

ORDINANCE NO. ()

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, TO RECLASSIFY CERTAIN REAL PROPERTY FROM THE RR B6 5 Z F2 ZONING DISTRICTS TO THE RR B6 5 F2 ZONING DISTRICTS FOR 5.09 ACRES LOCATED AT 711 LYTTON STATION RD GEYSERVILLE; APN 091-081-065

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

Section I. The Board of Supervisors finds that adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 of the State CEQA Guidelines for minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density because 1) the project does not change the underlying land use of rural residential or the density of primary dwelling units permitted, 2) the site has an average slope of 1.2%, which is less than 20%, and 3) no exceptions to the exemption under CEQA guidelines Section 15300.2 apply.

Section II. The Board of Supervisors finds that adoption of this ordinance is consistent with the General Plan. Removal of the Z Combining District is consistent with the Diverse Agriculture land use designation and will not significantly alter any of the potential uses that are currently allowed on this site.

Section III. The Board of Supervisors finds that adoption of this ordinance is consistent with Chapter 26 of the Sonoma County Code (Zoning). Removal of the Z Combining District would allow for an accessory dwelling unit on the parcel. Accessory dwelling units are allowed in the RR 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. This parcel does not meet any of the conditions provided in Sec. 26-76-005 for retaining the Z combining district, for the following reasons:

- a. The parcel has sufficient water supply to serve a primary dwelling unit and an accessory dwelling unit. The entire parcel and the existing well is located in a Class 1 Groundwater Availability Area, which indicates location in a major groundwater basin area, and a well test showed sufficient water supply for two dwelling units.
- b. An adequate wastewater disposal is available on site. However, the parcel does have sufficient land for expansion of a wastewater disposal system if necessary.

- c. 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.
- d. The subject parcel is not located within a Fire Hazard Severity Zone as established by the General Plan Safety Element (Figure PS-1g). The establishment of an accessory dwelling unit would not increase the fire risk. Removal of the Z Combining District would not decrease public safety.

Section IV. 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 RR (Rural Residential District), B6 5 (5 acres per dwelling unit density), Z (Accessory Dwelling Unit Exclusion Combining District), F2 (Floodplain Combining District) zoning districts; and shall be reclassified as the RR(Rural Residential District), B6 5 (5 acres per dwelling unit density), F2 (Floodplain Combining District) zoning districts, for 5.09 acres located at 711 Lytton Station Rd, Geyserville; APN 091-081-065 ; File No. ZCE24-0013. 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. _____.

Section V. 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 VI. 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 24 day of March, 2026, and finally passed and adopted this 24 day of March, 2026, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Hermosillo: Rabbitt: Coursey: Gore: Hopkins:

Ayes: Noes: Absent: Abstain:

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

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Christina Rivera,
Clerk of the Board of Supervisors