Official Zoning Database was established, 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.

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 are necessary for compliance with the Sonoma County Subdivision Code (Sonoma County Code, Chapter 25). These zone changes were reviewed and considered in compliance with CEQA prior to and at the time of project approval and are exempt from CEQA pursuant to CEQA Guidelines section 15305 (Class 5), minor alterations in land use limitations, because the amendments merely realign the zoning lines to be coterminous with adjusted property lines.

SECTION XXXVII. 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 XXXVIII. This Ordinance shall be and the same is hereby declared to be in full force and effect on and after the 30th day following its adoption and shall be published once before the expiration of fifteen (15) days after the date of its 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 _____, 2023, 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