

ORDINANCE NO. 6243

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 IN SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM LIA (LAND INTENSIVE AGRICULTURE), B6-20 ACRE DENSITY, Z (ACCESSORY UNIT EXCLUSION), RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES), VOH (VALLEY OAK HABITAT) ZONING DISTRICT TO LIA (LAND INTENSIVE AGRICULTURE), B6-20 ACRE DENSITY, RC 100/50 (RIPARIAN CORRIDOR WITH 100-FOOT AND 50-FOOT SETBACKS), SR (SCENIC RESOURCES), VOH (VALLEY OAK HABITAT) ZONING DISTRICT FOR 9.05 ACRES LOCATED AT 2642 WESTSIDE ROAD, HEALDSBURG, APN 110-130-024.

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

Section I. Findings.

A. The Board finds that adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the state CEQA Guidelines, because the proposal to remove the Z Combining District is a minor alteration in land use limitations in an area with an average slope of less than 20% that does not result in any changes in land use or density. This ordinance is a minor alteration in land use limitations because it does not alter the base zoning or allowable uses or density. Pursuant to state law, addition of an accessory dwelling unit may not be considered to exceed the allowable density for the lot upon which it is located, and must be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. (Government Code § 65852.2(a)(8)). Accordingly, the proposed ordinance is exempt from CEQA under CEQA Guidelines section 15305. The Board further finds and determines that adoption of this ordinance is exempt from CEQA under the "general rule", Section 15061(b)(3) of the CEQA Guidelines, because it can be seen with certainty that there is no possibility that adoption of the ordinance may have a significant effect on the environment. Removal of the Z Combining District will not result in any significant effect on the environment. There is no evidence of any site constraints related to groundwater supply or potential for contamination. The structure proposed to be designated as an accessory dwelling unit already exists, and neither the density nor intensity of this residential use will change as a result of this ordinance.

B. The Board further finds and declares that this ordinance is consistent with General Plan 2020. Specifically, this ordinance is consistent with Housing Element Policy HE-3c and its implementation program, because the General Plan specifically contemplates removal of the "Z" overlay from parcels less than 10 acres in agricultural zoning districts, where appropriate.

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 following real property from the LIA (Land Intensive Agriculture), B6-20-acre density, Z (Accessory Unit Exclusion), RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources), VOH (Valley Oak Habitat) zoning district to the LIA (Land Intensive Agriculture), B6-20-acre density, RC 100/50 (Riparian Corridor with 100-foot and 50-foot setbacks), SR (Scenic Resources), VOH (Valley Oak Habitat) district, for 9.05 acres located on located at 2642 Westside Road, Healdsburg; APN 110-130-024. File No. ZCE17-0007. 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. 8.1799.

Section III. Severability. 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. 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, introduced on the 16th day of October, 2018, and finally passed and adopted this 16th day of October, 2018, on regular roll call of the members of said Board by the following vote:

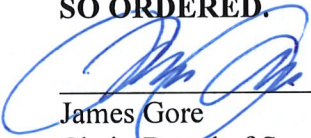
SUPERVISORS:

Gorin: Aye Rabbitt: Aye Zane: Aye Hopkins: Aye Gore: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

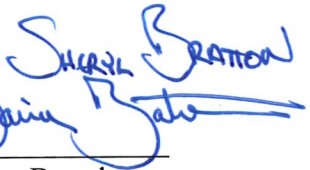
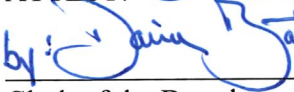
WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.



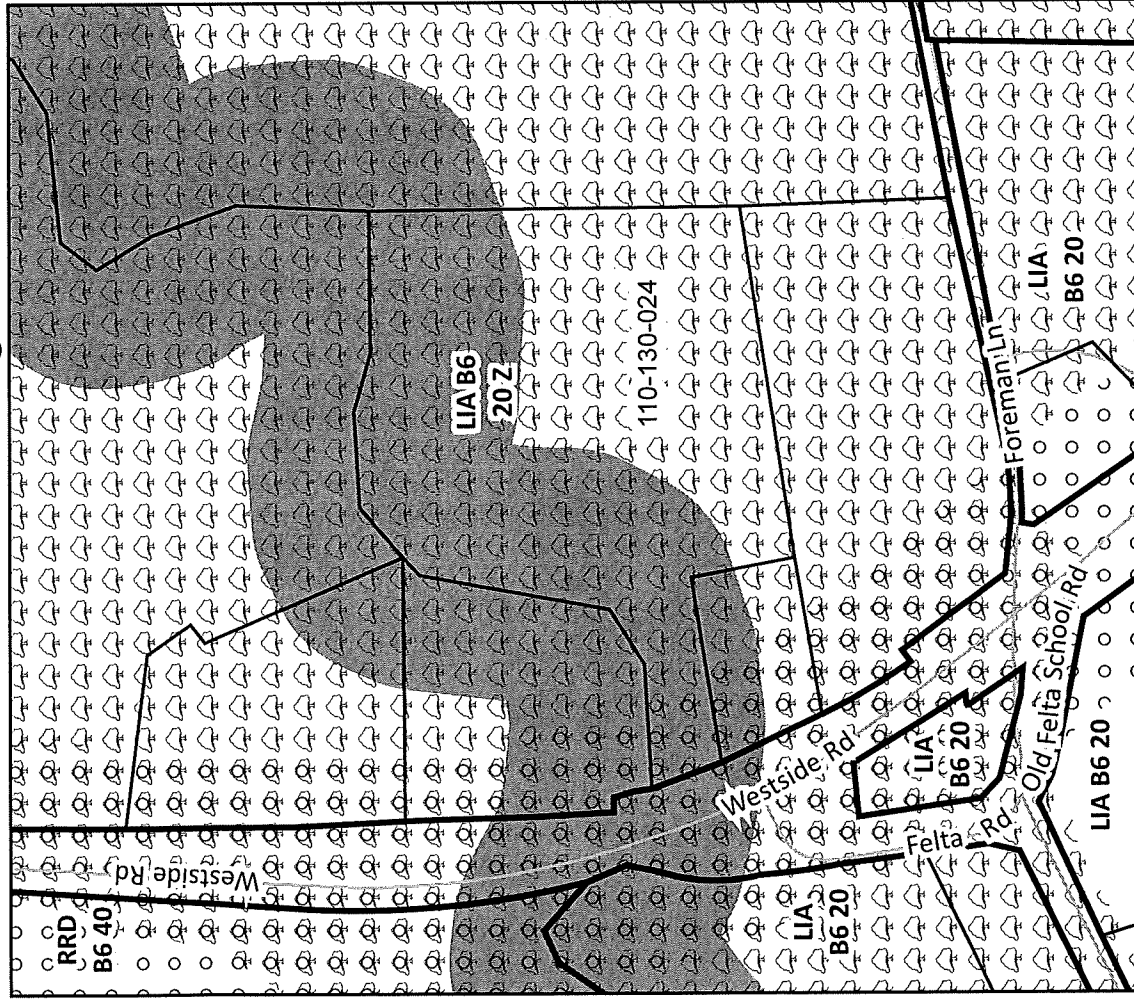
James Gore
Chair, Board of Supervisors
County of Sonoma

ATTEST:

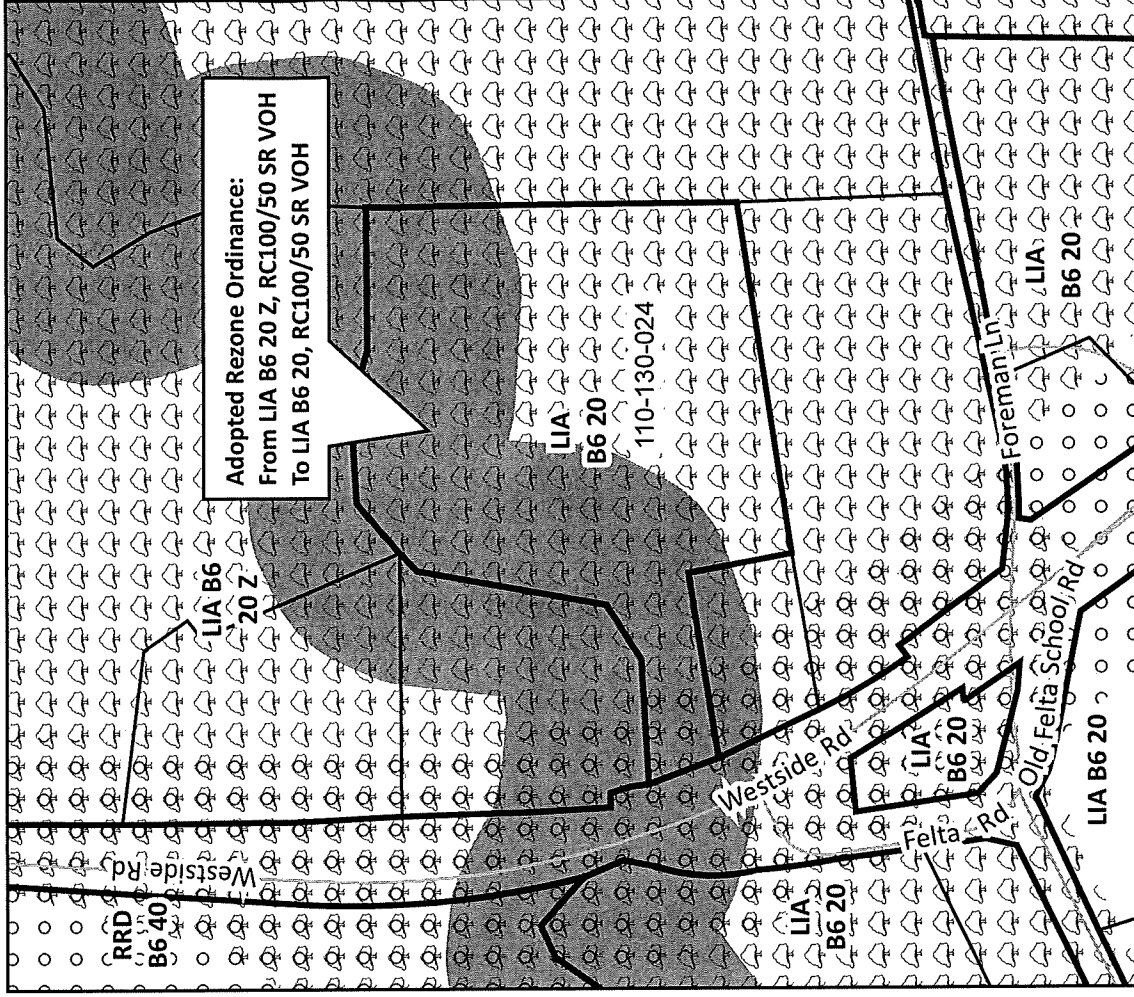

by: 

Clerk of the Board
of Supervisors

Former Zoning



Adopted Zoning

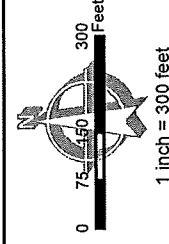


Base Map Data

- Base zoning by Area
- Parcel
- Street

Zoning Combining Districts

- RC Riparian Corridor
- SR Scenic Resource
- VOH Valley Oak Habitat



FILE: ZCE17-0007
APN: 110-130-024
Ordinance No. 6243
Sectional District Map No. 8.1799

Permit and Resource Management Department
Project Review Section
2550 Ventura Avenue, Santa Rosa, CA 95403

