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August 23rd, 2021

Planning Department
Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Proposal Statement

**2150 W Dry Creek Road
Healdsburg CA 95448
APNs: 089-190-034**

The intent of this zone change would be to remove the Z overlay on the subject property. The property is currently zoned LIA B6 20 Z, F1 and is approximately 5.09 acres in size. The property is bordered by Dry creek to the northeast and an unnamed tributary to the northwest. The property currently has 1.9 acres of wine grapes and a roughly 1227sft existing residence. The proposed plans would be to convert the existing residence to an accessory dwelling unit and build a primary residence on the subject property. The site has been evaluated for septic capacity and found to be capable of supporting this additional unit as well as the future primary residence. This property is also in a Zone 1 major groundwater basin.

The owner is proposing to comply with the accessory dwelling unit ordinance by reducing the existing residence to a maximum of 1200 sft. The allowance of this accessory dwelling until would fall in line with the state of California's intent of addressing housing affordability by increasing housing stock. The future primary dwelling would be subject to design review to ensure compliance with the SR zoning designation.

Sonoma County Code 26-76-005 states the following

Purpose: the purpose of this district is to provide exclusion of the accessory dwelling units in the following area:

- a) Areas where there is an inadequate supply of water for drinking or firefighting purposes.
- b) Areas where there are inadequate sewer services or danger of groundwater contamination.
- c) Areas where the addition of Accessory units would contribute to existing traffic hazards or increase the burden on heavily impacted streets, roads, or highways, and



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d) Areas where, because of topography, access, or vegetation, there is a significant fire hazard (Ord. No.4643, 1993).

General Plan Housing Element Policy HE-3c includes a program to remove qualifying parcels from the Z combining district when they are between two and ten acres in size. Policy HE-3c states the following:

Review "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on agricultural parcels of less than 10 acres county-wide, and consider removing the restrictions where appropriate.

Allowing an accessory residence on this parcel would not significantly impact the character of the neighborhood, nor the traffic in the area. In addition, the parcel is located in a major natural recharge area for groundwater.

The subject property received the LIA zoning designate (Land Intensive Agriculture), Z overlay exclusion (Accessory Unit Exclusion, formerly known as "Second Unit Exclusion") in 1993 during the implementation of the 1989 General Plan because the parcel was zoned AE (Agriculture Exclusive) at that time. Accessory dwellings are restricted in the Agricultural Zones because Ag zoned parcels are typically allowed to have agricultural employee units, farm family, and farmworker units which do not count towards density and are directly related to agriculture. However, many substandard parcels (such as this parcel) do not qualify for these types of units. The Board adopted Policy HE-3c to allow the smaller parcels to have an accessory unit if appropriate.

Typically, accessory dwelling units are allowed in the Land Intensive Agriculture zoning district under the following circumstances: there is not a Z combining district; the parcel is not under a Land Conservation (Williamson) Act Contract; the parcel is at least 1.5 acres in size in areas served by well and septic systems; and the request meets all the Accessory Dwelling Unit Zoning Code standards. The parcel is 6.4 acres in size and not large enough to be placed under a Land Conservation (Williamson) Act Contract, even though approximately 2 acres is planted in grapes. Removal of the Z (Accessory Unit Exclusion) combining district on the subject parcel is consistent with the General Plan.

Removing the Z combining district and allowing an accessory dwelling unit on the parcel is consistent with County Policy HE-3c as an opportunity to provide affordable housing on the site.

In response to the 4 criteria of policy 26-76-005--see below for the reason why this parcel, specifically, should does not meet the intended purpose of the exclusion zone.

a) This parcel is in a zone 1 major groundwater basin with an existing well for the subject site as well as a community well that serves the Jack Pine residential neighborhood.



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- b) This site has had a pre-perc soils evaluation completed. Soils are deep and alluvial in nature without any presence of mottling, which is an indicator of groundwater.
- c) Impact for one addition residence is not expected to have negative impact on traffic at the site because there is adequate site distance along this frontage and no potential traffic hazards in this area. It is anticipated that the new primary residence would utilize the existing driveway alignment and the entry onto W. Dry Creek would be improved per current public works standards.
- d) This site is not considered a high severity fire zone. The site is listed as a moderate fire zone. In addition the site is bordered by W. Dry Creek on the Southwest and Dry creek on the northeast. Future residence location will be within the existing vineyard footprint which provided additional defensible space. The structure will go through the design review process and will be built out of fire resistant materials.

Please don't hesitate to contact me if you have any questions.

Sincerely,

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