

Resolution Number 25-06

County of Sonoma
Santa Rosa, California

August 21, 2025
ZCE23-0008

Levan King Cranston

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE EXEMPT FROM CEQA AND APPROVE THE ZONE CHANGE AS REQUESTED BY SANDRA JORDAN FOR PROPERTY LOCATED AT 9887 EASTSIDE ROAD HEALDSBURG CA 95448; APN: 066-300-063

WHEREAS, the applicant, Sandra Jordan, filed an application with the Sonoma County Permit and Resource Management Department requesting to rezone 2.63-acres to remove the Z Combining District from LIA (Land Intensive Agriculture) B6 (60-acres per dwelling unit density) Z (Accessory Dwelling Unit Exclusion Combining District), VOH (Valley Oak Habitat) Zoning District(s); and shall be reclassified as the LIA (Land Intensive Agriculture) B6 (60-acres per dwelling unit density), VOH (Valley Oak Habitat) Zoning District(s); and on property located at 9887 Eastside Road Healdsburg; APN: 066-300-063; Supervisorial District No.4 and

WHEREAS, the Permit Sonoma determined that the Project was exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15305, Minor Alterations in Land Use Limitations, and Section 15061(b)(3) of the state CEQA Guidelines; no exceptions listed under Section 15300.2 apply; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on August 21, 2025, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Board regarding the Project.

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

1. General Plan Housing Element Policy HE-3a intends to eliminate unnecessary regulatory constraints to the production of affordable housing. The removal of the Z combining district on the subject property aligns with this General Plan policy by allowing housing opportunities including the construction of an accessory dwelling unit.
2. General Plan Housing Element Policy HE-6e intends to provide opportunities throughout the county for all household income cohorts while avoiding or mitigating displacement of existing residents. The removal of the Z combining district on the subject property aligns with this General Plan policy by allowing the use of an Accessory Dwelling unit, a housing option, small in size (maximum 1,200-square-feet), which can support a range of household income cohorts.
3. Removal of the Z (Accessory Dwelling Unit Exclusion) Combining District is consistent with the Land Intensive Agriculture (LIA) land use designation and would not significantly

alter any of the potential uses that are currently allowed on this site.

4. The removal of the Z (Accessory Dwelling Unit Exclusion Zone) Combining District is consistent with the Zoning Ordinance:
 - a. Removal of the Z combining district would allow for an accessory dwelling unit on the parcel. Accessory dwelling units are allowed in the LIA Zoning District (Sec. 26-06-030, Allowed land uses). The parcel meets the Zoning Ordinance requirements for an accessory dwelling unit. Section 26-88-060 of the Zoning Ordinance allows an accessory dwelling unit in zoning districts that allow single family dwellings. The subject parcel meets this standard.
 - b. The parcel has sufficient water supply. This parcel is located in a Class 1 Groundwater Availability Area, which indicates a major natural recharge area.
 - c. Adequate wastewater disposal will be available. The parcel and the development facilitated by the project would be served by a proposed septic system filed under Permit Sonoma File No. SEP21-0424.
 - d. The parcel is not located in an area with existing traffic hazards, and the addition of an accessory dwelling unit to this site would not increase the burden on streets, roads, or highways in the area as they are all operating acceptably and are not projected to become impacted in the foreseeable future.
 - e. The subject property is within the Fire Hazard Severity Zone and has a risk level of moderate. The addition of an ADU is not anticipated to substantially increase fire risk on the property as the property is relatively flat and surrounded by agricultural land, there is adequate access to a county-maintained public road, and the area is in a Class 1 Groundwater Availability Area. A future ADU building permit will be required to comply with Fire Safe Standards for new development and defensible space.
5. Accessory Dwelling Units are not permitted on properties subject to Land Conservation Contracts. At the landowner's request, on 12/01/2023 the County of Sonoma rescinded the subject property's Land Conservation Contract under document number 1997-014742. Rescinding this Land Conservation Contract therefore supports consideration to remove the Z combining district from the subject property.
6. The project is exempt from CEQA pursuant to:
 - a. Public Resources Code section 21080.17 and CEQA Guidelines Section 15282(h), adoption of an ordinance by a city or county to implement the provisions of Government Code section 65852.2, regarding permitting of accessory dwelling units. There is no reasonable possibility that the project would have a significant effect on the environment. The proposed rezoning would provide for the creation of an accessory dwelling unit in an area zoned to allow residential development; and,
 - b. CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, because the proposed zone change would not result in any changes in land use or density and is proposed on a site with an average slope of less than 20 percent. There is no reasonable possibility that the project would have a significant effect on the environment; no exceptions listed under Section 15300.2 apply; and

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 Amendment, and Zone Change.

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 Striplen, who moved its adoption, seconded by Commissioner Freeman, and adopted on roll call by the following vote:

Commissioner Freeman	Aye
Commissioner Gilardi	Aye
Commissioner Striplen	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery (Chair)	Aye

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

WHEREUPON, the Chairman declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

