

Board of Supervisors

July 11, 2023

ZCE22-0008

1506 Dry Creek Road, Healdsburg; APN 089-040-002

Wil Lyons, Project Planner

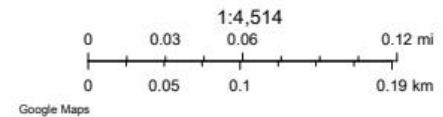


Base Zoning



Base Zoning

LIA - Land Intensive Agriculture



Project Site



Project Description

- Zone Change to remove Z Combining District
- No ADU is proposed under this application

Parcel History and Z Combining District

- Zoned “A” for Agricultural Zoning District (1972)
- Zoned “AE” Agricultural Exclusive Zone (1975)
- Rezoned to “LIA” Land intensive Agriculture 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
- Does not meet threshold criteria in Article 76 for inclusion in Z ADU Exclusion Zone Combining District 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.*

General Plan and Zoning Consistency

- Land Intensive Agriculture (LIA)
 - ADUs do not contribute to General Plan or Land Use Density
 - Allows for Single Family Dwelling, ADU, and Junior ADU (JADU)
- Floodway
 - No construction is allowed within designated Floodway areas, no ADU would be permitted in these areas.
- Riparian Corridor
 - Riparian corridor areas are within the designated Floodway where no construction would be allowed
- Scenic Resources
 - ADUs are not subject to design review
 - Any new construction proposal would be evaluated against Scenic Corridor objective standards at that time
- Valley Oak Habitat
 - No trees are proposed to be removed under this application

Findings

- The project is exempt from CEQA Section 15305 (Minor Alterations in Land Use Limitations) and Section 15282(h) implementing Government Code Section 65852.2
- The parcel does not meet agricultural use thresholds for an agricultural employee dwelling unit
- The parcel does not meet criteria for Article 76 (ADU Exclusion) Combining District
 - Water Supply located in Class 1 Groundwater Availability
 - Project site served by an approved private septic system
 - Project will not contribute to traffic hazards
 - Project will not increase the fire risk, is not within a fire hazard severity zone, and is located within the Sotoyome Volunteer Fire Company District

Staff Recommendation

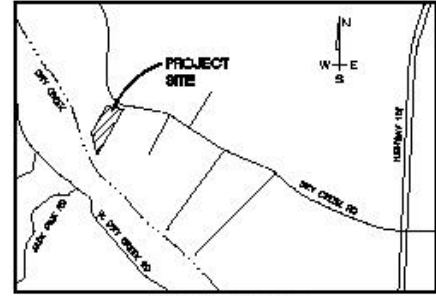
- Board of Supervisors adopt an ordinance to:
 - Find the project exempt from CEQA
 - Approve zone change removing the Z Combining District from subject parcel

Questions?



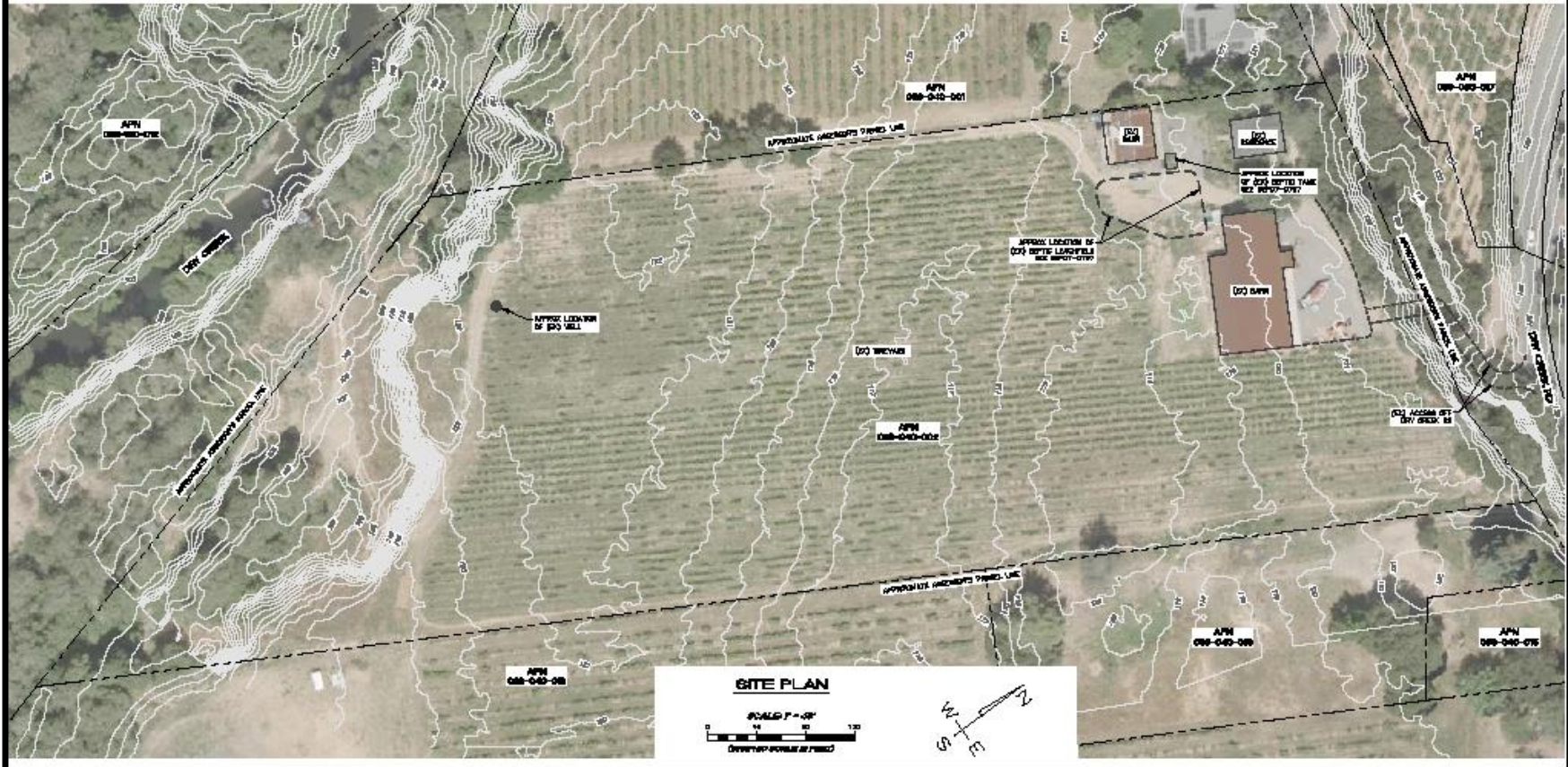


EXISTING ACCESS STREET VIEW



LOCATION MAP

NO SCALE



SITE PLAN

SCALE 1" = 50'
 0 50 100 150
 DISTANCE IN FEET



NO.	DESCRIPTION	DATE

MUNIELLE CIVIL ENGINEERING
 CIVIL ENGINEERING & LAND PLANNING
 10000 WILSON AVENUE, SUITE 100
 SAN ANTONIO, TEXAS 78231
 (214) 481-1111
 M. Munielle, P.E.
 M. Munielle, P.E.



1500 DRY CREEK RD. SITE PLAN
 APN 089-040-001
 1500 DRY CREEK RD.
 SAN ANTONIO, TEXAS 78231

APR 16, 2022
 JOB NO. 162-22

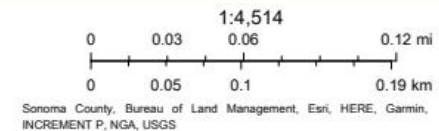
SHEET NO. **1**
 OF 1 SHEET

Fire Hazard Severity Map



Fire Hazard Severity Zone




Moderate

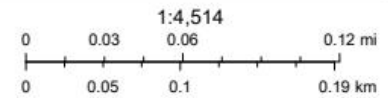


Groundwater Availability



Groundwater Availability

	Class 3
	Class 1
	Class 4



Sonoma County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Environmental Review

- CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, because the proposed zone change would not result in any changes in land use or density and is proposed on a site with an average slope of less than 20 percent; and
- CEQA Guidelines Section 15282(h), which provide a statutory exemption for adoption of an ordinance by a city or county to implement the provisions of Government Code Section 65852.2 regarding Accessory Dwelling Units. The proposed rezoning would provide for the creation of an Accessory Dwelling Unit in an area zoned to allow residential development.

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