

ZCE21-00002

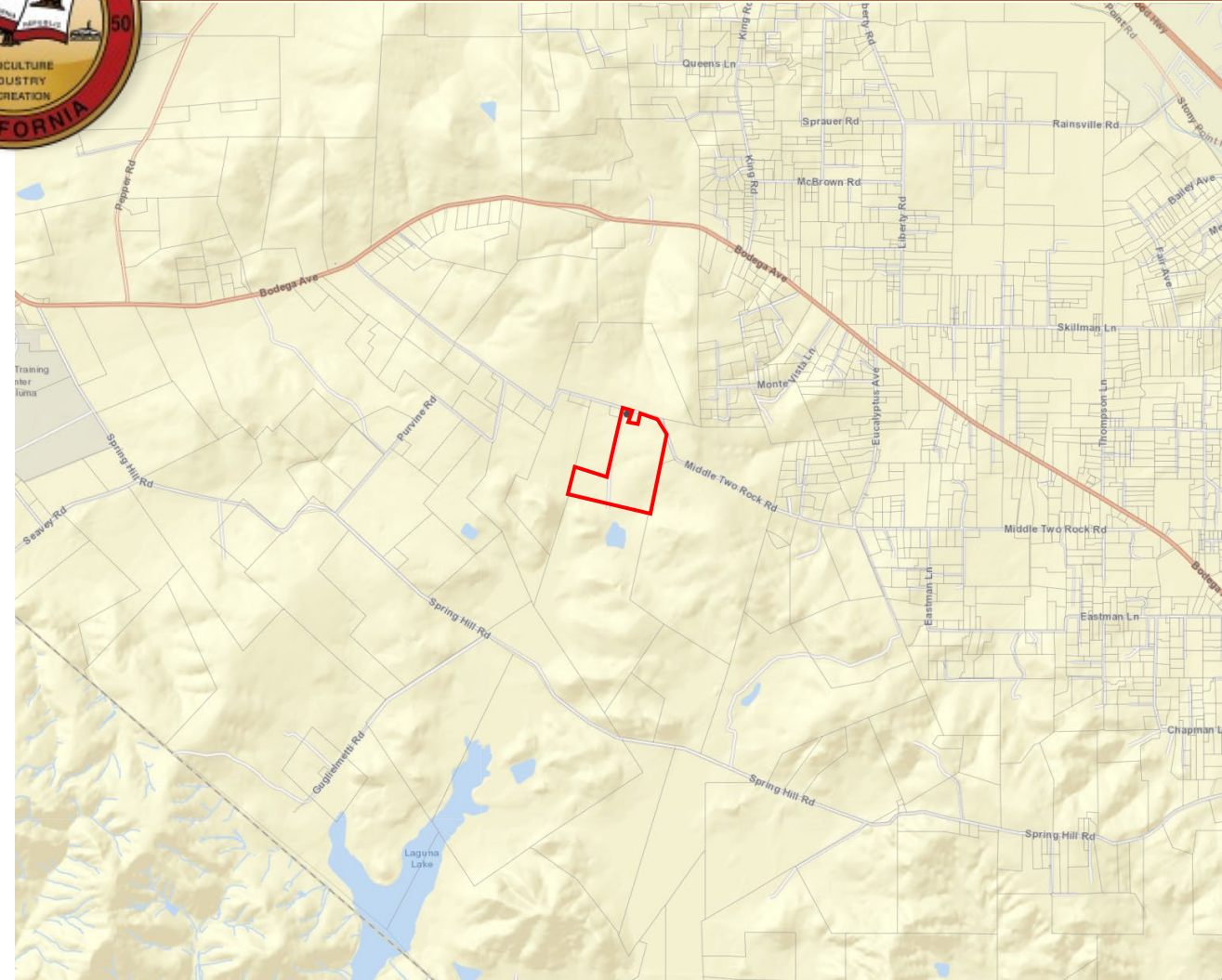
3643 Middle Two Rock Rd Petaluma CA



Levan King Cranston Project Planner

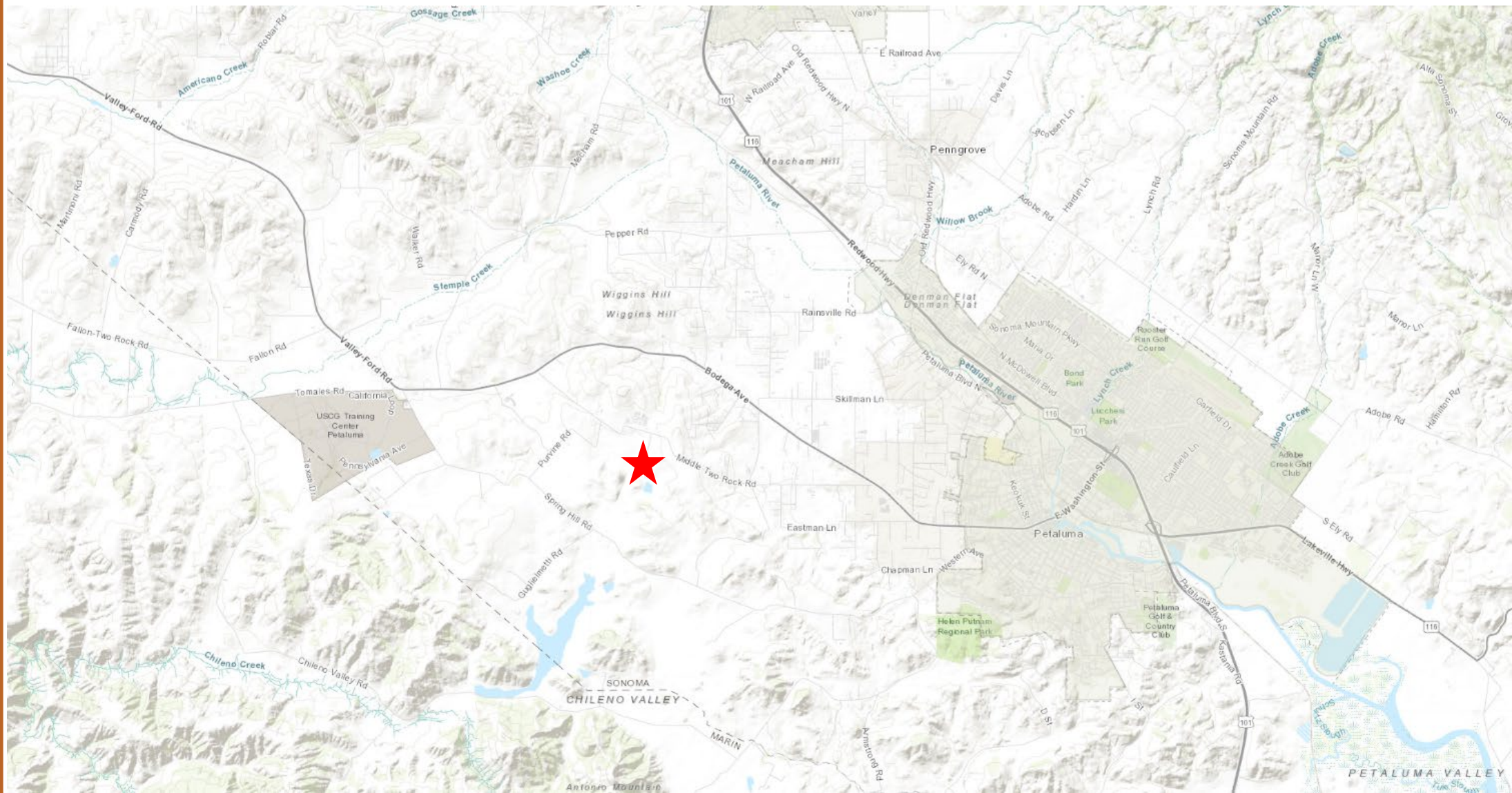
Project Request:

- Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District.
- 77.68-acre parcel
- APN: 022-220-021





Vicinity Map



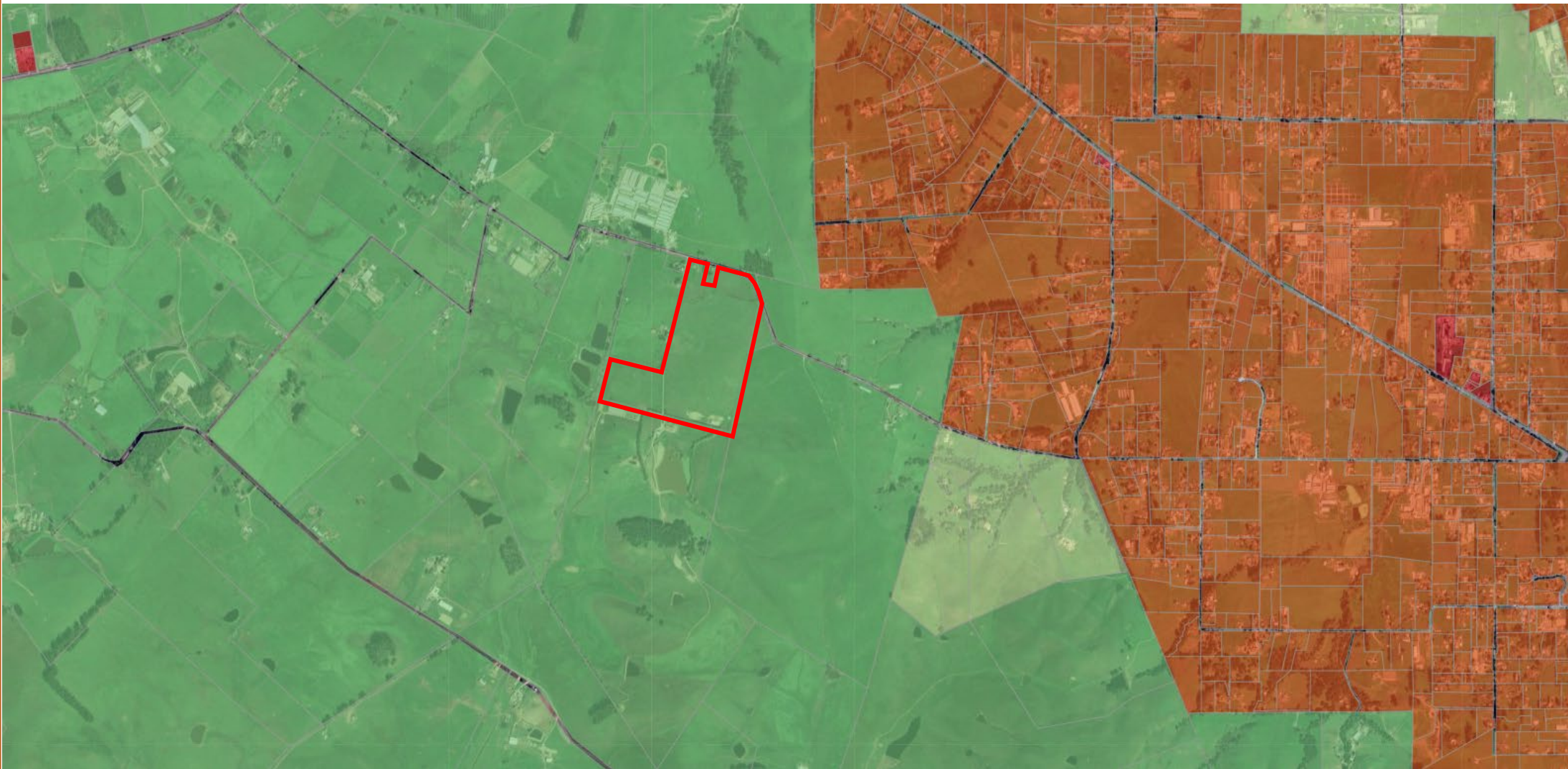


Project Site



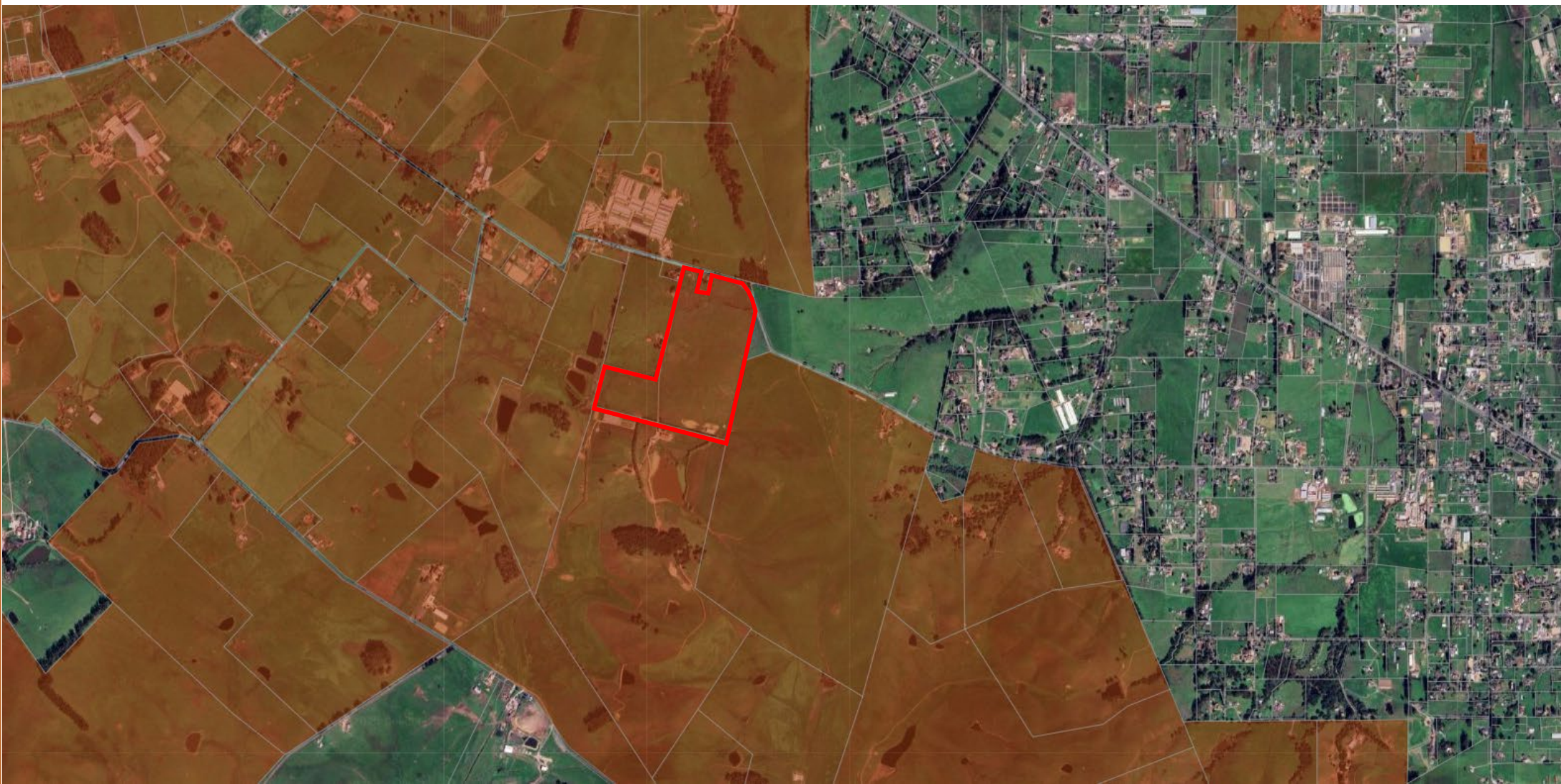


Land Use





Z Combining District





Project Description

- Zone Change to remove the Z Combining District
- No ADU is proposed under this application
- Subject property does not meet threshold criteria in Article 76 to be included in the Z – Combining District:





Parcel History

- Zoned “AE” Agricultural Exclusive Zone (1975)
- Z Combining District added to parcels formerly zoned “AE” and parcels under Williamson Act (1990)
- Rezoned to “LEA” Land Extensive Agriculture to match General Plan land use designation (1993)

Countywide Z Removal ORD #6285

- Countywide Z removal from approximately 1,924 parcels in LIA, LEA, and DA zoning districts
- Screening Criteria:
 - No environmental or safety concerns on property
 - An ADU on the parcel did not affect groundwater levels;
 - The property was not located in a Traffic Sensitive Combining Zone;
 - The property was not subject to a Land Conservation Act (Williamson Act) or other open space contract, or other recorded agricultural easements; and
 - The property was not located in the Coastal Zone.





General Plan and Zoning Consistency

- Land Extensive Agriculture (LEA)
 - ADUs do not contribute to General Plan or Land Use Density
 - Allows for Single Family Dwelling, ADU, and Junior ADU (JADU)
- Riparian Corridor (no impact)
 - A Riparian Corridor is located at the southwest corner of the subject parcel and makes up a small portion of the buildable land



Findings

- This request is exempt from CEQA pursuant to Section 15305 (Minor Alterations in Land Use Limitations).
- Adoption of the proposed ordinance is also exempt from CEQA pursuant to Public Resources Code section 21080.17, 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.
- The parcel does not meet criteria for Article 76 (ADU Exclusion) Combining District
 - Water Supply is located in a Class 2 Groundwater Availability.
 - Project site served by an existing private septic system and poses limited risk to groundwater contamination
 - Request will not contribute to traffic hazards
 - Request will not increase fire risk, A future ADU building permit will be required to comply with Fire Safe Standards for new development and defensible space





Staff Recommendation

- Board of Supervisors adopt an Ordinance to:
 - Find the project exempt from CEQA
 - Approve the requested zone change removing the Z Combining District from the subject property.



Questions

