

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

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**DATE:** September 1, 2009 at 2:10 p.m.

**TO:** Board of Supervisors

**FROM:** Jim Maertz, Project Planner

**SUBJECT:** ZCE08-0028, Official Zoning Database Update and Corrections

**Action of the Planning Commission:**

At its regularly scheduled meeting on July 30, 2009, the Planning Commission, with a 5-0 vote, recommended that the Board of Supervisors approve the proposed zone changes to update flood and geologic hazard data and correct various unintended zone changes that occurred during the transition to the Official Zoning Database (OZD).

**ISSUES DISCUSSED AT THE PUBLIC HEARING**

**Issue #1:** Ordinance Format

Discussion

Members of the Planning Commission asked that staff revise the draft ordinance table to include the supervisorial district of each zone change.

Resolution

Staff has since updated the ordinance table, and each proposed zone change includes the supervisorial district associated with the affected parcel.

**Issue #2:** Zoning District Clarification

Discussion

Members of the Planning Commission and three public speakers asked for clarification about particular zoning districts and the impacts of the zone changes on specific properties.

Resolution

Staff provided and has continued to provide information to the public about how the addition or elimination of certain zoning districts will affect individual properties. Additionally, the public

notices and PRMD's website were updated to provide easier access to the definitions and standards of the zoning districts contained in the County's Zoning Ordinance. An exhibit that clarifies the names and abbreviations of each zoning district has also been included in this staff report.

**Note 1:** Zone Change Maps

Given the large number of updates and corrections, it was not feasible to print sectional district maps for every proposed zone change. Staff has used GIS (Geographic Information Systems) mapping to distribute maps to the public upon request. These services are available before the hearing if there are any questions about the existing and/or proposed delineations of zoning districts. Staff will also have the GIS available at the hearing.

**Note 2:** Coastal Commission Adoption of the Official Zoning Database

The California Coastal Commission has yet to adopt the Official Zoning Database; thus, the old hard copy maps are technically still used for zoning information in the coastal zone. This project includes a resolution that authorizes staff to submit the OZD, including the coastal zone changes proposed as part of this project, to the Coastal Commission for certification. Upon certification, the OZD will be used for zoning information countywide.

**List of Attachments:**

Draft Board of Supervisors Resolution authorizing submission of the OZD (as amended by Exhibit 1) to the California Coastal Commission

EXHIBIT 1: Draft Ordinance

EXHIBIT 2: Planning Commission Resolution No. 09-024

EXHIBIT 3: Draft Planning Commission Minutes dated July 30, 2009

EXHIBIT 4: Planning Commission Staff Report dated July 30, 2009

EXHIBIT 5: Zoning District Abbreviations Defined

## **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 AND 26C-9 OF THE SONOMA COUNTY CODE, TO CORRECT TECHNICAL ERRORS CONTAINED IN THE OFFICIAL ZONING DATABASE AND UPDATE FLOOD AND GEOLOGIC HAZARD DATA AS REFLECTED IN PARCEL SPECIFIC ZONING DESIGNATIONS, AS INCORPORATED BY REFERENCE IN THE ZONING ORDINANCE

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

**SECTION I. Amendments:** The Official Zoning Database (OZD) of the County, adopted by reference by Sections 26-02-110 and 26C-9 of the Sonoma County Code, is amended by reclassifying certain real property from the existing zoning districts to the proposed zoning districts as described in attached Exhibit A and incorporated herein. The Board hereby finds these changes to be consistent with the Sonoma County General Plan, Local Coastal Plan, and applicable specific plans. The Director of the Permit and Resource Management Department is directed to reflect these amendments to the OZD as shown on Exhibit A.

**SECTION II. CEQA Compliance:** The project is exempt from the California Environmental Quality Act under Section 15061(b)(3), as it can be seen with certainty that the project will not have a significant effect on the environment.

**SECTION III. Severability:** 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. Effective Date for Non-Coastal Areas:** 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. A summary of this ordinance 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.

**SECTION V. Effective Date for Coastal Areas:** 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 upon acceptance by the California Coastal Commission. A summary of this ordinance 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 \_\_\_\_\_ day of \_\_\_\_\_, 2009, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

|        |        |         |           |         |
|--------|--------|---------|-----------|---------|
| Brown: | Kerns: | Zane:   | Carrillo: | Kelley: |
| Ayes:  | Noes:  | Absent: | Abstain:  |         |

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

SO ORDERED

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Chair, Board of Supervisors  
County of Sonoma

ATTEST:

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Clerk of the Board of Supervisors

County of Sonoma  
Santa Rosa, California

July 30, 2009  
ZCE08-0028 Jim Maertz

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE EXEMPT FROM CEQA AND APPROVE THE PROPOSED GENERAL PLAN AMENDMENTS AND ZONE CHANGES TO CORRECT VARIOUS TECHNICAL ERRORS AND UPDATE FLOOD AND GEOLOGIC HAZARD DATA IN THE OFFICIAL ZONING DATABASE AND LAND USE MAPS OF THE COUNTY OF SONOMA

WHEREAS, on July 12, 2007 the Board of Supervisors adopted the Official Zoning Database, an electronic database containing zoning information for the unincorporated county, which superceded old hard copy zoning maps; and

WHEREAS, various unintended zone changes occurred during the transition from the old zoning maps to the Official Zoning Database; and

WHEREAS, the Permit and Resource Management Department has identified historical inconsistencies between the General Plan land use and zoning designations on certain parcels; and

WHEREAS, the Sonoma County Zoning Ordinance contains references to outside data, including FEMA flood zone and California Geological Survey maps; and

WHEREAS, the Permit and Resource Management Department has received updated FEMA and California Geological Survey maps; and

WHEREAS, the Permit and Resource Management Department proposes to correct the technical errors, reconcile General Plan land use and zoning discrepancies, and update zoning designations to reflect recent updates to flood and geologic hazard data received from FEMA and the California Geological Survey; and

WHEREAS, the Permit Resource and Management Department determined that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the state CEQA Guidelines; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on July 30, 2009, at which time all interested persons were given an opportunity to be heard; and

NOW THEREFORE BE IT RESOLVED, that the Planning Commission makes the following findings:

1. The Official Zoning Database contains known errors that occurred during the transition from the previously adopted zoning maps to the current database. This project will correct those errors and restore the subject parcels to the correct zoning designations

Resolution Number 09-024  
ZCE08-0028  
July 30, 2009

2. The project will update flood and geologic hazard zoning designations for specific parcels to reflect recent updates from the Federal Emergency Management Agency and the California Geological Survey.
3. The project will ensure the Official Zoning Database provides accurate and accessible information.
4. The project is consistent and/or will ensure consistency with the General and applicable Specific Plan(s).
5. The project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the project to be exempt from CEQA and approve the requested General Plan Amendments and/or Zone Changes attached as Exhibits 1, 2 and 3 and incorporated herein.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Murphy, who moved its adoption, seconded by Commissioner Feibusch, and adopted on roll call by the following vote:

|                           |     |
|---------------------------|-----|
| Commissioner Feibusch     | aye |
| Commissioner Shahhosseini | aye |
| Commissioner Murphy       | aye |
| Commissioner Lynch        | aye |
| Commissioner Fogg         | aye |

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

WHEREUPON, the Chair declared the above and foregoing resolution duly adopted; and

SO ORDERED.

# Sonoma County Planning Commission DRAFT MINUTES

Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

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Date: **July 30, 2009**  
Meeting No.: **09-012**

## ROLL CALL

### Commissioners,

Marcel Feibusch  
Komron Shahhosseini  
Dennis Murphy  
Tom Lynch  
Dick Fogg, Chair

### Staff Members

Jennifer Barrett  
Jim Maertz  
Sue Dahl  
David Hurst, Chief Deputy County Counsel

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**Call to order:** 1:00 p.m.

## REGULAR CALENDAR

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|                   |                   |  |                       |                   |
|-------------------|-------------------|--|-----------------------|-------------------|
| <b>Item No. 1</b> | <b>Time:</b>      | <b>1:05 p.m.</b>   | <b>File:</b>          | <b>ZCE08-0028</b> |
|                   | <b>Applicant:</b> | <b>Sonoma County PRMD</b>  | <b>Staff:</b>         | Jim Maertz        |
|                   | Env. Doc.:        | Categorical Exemption  |                       |                   |
|                   | Proposal:         | Zoning database and land use technical corrections. Various zoning and land use changes to update flood and geologic hazard data and correct technical errors created during the transition to Sonoma County's Official Zoning Database. |                       |                   |
|                   | Location:         | Countywide   |                       |                   |
|                   | APN:              | Various  | Supervisory District: | All               |
|                   |                   | <b>Board of Supervisors Hearing date to be determined</b>  |                       |                   |

**Jim Maertz** summarized the written staff report which is incorporated herein by reference.

**Questions from Commissioners:** Commissioner Fogg asked if everyone on the list had been notified, and Staff **Maertz** confirmed that they had.

**Commissioner Lynch** commented that it would be helpful if the Supervisory district was incorporated into the spreadsheet and asked for a glossary of terms.

**Commissioner Murphy** asked if BR zoning was reflected from the General Plan update. Per Staff **Maertz**, the BR zoning was not added at this time, and the purpose of the project is to correct technical errors so the OZD matches the zoning maps. G zoning was updated, pursuant to Geologic Survey maps, and the corrections reflect new FEMA maps regarding flood plains.

**Public Hearing Opened:** 1:20

**Speakers:** Roger Brannon, Windsor, received a letter from his lender that informed him that according to the new FEMA maps, his property is in a flood zone and he needed flood insurance to meet terms of the mortgage . Brannon hired a surveyor who determined that the house is not in the flood zone. Brannon subsequently filled out FEMA forms and now does not need to get flood insurance.

**Commissioner Lynch** was concerned about instances where the situation is reversed and property that does flood is mistakenly left off the FEMA maps. Staff **Maertz** commented that the delineations are based on topo maps, field surveys, and assumptions to determine the 100 year flood plain. **Deputy Barrett** noted that the floodplain is an elevation, and is impacted by what is on the ground. People can ask for corrections by submitting a letter of map revision request. **Commissioner Lynch** knows of people who have suffered huge losses by incorrect flood maps.

**Alana Kelly**, Bodega Bay, owns property at Salmon Creek and received a notice that G zoning was being added to parcel. She asked for confirmation that she would now need to do a geologic study if she wants to develop her property, and Staff **Maertz** confirmed this to be correct.

**Les Schwartz** owns six parcels on Meyers Grade Road, and is in the process of doing a lot line adjustment. He asked if there would be other opportunities for technical corrections, and Staff **Maertz** confirmed that there would be.

**Public Hearing Closed:** 1:30

**Commission Discussion:** Commissioner Lynch if zone changes were involved in this project, and Staff Maertz confirmed that they were basically all zone changes that clarified transcription errors.

Action: **Commissioner Murphy** moved to recommend approval to the Board of Supervisors with the addition of the supervisorial district and glossary. The motion was seconded by **Commissioner Feibusch** and passed with a 5-0 vote.

Appeal Period:  
Resolution No.:

Feibusch : aye      Shahhosseini : aye      Murphy : aye      Lynch : aye      Fogg, Chair: aye  
Ayes: 5              Noes: 0              Absent: 0              Abstain: 0

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There being no further business to come before the Planning Commission at this time, all items having been handled and all persons having been given an opportunity to be heard on any matter before the Planning Commission in public hearing or otherwise, the meeting was adjourned.

DRAFT

# Sonoma County Planning Commission **S T A F F R E P O R T**

Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

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**FILE:** ZCE08-0028  
**DATE:** July 30, 2009  
**TIME:** 1:05 p.m.  
**STAFF:** Jim Maertz

**Board of Supervisors Hearing date to  
be determined**

## SUMMARY

**Applicant:** County of Sonoma

**Location:** Various

**Subject:** Technical corrections to the Official Zoning Database and General Plan land use maps.

**PROPOSAL:** Various zoning and land use changes to correct technical errors in the Official Zoning Database and General Plan, and zone changes to reflect updated flood and geologic hazard data.

**Environmental Determination:** Exempt from CEQA (Section 15061(b)(3) and 15301)

**General Plan:** Various

**Specific/Area Plan:** Various

**Ord. Reference:** §26-02-110, §26-02-130, §26C-9, & §26C-11

**Zoning:** Various

**RECOMMENDATION:** Adopt the resolution recommending the Board of Supervisors approve the proposed zone changes and General Plan land use amendments.

## ANALYSIS

### **Background:**

On June 12, 2007 the Board of Supervisors approved Resolution #07-0526 and adopted Ordinance Nos. 5739 and 5740, thereby amending Chapters 26 and 26C of the County Code to create an Official Zoning Database (OZD) to replace the old zoning maps of the county.

The Official Zoning Database is a computer database that maintains the zoning information for all unincorporated parcels in Sonoma County and was created to improve the accuracy and accessibility of that information.

During the transition from the old zoning maps to the Official Zoning Database, certain data errors occurred that resulted in unintended zone changes on various parcels throughout the county. Although every effort was made to prevent such errors, the situation was not entirely unexpected given the nearly 75,000 unincorporated parcels.

The Zoning Ordinance also includes a number of combining districts that reference maps or information from outside agencies. For example, the F1 (Floodway) and F2 (Floodplain) combining districts are applied to properties which lie within the floodway or floodplain as shown on the most recent Federal Emergency Management Agency (FEMA) maps. Likewise, the G (Geologic Hazard Area) combining district is applied to properties within the Alquist-Priolo Earthquake Fault Zone as shown on maps prepared by the California Geological Survey (CGS). The Permit and Resource Management Department has received new digital map data from FEMA and the California Geological Survey.

### **Project Description:**

The purpose of this project is to correct the unintended zone changes that occurred during the transition from the old zoning maps to the OZD and update zoning information incorporated by reference from outside data. The proposed changes do not reflect any substantive change in County land use policy. This project will return the subject parcels to the zoning designations that were in place prior to the adoption of the OZD and update parcel specific zoning designations to be consistent with FEMA and CGS map updates. The project also includes a number of General Plan amendments that will reconcile known inconsistencies between zoning and land use designations. Requests for zone changes that don't reflect the intent of this project should be processed through a separate application.

## **DISCUSSION OF ISSUES**

### **Issue #1:** Technical Errors & Data Updates

The data errors occurred for a number of reasons. The draft ordinances include parcel specific tables of the proposed changes, but the following discussion summarizes the most common reasons for the changes.

#### Database Error

A large number of parcels had the Z (Second Unit Exclusion) combining district dropped from their zoning designation. This drop occurred in the OZD during the separation of base districts and combining districts. Specifically, a comma in the zoning database description inadvertently resulted in the loss of the Z district on a number of properties.

#### Density Types

While most parcels in the County have standard densities applied to them (i.e. acres/dwelling unit), certain areas or zones have unique standards. For example, Units 1 and 2 of the Shiloh subdivision have a 73 dwelling unit maximum applied to the entire area. Thus, the technical correction includes changing the zoning from "73 acres/dwelling unit" to the "73 dwelling unit maximum" density. A similar situation occurred on a number of MP (Industrial Park) zoned parcels, for which the density is currently listed as "acres/dwelling unit average" but should simply be "acre average." The technical corrections will adjust the zoning to properly classify the subject parcels into the appropriate densities.

#### Transcription Error

Some of the accidental zone changes were a result of human error. The bulk of the OZD transition was accomplished by hand by transcribing the information on the old zoning maps into the new zoning database. The majority of these errors are reflected in the omission of the F2 combining district which was omitted in some areas of the County during the original transcription. Staff have also identified other transcription errors in the course of their daily work.

#### Ordinance Errors

In some cases, staff discovered typographical or sectional district map errors in previously adopted ordinances. For example, a typo on an approved sectional district map changed one property to the RR (Rural Residential) zone, but all of the accompanying documentation showed the change should

have been to the AR (Agriculture and Residential) zone. A review of the project files and consultation with the project planners has clarified the clerical errors.

#### Old Zoning Book Errors

A number of instances have been found where the old zoning books failed to include zone changes adopted by the Board. Thus, when the paper zoning maps were transcribed into the OZD, the most current zoning designations were not included for a limited number of parcels.

#### Updated Information

The Permit and Resource Management Department has received new flood and geologic hazard data from FEMA and the California Geological Survey. This data is the basis for the F1 (Floodway), F2 (Floodplain), and G (Geologic Hazard) combining districts. The Zoning Ordinance delineates these districts by referencing the most current information provided by the respective agencies. The proposed changes will incorporate the new data into the OZD.

#### Franz Valley Mobile Home Exclusion Policy Removal

The Official Zoning Database includes references to or incorporates certain land use or specific plan policies. These policies are considered part of the actual zoning designations. For example, certain parcels subject to the Franz Valley Area Plan include a mobile home exclusion. This exclusion policy is now considered a violation of State law, and staff is proposing to eliminate the restriction in the OZD.

Whatever the reason for the change, this project will address the known errors in the OZD and update it with the most current information. Staff acknowledges that this project may not address every technical error, but subsequent correction packages can address these issues as they arise. For instance, an exhaustive review of all land use policies incorporated into the current OZD is underway and will be presented as a future update.

#### **Issue #2** General Plan Consistency

The large majority of the proposed zone changes are consistent with the General Plan or will bring the parcels into conformance with it; however, a small percentage require an amendment to the General Plan land use map. This is primarily a result of current inconsistencies between the historical General Plan land use and zoning maps.

The draft resolution is designed to serve as a blanket recommendation on all of the proposed changes, regardless of whether or not a General Plan amendment is needed. In order to expedite processing, staff will place the corrections that involve only a zone change on the Board of Supervisors agenda as soon as possible, and hold the land use changes until the next available General Plan amendment date (currently scheduled on October 6, 2009).

#### **Issue #3** Coastal Zone

When the Board of Supervisors originally adopted the OZD, it did so for both the coastal and non-coastal areas of the unincorporated county; however, the Coastal Commission has yet to adopt the database as the official zoning information. The Board of Supervisors' resolution will include authorization to submit the OZD to the Coastal Commission for adoption. Thus, the proposed zone changes that affect coastal areas will be included in the OZD table that will be submitted for Coastal Commission approval.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt the attached resolution recommending the Board of Supervisors approve the proposed zone changes and General Plan land use amendments to correct technical errors and update zoning data with the most current information.

#### **FINDINGS FOR RECOMMENDED ACTION**

1. The Official Zoning Database contains known errors that occurred during the transition from the previously adopted zoning maps to the current database. This project will correct those errors and restore the subject parcels to the correct zoning designations.
2. The project will update flood and geologic hazard zoning designations for specific parcels to reflect recent updates from the Federal Emergency Management Agency and the California Geological Survey.
3. The project will ensure the Official Zoning Database provides accurate and accessible information.
4. The project is consistent and/or will ensure consistency with the General and applicable Specific Plans.
5. The proposed ordinance is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment.

#### **LIST OF ATTACHMENTS**

- EXHIBIT 1: Draft Ordinance for Zone Changes that do not require a concurrent General Plan amendment  
EXHIBIT 2: Draft Ordinance for Zone Changes that require a concurrent General Plan amendment  
EXHIBIT 3: Draft Land Use amendments  
EXHIBIT 4: Draft Resolution

Resolution Number

County of Sonoma  
Santa Rosa, California

September 1, 2009  
ZCE08-0028 Jim Maertz

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY  
OF SONOMA, STATE OF CALIFORNIA, FINDING THE  
OFFICIAL ZONING DATABASE CONSISTENT WITH THE  
LOCAL COASTAL PLAN AND AUTHORIZING STAFF TO  
SUBMIT THE OFFICIAL ZONING DATABASE TO THE  
CALIFORNIA COASTAL COMMISSION FOR CERTIFICATION

WHEREAS, on July 12, 2007 the Board of Supervisors adopted Ordinance Nos. 5739 and 5740 which created the Official Zoning Database, an electronic database containing zoning information for the unincorporated county, that superceded old hard copy zoning maps; and

WHEREAS, the Official Zoning Database has yet to be adopted by the California Coastal Commission; and

WHEREAS, the Coastal Zoning Ordinance contains references to outside data, including FEMA flood zone and California Geological Survey maps; and

WHEREAS, the Permit and Resource Management Department has received updated FEMA and California Geological Survey maps; and

WHEREAS, the Permit and Resource Management Department proposes to update the Official Zoning Database to ensure that the zoning information contained therein matches the zoning information shown on the old zoning maps; and

WHEREAS, the Permit and Resource Management Department proposes to update the F1 (Floodway), F2 (Floodplain), and G (Geologic Hazard) combining districts to ensure said districts utilize the most recent information, as provided by the FEMA and California Geological Survey; and

WHEREAS, at its regularly scheduled meeting on July 30, 2009, the Planning Commission, with a 5-0 vote, recommended that the Board of Supervisors find the project exempt from CEQA and approve the proposed Zone Changes; and

WHEREAS, in accordance with the provisions of law, the Board of Supervisors held a public hearing on September 1, 2009, at which time all interested persons were given an opportunity to be heard; and

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors makes the following findings:

1. The Official Zoning Database contains known errors that occurred during the transition from the previously adopted zoning maps to the current database. This project will correct those errors and restore the subject parcels to the correct zoning designations.
2. The project will update flood and geologic hazard zoning designations for specific parcels to reflect recent updates from the Federal Emergency Management Agency and the California Geological Survey.

3. The project will ensure the Official Zoning Database provides accurate and accessible information.
4. The project is consistent and/or will ensure consistency with the General Plan, the Local Coastal Plan, and applicable Specific Plan(s).
5. The project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment.

BE IT FURTHER RESOLVED that the Board of Supervisors authorizes staff to submit the Official Zoning Database, including the coastal zone changes included in Exhibit 1 and incorporated herein, to the California Coastal Commission for adoption

BE IT FURTHER RESOLVED that the County of Sonoma submits this amendment to Zoning Code Section 26C of its Local Coastal Program as an amendment that: (a) will take effect immediately upon Executive Director or Commission approval without suggested modifications; or (b) will require formal local government action after Commission approval with suggested modifications. The County of Sonoma hereby certifies that it will carry out its Local Coastal Program in conformity with the Coastal Act.

BE IT FURTHER RESOLVED that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100A, Santa Rosa, California 95403.

SUPERVISORS VOTE:

Brown:                      Kerns:                      Zane:                      Carrillo:                      Kelley:

Ayes:                      Noes:                      Absent:                      Abstain:

SO ORDERED.

Background information is on file at:

County of Sonoma Board of Supervisors Office  
575 Administration Drive, Room 100A  
Santa Rosa, CA 95403

It can be viewed and/or copies requested during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday. Call (707) 565-2241 for more information.