

Board of Supervisors

August 9, 2022

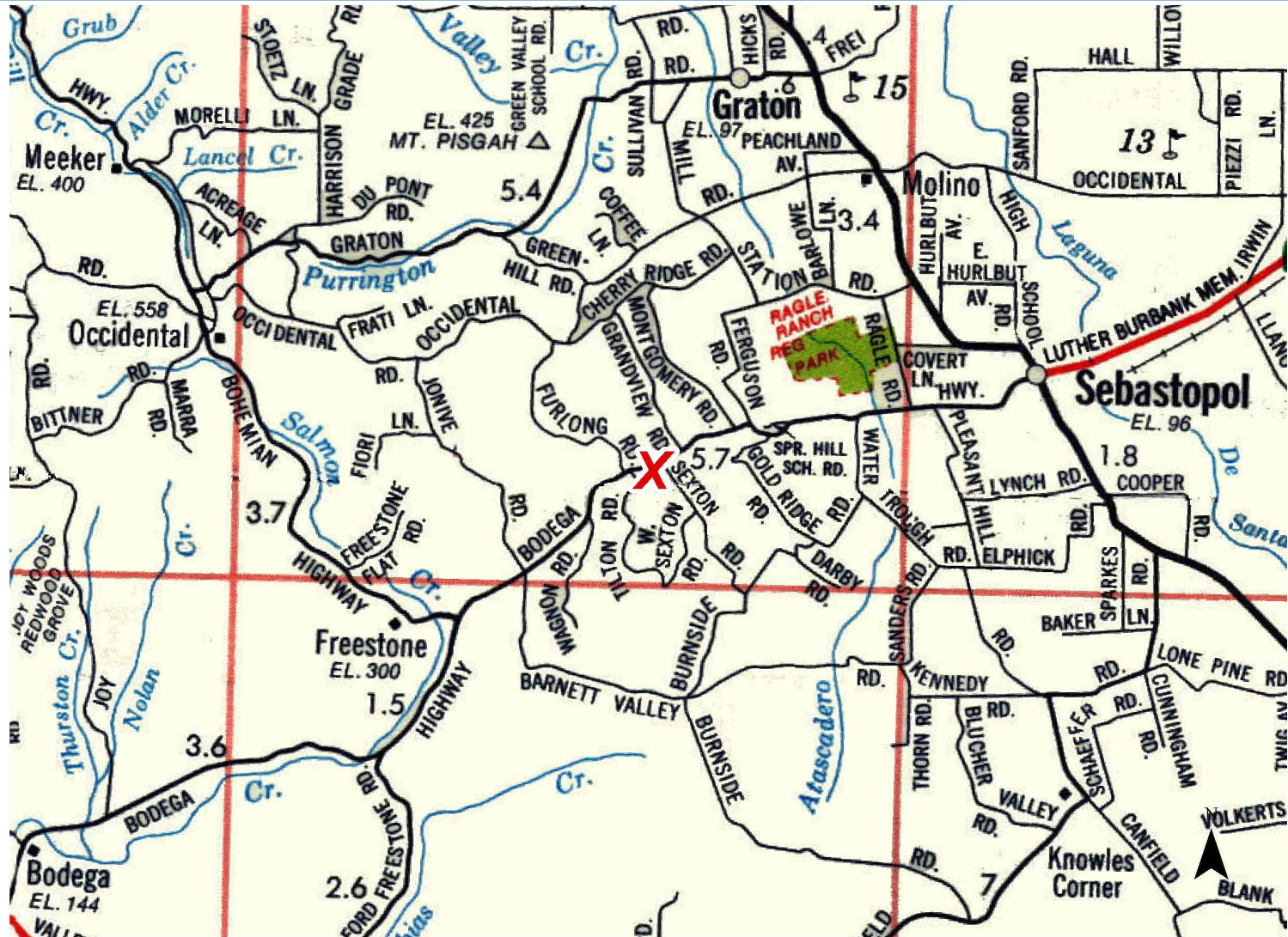
ZCE21-0006

10531 Bodega Highway, Sebastopol; APN 077-070-010

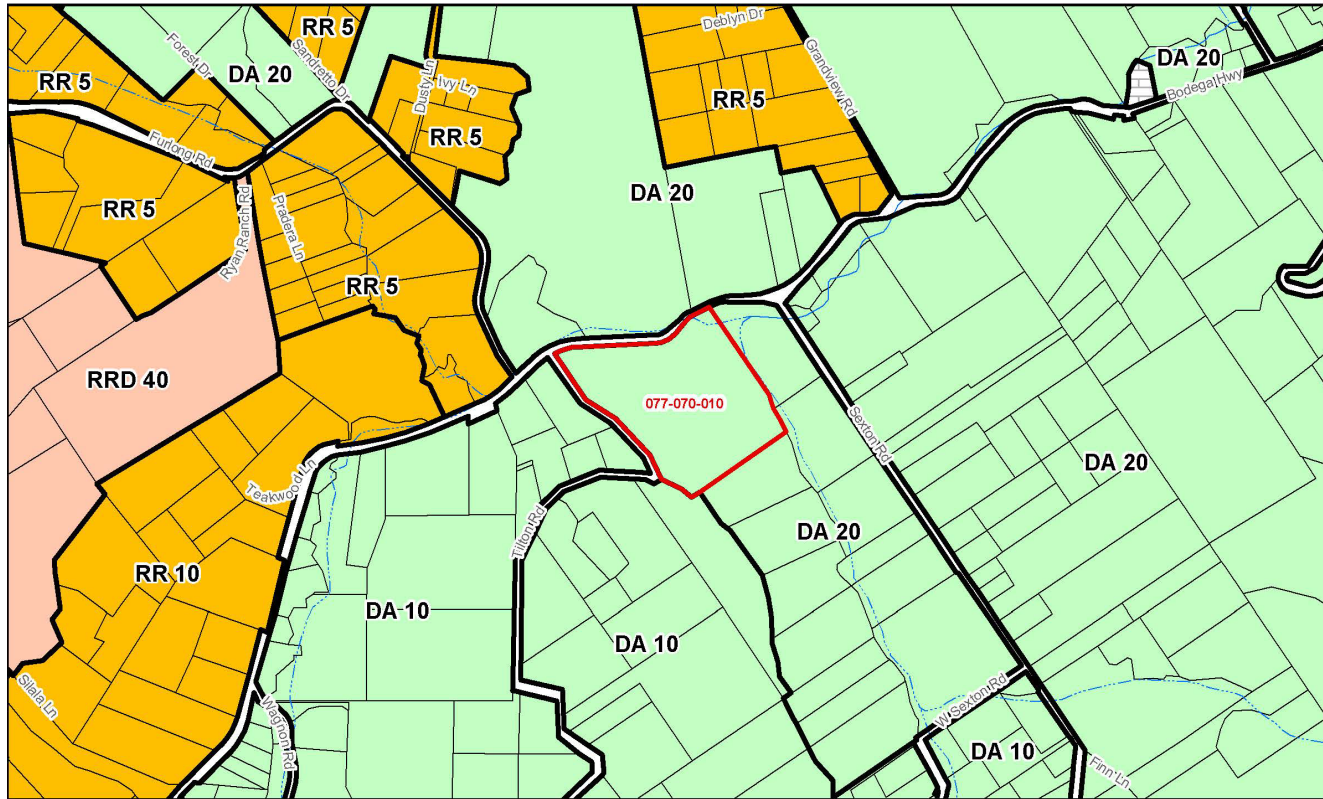
Claudette Diaz, Project Planner



Vicinity Map



Land Use



General Plan Land Use

- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resources & Rural Development
- Rural Residential
- Urban Residential
- Recreation / Visitor-Serving Commercial

- General Commercial
- Limited Commercial
- Limited Commercial Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi-Public

- Planning Area Policy
- Affordable Housing
- City

Base Map Data

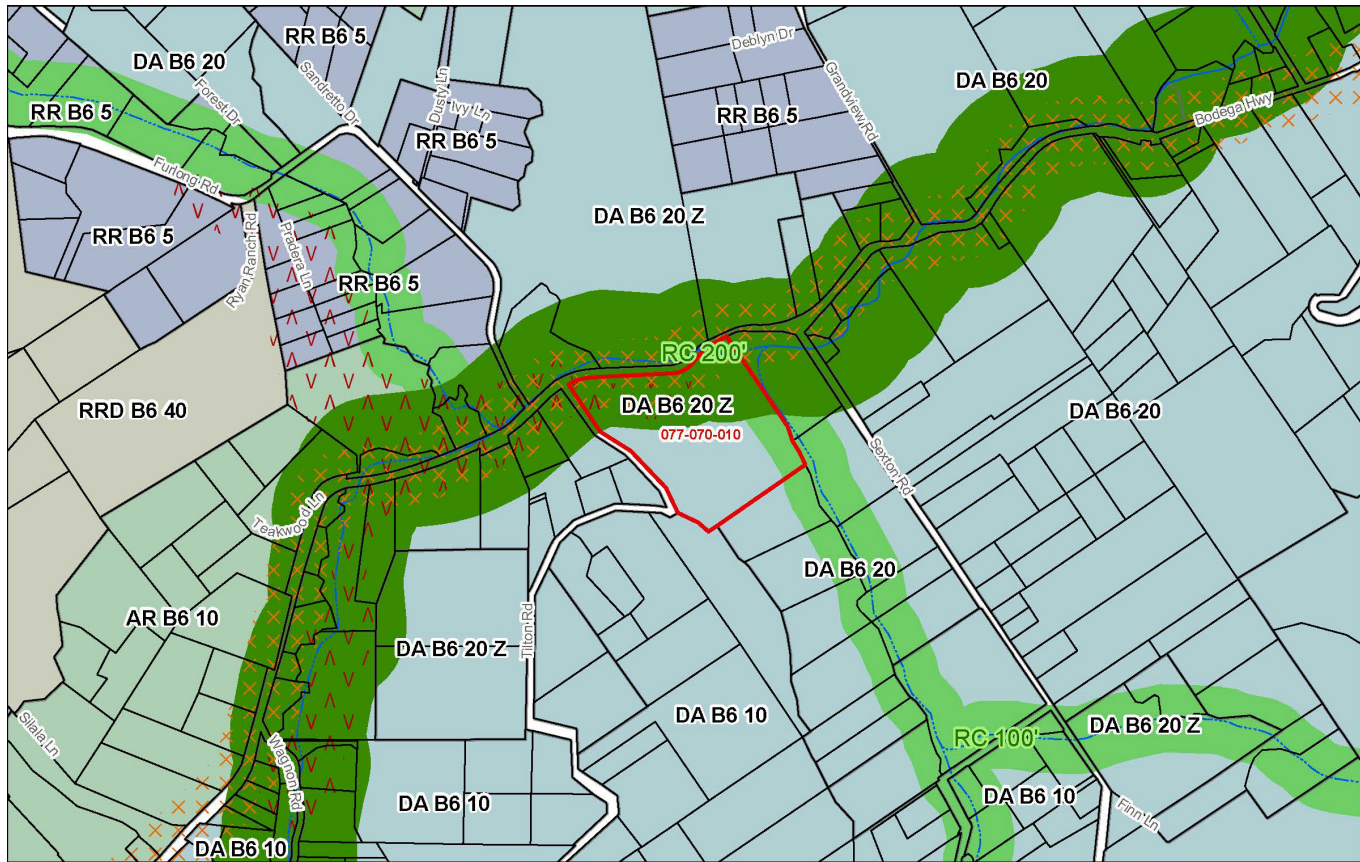
- Street
- Perennial Stream
- Intermittent Stream



1 inch equals 1,000 feet

Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

Zoning



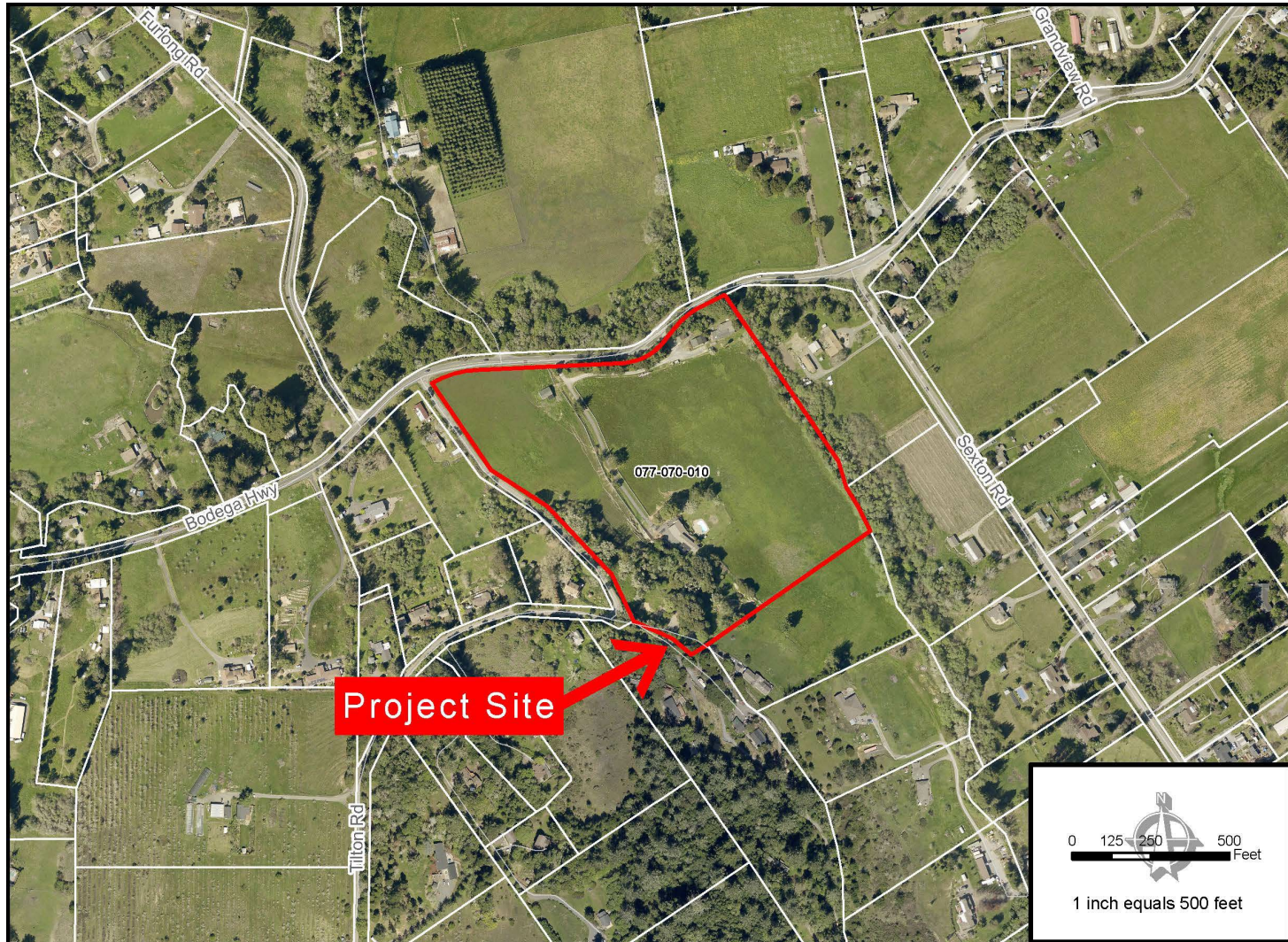
Zoning and Combining Districts

| | | |
|------------------------------|-----|------------------------|
| RC Riparian Corridor (width) | XX | SR Scenic Resource |
| 50' | XX | |
| 100' | V V | VOH Valley Oak Habitat |
| 200' | V V | |



1 inch equals 1,000 feet

Project Site



Project Proposal

- Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District to allow for an Accessory Dwelling Unit on site

Previous Actions

- Planning Commission approved the revocation of the Use Permit (UP #6452)
- Planning Commission recommended the Board of Supervisors approve the Zone Change to remove the Z Combining District

Parcel History and Z Combining District

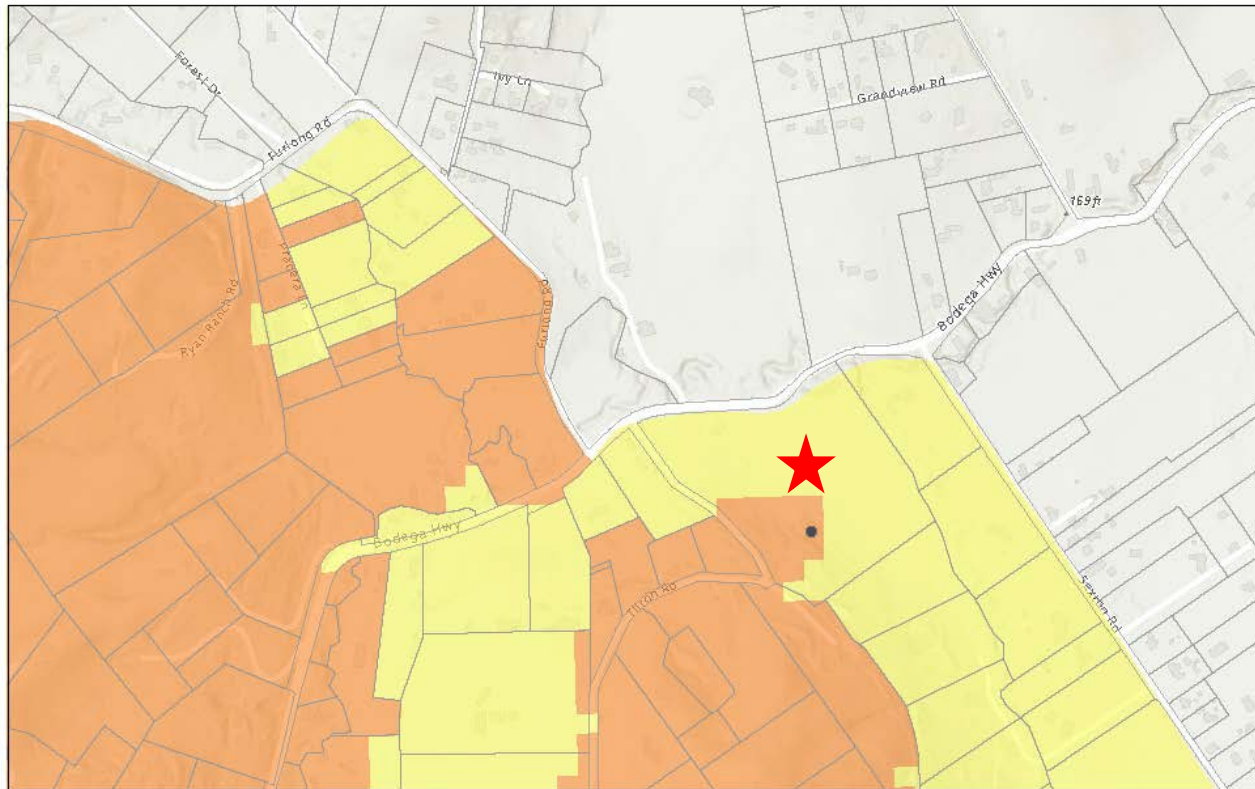
- Zoned “A” for Agricultural Zoning District (1972)
- Zoned “AE” Agricultural Exclusive Zone (1975)
- Rezoned to “DA” Diverse Agriculture to match General Plan land use designation (1989)
- Z Combining District added to parcels formerly zoned “AE” and parcels under Williamson Act (1990)

Countywide Z Removal ORD#6285

- Countywide Z removal from approximately 1,924 parcels in LIA, LEA, and DA zoning districts that met screening criteria found in Policy HE-3c
- Parcel was not included due to a 2 acre portion being located in a Class 4- Low/High Variable Water Yield area and a 2 acre portion located within a High Fire Hazard Area

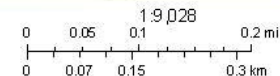
Fire Hazard Severity Map

Fire Hazard Severity



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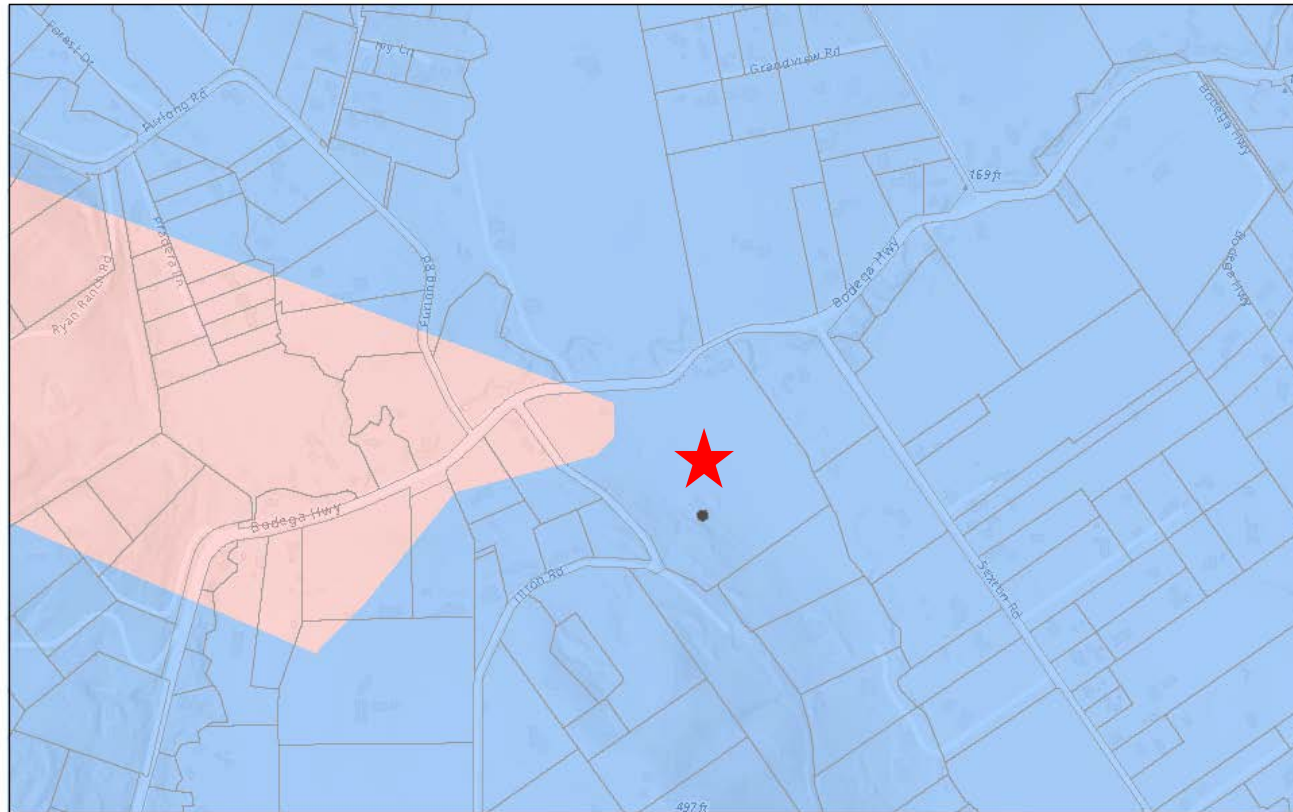
Parcel
Fire Hazard Severity Zone
High
Moderate



Source: Esri, Airbus DS, USGS, NOAA, NASA, CGIAR, N Robinson, INCEAS, NLS, OS, NIMA, Geodatasynebel, RiskwaterEast, OSA, Geobid, FEMA, Permit Sonoma
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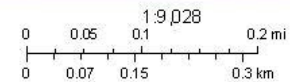
Groundwater Availability

Groundwater Availability



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Parcel Groundwater Availability
Class 4
Class 2



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGLW, N Robinson, NCEM, NLS, OS, NMA, Geodatacentre, Rijkswaterstaat, GSA, Geoland, FEMA,

Permit Sonoma

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Article 76- Z Combining District

- Does not meet criteria for inclusion found in Article 76 (ADU Exclusion Zone) of Sonoma County Code
 - 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 second units would contribute to existing traffic hazards or increase the burden on heavily impacted streets, roads, or highways, and*
 - d) *Areas where, because of topography, access, or vegetation, there is a significant fire hazard.*

Findings

- The project is exempt from CEQA Section 15305 (Minor Alterations in Land Use Limitations)
- The parcel does not meet agricultural use thresholds for an agricultural employee dwelling unit
- The parcel does not criteria for Article 76 (ADU Exclusion) Combining District
 - Well Test results evaluated by Permit Sonoma Geologist and determined the well yield was sufficient to support two dwelling units
 - Project site served by a private septic system
 - Project will not contribute to existing traffic hazards
 - Project will not increase the fire risk and will meet Board of Forestry standards as determined by Sonoma Fire Prevention staff

Staff Recommendation

- Board of Supervisors adopt a resolution to:
 - Find the project exempt from CEQA
 - Approve the requested zone change removing the Z Combining District



End Presentation

Questions?

