

ORDINANCE NO. 6224

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE 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, TO CHANGE THE ZONING OF VARIOUS PROPERTY IN FREESTONE IN ORDER TO CONFORM WITH THE POLICIES OF THE GENERAL PLAN.

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

Section I. 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 from the existing land use designations and zoning to the land use designations and zoning set forth in Attachment "A" attached hereto and incorporated herein by this reference (collectively, "the Amendments"). The Board hereby finds the Amendments to be consistent with the Sonoma County General Plan. The Director of the Permit and Resource Management Department is directed to incorporate the Amendments shown in Attachment "A" into the OZD. (ZCE17-0014).

Section II. This action is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Section 15061(b)(3), because it can be seen with certainty that the Amendments will not have a significant effect on the environment. The Amendments will change the General Plan Land Use Map and official Zoning Data Base to further restrict commercial development and do not propose any physical development. The Amendments would reduce the future potential for commercial development and use in Freestone by reducing the number of properties designated Limited Commercial and zoned Commercial from 21 properties to 6 properties. The total land area in Freestone designated Limited Commercial and zoned Commercial Rural would be reduced from a total of 21.65 acres to 7.74 acres. All properties proposed to be designated for commercial use are developed with existing commercial development. The adopted changes will not increase development potential and have been made to ensure consistency with Sonoma County General Plan Policy LU-12e.

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. Any real property identified in Attachment "A" hereto for which a use permit application was submitted and approved by resolution of the Board of Zoning Adjustments prior to the effective date of this Ordinance and for which a timely filed appeal is pending shall be entitled to proceed to a decision on such appeal on the basis of

the General Plan land use designation and zoning for that real property in effect at the time of the Board of Zoning Adjustments action. Should the Board of Supervisors uphold the approval of a use permit by the Board of Zoning Adjustments pursuant to this provision, upon the effective date of this Ordinance any and all uses approved shall be considered legal nonconforming uses pursuant to an approved use permit as described in Sonoma County Code Chapter 26, Article 94.

Section V. 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.

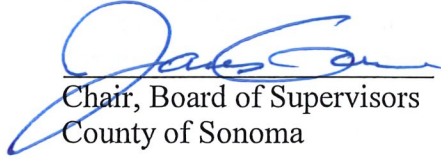
In regular session of the Board of Supervisors of the County of Sonoma, introduced on the 24th day of April, 2018, and finally passed and adopted this 24th day of April, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Aye	Rabbitt: Absent	Zane: Aye	Hopkins: Aye	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:

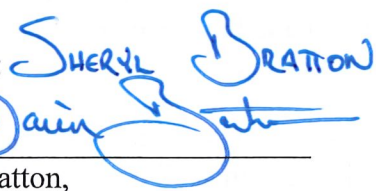


by: 
Sheryl Bratton,
Clerk of the Board of Supervisors

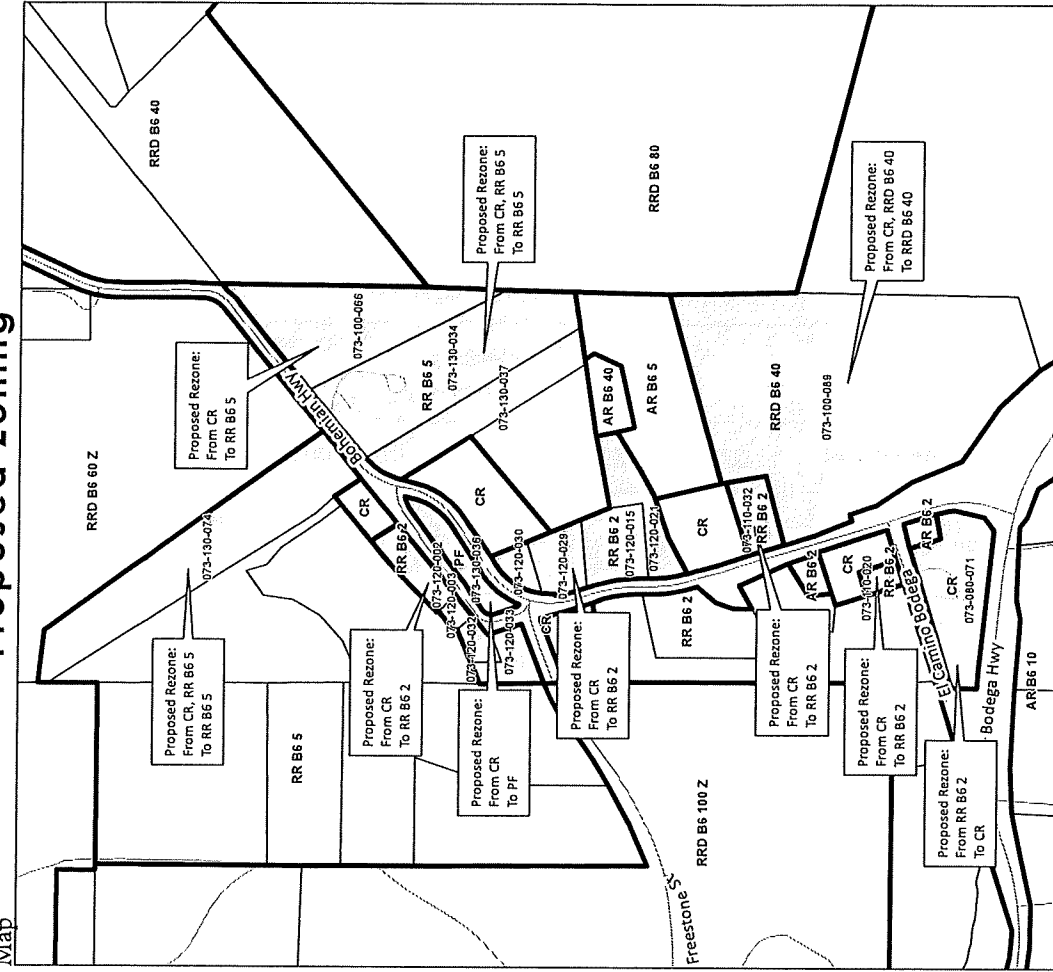
Exhibit A Zone Changes

	Address	APN	Existing Base Zoning	Proposed Base Zoning	Proposed Combining Zones *	Reference
1	12740 Bodega Highway, Sebastopol	073-100-089	CR, RRD	RRD	B6 40, HD RC200/50 SR	Webley Property, PLP17-0001
2	12747 El Camino Bodega, Sebastopol	073-080-071	RR	CR	HD RC200/50 SR	Phelps Tasting Room, UPE01-0063
3	456 Bohemian Highway, Sebastopol	073-130-036	CR	PF	HD SR	Freestone Fire Station
4	378 Bohemian Highway, 380 Freestone Street, Sebastopol	073-120-032	CR	RR	B6 2, HD SR	Freestone Artisan Cheese, UPE11-0073
5	281 Bohemian Highway, Sebastopol	073-120-015	CR	RR	B6 2, HD SR	Residence
6	12790 Bodega Highway, Sebastopol	073-110-020	CR	RR	B6 2, HD SR	Residence
7	201 Bohemian Highway, Sebastopol	073-110-032	CR	RR	B6 2, HD RC50 SR	Residence
8	215 Bohemian Highway, Sebastopol	073-120-021	CR	RR	B6 2, HD RC50 SR	Residence
9	301 Bohemian Highway, Sebastopol	073-120-029	CR	RR	B6 2, HD SR	Residence
10	425 Bohemian Highway, Sebastopol	073-120-030	CR	RR	B6 2, HD SR	Residence
11	374 Freestone Street, Sebastopol	073-120-033	CR	RR	B6 2, HD SR	Residence
12	463 Freestone Street, Sebastopol	073-120-003	CR	RR	B6 2, HD SR	Residence
13	460 Freestone Street, Sebastopol	073-120-002	CR	RR	B6 2, HD SR	Residence
14	521 & 525 Bohemian Highway, Sebastopol	073-130-034	CR, RR	RR	B6 5, HD RC200/50 SR	Residence
15	611 Bohemian Highway, Sebastopol	073-100-066	CR	RR	B6 5, HD RC50 SR	Residence
16	516 & 520 Bohemian Highway, Sebastopol	073-130-074	CR, RR	RR	B6 5, HD SR	Residence
17	493 Bohemian Highway, Sebastopol	073-130-037	CR, RR	RR	B6 5, HD RC200/50 SR	Residence

* With the exception of the B combining district, existing combining zones will not change.

Existing Zoning

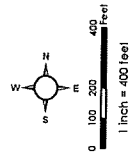
Proposed Zoning



Base Map Data

- Subject Parcels
- Base Zone
- Parcels
- Street

Note: With the exception of the B Combining District, existing Combining Districts will not change and are not shown on map.



FILE: ZCE17-0014
 APN: 073-080-071; 073-100-066, -089; 073-110-020, -032;
 073-120-002, -003, -015, -021, -029, -030, -032, -033;
 073-130-034, -036, -037, -074
 Ordinance No. TBD
 Sectional District Map No. TBD

Author: PRMD GIS File No: SAGIS-DATAPRMD_BASEPRMD Department Projects\Project Review\Ordinance Mosaic\ORDNOC By File No: ZCE17-0014 Planning Commission Date: March 1, 2016