

ORDINANCE NO. 6400

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING PORTIONS OF CHAPTER 26 OF THE SONOMA COUNTY ZONING CODE RELATED TO THE SONOMA DEVELOPMENTAL CENTER SPECIFIC PLAN BY ADOPTING SONOMA DEVELOPMENTAL CENTER SPECIFIC PLAN ZONING AND APPLYING IT TO THE SONOMA DEVELOPMENTAL CENTER PROPERTY, AND ESTABLISHING ALLOWED LAND USES AND DEVELOPMENT STANDARDS PURSUANT TO THE SPECIFIC PLAN.

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

Section I. Purpose. The Board finds and declares that the adoption of this Ordinance is necessary and appropriate to implement the policies and programs of the Sonoma County General Plan, to ensure appropriate redevelopment of the core campus of the Sonoma Developmental Center while preserving and protecting the open space areas and natural resources within the Sonoma Development Center property, protect the general welfare of residents in the County, allow for reasonable development of housing including affordable housing and housing for individuals with developmental disabilities, and ensuring the economic feasibility for the benefit of the local economy.

Section II. 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 core campus portion of the real property subject to the Sonoma Developmental Center Specific Plan as follows:

A. The 512 acres located at 15000 Arnold Drive, Eldridge, also known as assessors parcel number 054-090-001 is reclassified from Public Facilities (PF) B7, Floodplain Combining District (F2), Historic Combining District (HD), LG/MTN, Riparian Corridor (RC50), SR, VOH zoning districts to (i) Public Facilities (PF) B7, Sonoma Developmental Center Specific Plan / Preserved Parkland and Open Space (SDC/ PPOS) F2, HD, Riparian Corridor (RC50), Riparian Corridor (RC100) SR, VOH zoning districts on the westerly portion of the parcel, and (ii) SDC B6, F2, HD, RC50, and VOH on the southeasterly portion of the parcel, as further described and shown in the attached Map PLP22-0024-B; and,

B. The 119 acres located at 15000 Arnold Drive, Eldridge, also known as assessors parcel number 054-150-005 is reclassified from Public Facilities (PF) B7, Floodplain Combining District (F2), Riparian Corridor (RC50), SR, VOH zoning districts to Sonoma Developmental Center Specific Plan (SDC) B6, F2, Riparian Corridor (RC50), Riparian Corridor (RC100), SR, VOH zoning districts as further described and shown in the attached Map PLP22-0024-C.

Section III. 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

open space portion of the real property subject to the Sonoma Developmental Center Specific Plan as follows:

A. The 219 acres located at 15000 Arnold Drive, Eldridge, also known as assessors parcel number 054-150-010 is reclassified from Public Facilities (PF) B7, Riparian Corridor (RC50), SR, VOH zoning districts to PF B7, Sonoma Developmental Center Specific Plan / Preserved Parkland and Open Space (SDC/PPOS), Riparian Corridor (RC50), SR, VOH zoning districts as further described and shown in the attached Map PLP22-0024-C; and,

B. The 36 acres located at 15000 Arnold Drive, Eldridge, also known as assessors parcel number 054-150-013 is reclassified from Public Facilities (PF) B7, Riparian Corridor (RC50), SR zoning districts to PF B7, Sonoma Developmental Center Specific Plan / Preserved Parkland and Open Space (SDC/PPOS), Riparian Corridor (RC50), SR zoning districts as further described and shown in the attached Map PLP22-0024-C; and,

C. The 12 acres located at 15000 Arnold Drive, Eldridge, also known as a portion of assessors parcel number 054-080-001 is reclassified from Public Facilities (PF) B7, LG/MTN, Riparian Corridor (RC50), SR zoning districts to PF B7, Sonoma Developmental Center Specific Plan / Preserved Parkland and Open Space (SDC/PPOS), LG/MTN, Riparian Corridor (RC50), SR zoning districts as further described and shown in the attached Map PLP22-0024-A.

Section IV. Sonoma County Code Chapter 26, Article 14, Section 26-14-020 is amended to read as follows with a new subsection 26-14-020 C. as shown in underline:

“Sec. 26-14-020. - Purpose of special purpose zones.

A. Planned Community (PC). The PC zone allows diverse mixes of uses, buildings, structures, lot sizes and open spaces while ensuring compliance with the general plan and protecting the public health, safety and general welfare.

B. Public Facilities (PF). The PF zone provide sites to serve the community or public need and to protect these sites from encroachment of incompatible uses.

C. Sonoma Developmental Center Specific Plan (SDC). The SDC zone implements the policies, design and development standards in the Sonoma Developmental Center Specific Plan.”

Section V. Sonoma County Code Chapter 26, Article 14, Section 26-14-030 is amended to read as follows with new text shown in underline:

“Sec. 26-14-030. - Allowed land uses.

A. General.

1. Table 14-1 identifies the allowed uses and permit requirements in the special purpose zones, except as provided in paragraph A.6. below.
2. Allowed uses in the PC zone apply as follows:
 - a. "PCRR" applies where the base zoning is planned community and the underlying general plan land use is rural residential.
 - b. "PCUR" applies where the base zoning is planned community and the general plan land use is urban residential.
 - c. "PCCOM" applies where the base zoning is planned community and the general plan land use is limited commercial, limited commercial/traffic sensitive, or general commercial.
3. All uses may be subject to additional standards and regulations and may require a zoning permit, design review, or other additional review. Additional regulations that apply to allowed uses are noted in the "use regulations" column in Table 14-1.
4. Additional regulations that apply to allowed uses are noted in the "use regulations" column in Table 14-1.
5. If Table 14-1 shows two (2) permit types separated by a slash mark (e.g., "P/C"), this indicates that the permitting level may differ depending upon project conditions, described in the use regulations for the allowed use.

6. Sonoma Developmental Center (SDC) Zone. The allowed uses in the SDC Zone apply as follows:

- a. Core Campus Base Zone. The allowed uses and permit requirements applicable in the Sonoma Developmental Center Zone (SDC Zone) shall be as identified in the SDC Specific Plan, as it may be amended from time to time
- b. Preserved Parkland and Open Space Combining District. The SDC Specific Plan Preserved Parkland and Open Space (SDC/PPOS) designation applies as a Combining District that is combined with the Public Facilities (PF) base zone, with the uses listed in Table 4-3 of the SDC Specific Plan taking precedent over the uses listed in Table 14-1 of the Sonoma County Zoning Code, with the remainder of the PF base zone regulations remaining in effect, including that any facilities owned and operated by a city or the county are permitted. "

Section VI. Section V. Sonoma County Code Chapter 26, Article 14, Section 26-14-040 is amended to read as follows with new text shown in underline:

“ Sec. 26-14-040. - Development standards.

A. General. Table 14-2 identifies the development standards in the special purpose zones, except that (1) the development standards applicable in the Sonoma Developmental Center Specific Plan (SDC) Specific Plan shall be as identified in the SDC Specific Plan, as it may be amended from time to time, and (2) the SDC Specific Plan Preserved Parkland and Open Space (SDC/PPOS) designation shall function as a Combining District that is combined with the Public Facilities (PF) base zone, and the development standards for the PF zoning and SDC/ PPOS zoning shall be applicable to the lands designated Preserved Parkland and Open Space in the SDC Specific Plan, with the most restrictive development standard taking precedent in the event of a conflict between the PF and SDC/PPOS development standards.

B. Combining Zones. Properties with a combining zone designation as shown in the zoning database (ex. LG local guidelines combining district) may be subject to additional development standards and design guidelines. Where such designations apply, see the appropriate zoning code section for more information on whether the applicable combining zone may modify the development standards.”

Section VII. Zoning Ordinance and Map Specific Plan Consistency. The Zoning Ordinance and Map amendment applies the Sonoma Developmental Center Specific Plan as the applicable zoning for the site and is therefore consistent with the Sonoma Developmental Center Specific Plan.

Section VIII. The Board of Supervisors by Resolution No. 22-0555, incorporated and made a part of this ordinance, certified that the Final Environmental Impact Report prepared for the Sonoma Developmental Center Specific Plan Project, including the amendments made by this ordinance, (a) reflects the Board of Supervisors’ independent judgment and analysis, (b) was presented to and reviewed and considered by the Board of Supervisors, and (c) was completed in compliance with the California Environmental Quality Act. The Board of Supervisors further adopted a Statement of Overriding Considerations for the Project.

Section IX. Severability Clause. 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 X. Effective Date. 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 16th day of December, 2022, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Aye Rabbitt: Aye Coursey: Aye Hopkins: Absent Gore: Aye

Ayes: 4 Noes: 0 Absent: 1 Abstain: 0

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

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Exhibit A: Map PLP22-0024-A.

Exhibit B: Map PLP22-0024-B.

Exhibit C: Map PLP22-0024-C.