



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 10/14/2025

To: The Board of Supervisors of Sonoma County

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Scott Orr, Levan King Cranston (707) 565-1900

Vote Requirement: Majority

Supervisorial District(s): Four

Title:

2:50 P.M. - Zone Change to remove the Z (ADU Exclusion) Combining District; 9887 Eastside Road, Healdsburg (Permit Sonoma File No. ZCE23-0008).

Recommended Action:

Permit Sonoma recommends that the Board of Supervisors conduct a public hearing and adopt an Ordinance finding the proposed project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15305 (minor alterations in land use limitations) and California Public Resources Code Section 21080.17 and approving a zone change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District from the subject parcel at 9887 Eastside Road, Healdsburg; APN 066-300-063 (Permit Sonoma File No. ZCE23-0008) (Fourth District).

Executive Summary:

The project proposes approval of a Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District on a 2.63-acre parcel zoned Land Intensive Agriculture (LIA), located at 9887 Eastside Road, Healdsburg, approximately 1 mile west of the Town of Windsor. The parcel contains two existing agriculture storage buildings, two existing nonfunctional employee restrooms, and one storage shed. A new septic system is proposed under approved septic permit SEP21-0424, and will have capacity to support the existing restrooms, and a future Accessory Dwelling Unit (ADU). The request would allow for an Accessory Dwelling Unit to be developed on the subject property, secondary to construction of a future Single-Family Dwelling.

The Planning Commission adopted Resolution No. 25-06 on August 21, 2025, which recommended your Board approve the Zone Change to remove the Z Combining District from the subject parcel.

Discussion:

The Z combining district was applied to the subject property during the implementation of the 1989 General Plan, when many properties formerly designated "AE" Agriculture Exclusive were re-designated Land Intensive Agriculture (LIA) and zoned LIA Z. The purpose of Sec. 26-76-005 of the Sonoma County Zoning Code (Z - Accessory Dwelling Unit Exclusion Combining District) is to provide for the exclusion of accessory dwelling units in specific areas of Sonoma County. This includes areas where there is an inadequate supply of water for drinking or firefighting, where there is inadequate sewer services or danger of groundwater contamination, where the addition of accessory dwelling units would contribute to existing traffic hazards or increase the burden on heavily impacted streets, roads or highways, and where, because of topography, access or vegetation, and there is a significant fire hazard.

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In 2019, the Board adopted Ordinance No. 6285, which removed the “Z” Accessory Dwelling Unit Exclusion Combining District from 1,924 specified parcels located in the LIA - Land Intensive Agriculture, LEA - Land Extensive Agriculture, and DA - Diverse Agriculture zoning districts countywide that met screening criteria related to fire hazard zones, biotic habitat, groundwater, traffic, and Land Conservation Contracts. The subject parcel met all the 2019 countywide screening criteria, except the parcel was subject to a Land Conservation Contract which does not allow the use of ADU’s.

The subject parcel does not meet the criteria for inclusion in the Z Accessory Dwelling Unit Exclusion District per Article 76 of the Sonoma County Code. The subject parcel was once subject to a Land Conservation Contract however that has now been rescinded.

The Planning Commission voted 5-0 on August 21, 2025, adopting Resolution No. 25-06 finding the project exempt from CEQA and recommending approval to the Board of Supervisors for the requested zone change to remove the Z Combining District. The project is categorically exempt under State CEQA Guidelines Section 15305 because removing 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 because under state law the addition of one accessory dwelling unit may not be considered to exceed the allowable density (Government Code § 65852.2(a)(8)). 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.

Strategic Plan:

Not Applicable

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

None

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

This is an at-cost project for which project costs are the responsibility of the applicant.

Narrative Explanation of Staffing Impacts (If Required):

Not Applicable

Attachments:

Attachment 1: ZCE23-0008 Board of Supervisors Ordinance

Attachment 2: ZCE23-0008 Planning Commission Staff Report

Attachment 3: ZCE23-0008 Planning Commission Resolution No. 25-06

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Attachment 4: ZCE23-0008 Site Plan

Attachment 5: ZCE23-0008 General Plan Land Use Map

Attachment 6: ZCE23-0008 Vicinity Map

Attachment 7: ZCE23-0008 Zoning Map

Attachment 8: ZCE23-0008 PowerPoint Presentation

Related Items “On File” with the Clerk of the Board:

Not Applicable