

Board of Supervisors

November 7, 2023

ZCE22-0014

1524 Dry Creek Road, Healdsburg; APN 089-040-001

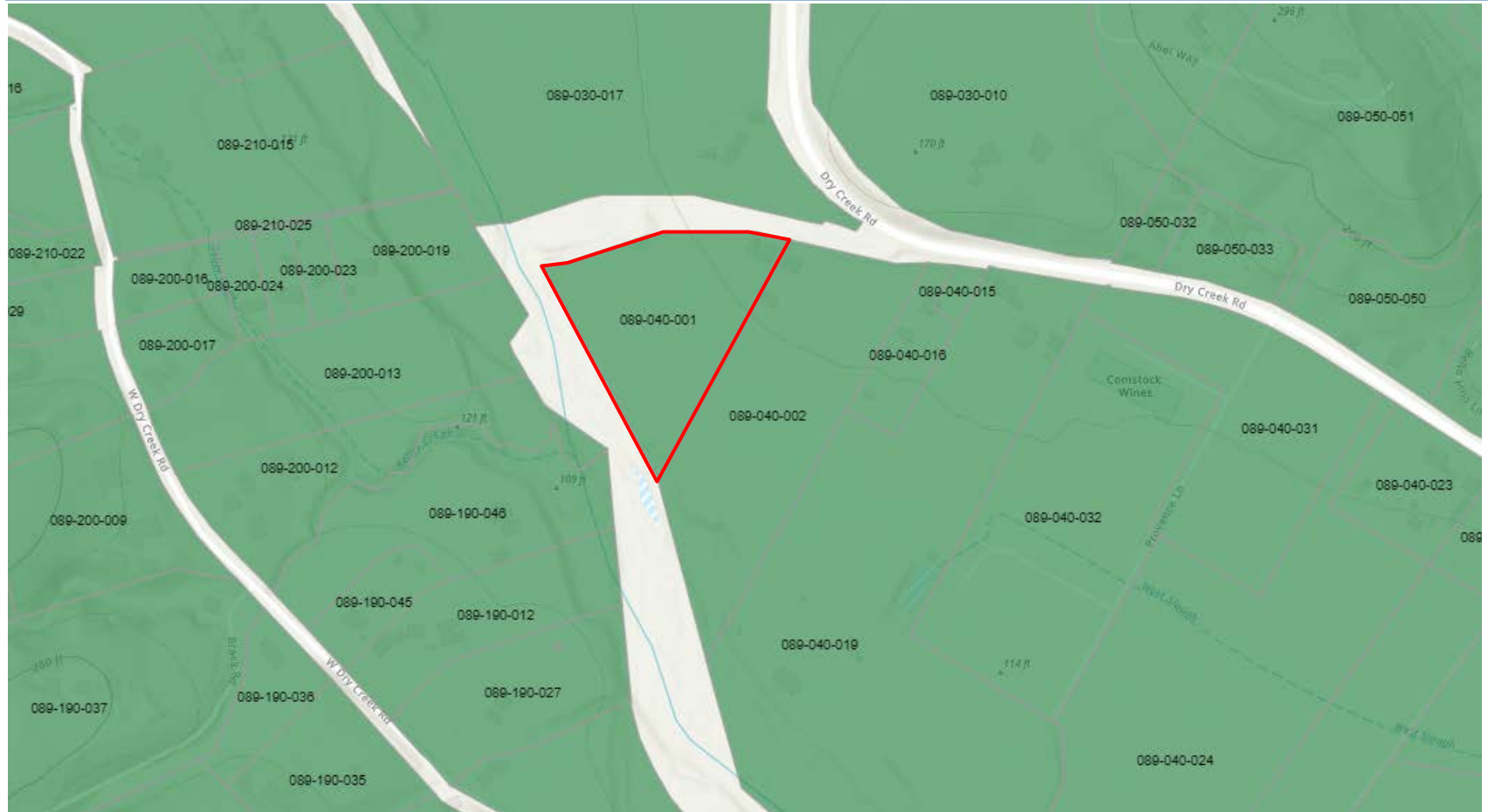
Levan King Cranston, Project Planner



Project Site



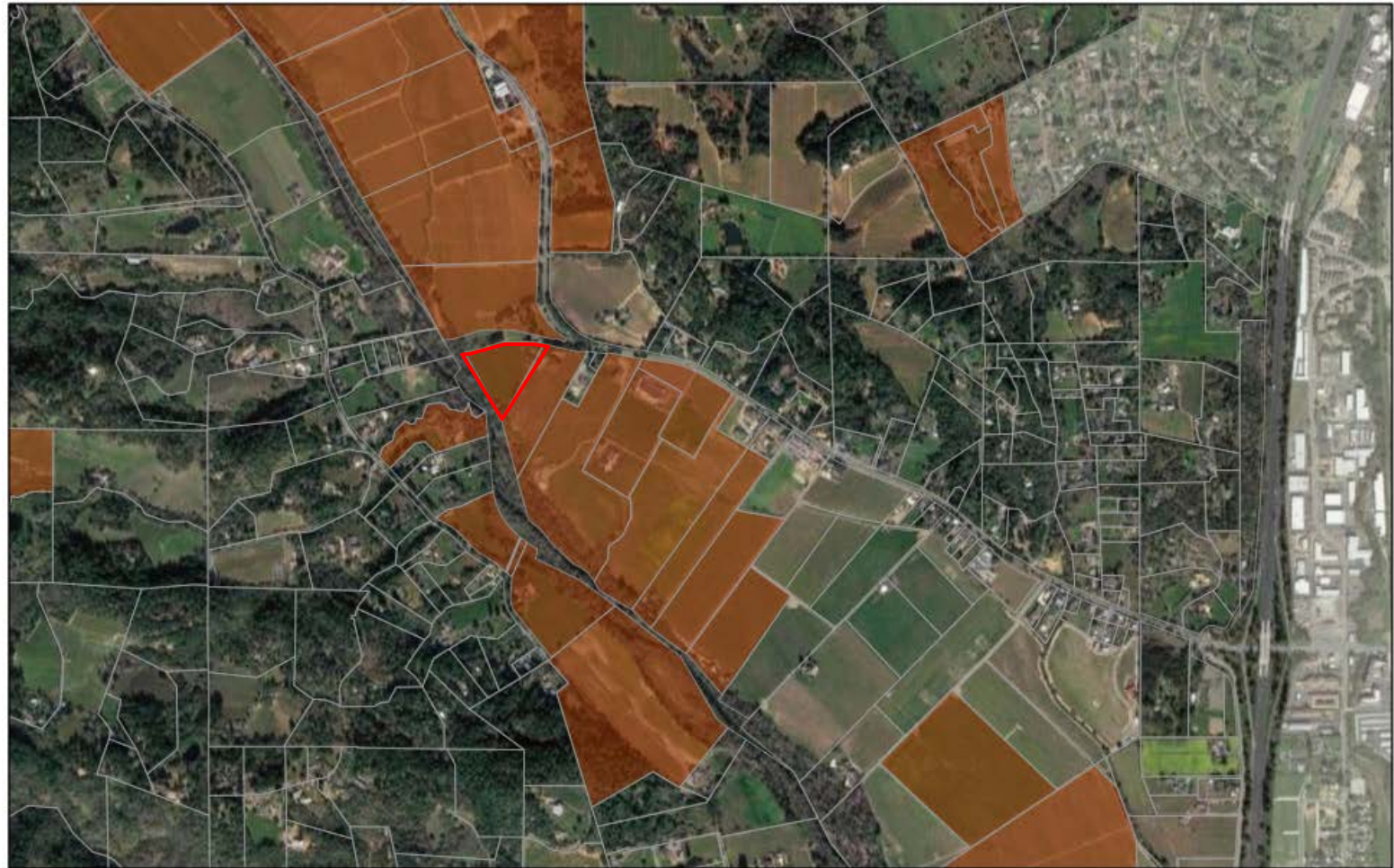
Land Use



General Plan Land Use

 LIA – Land Intensive Agriculture

Z Combining District



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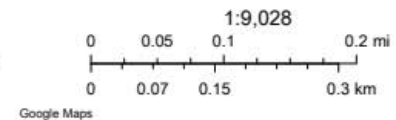
Parcel Z - Accessory Dwelling Unit Exclusion
City Limit

1:18,056
0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km
Google Maps

Zoning Combining Districts



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Project Description

- Zone Change to remove Z Combining District
- No ADU is proposed under this application
- Subject property does not meet threshold criteria in Article 76 to be included in the Z - Combining District:
 - 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.*

Parcel History and Z Combining District

- Zoned “AE” Agricultural Exclusive Zone (1975)
- Z Combining District added to parcels formerly zoned “AE” and parcels under Williamson Act (1990)
- Rezoned to “LIA” Land intensive Agriculture to match General Plan land use designation (1993)

Countywide Z Removal ORD#6285

- ❑ Countywide Z removal from approximately 1,924 parcels in LIA, LEA, and DA zoning districts
- ❑ Screening Criteria:
 - No environmental or safety concerns on property
 - An ADU on the parcel did not affect groundwater levels;
 - The property was not located in a Traffic Sensitive Combining Zone;
 - The property was not subject to a Land Conservation Act (Williamson Act) or other open space contract, or other recorded agricultural easements; and
 - The property was not located in the Coastal Zone.

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 and Floodplain
 - No construction is allowed within designated Floodway areas, no ADU would be permitted in these areas.
- Riparian Corridor
 - Riparian corridor areas are located at the rear of the subject parcel and make up a small portion of the buildable land
- Scenic Resources (Scenic Landscape Unit, Scenic Corridor)
 - Any new construction proposal would be evaluated against Scenic Resource objective standards at that time
- Valley Oak Habitat
 - No trees are to be removed under this request

Findings

- This request is exempt from CEQA pursuant to Section 15305 (Minor Alterations in Land Use Limitations) and Section 15282(h) implementing Government Code Section 65852.2
- The parcel does not meet criteria for Article 76 (ADU Exclusion) Combining District
 - ▣ Water Supply is located in a Class 1 Groundwater Availability.
 - ▣ Project site served by an existing private septic system and poses limited risk to groundwater contamination
 - ▣ Request will not contribute to traffic hazards
 - ▣ Request will not increase fire risk, and is located within the Sotoyome Volunteer Fire Company District
 - ▣ 2022 Fire Hazard Severity Zone (FHSZ) Map designates approximately 0.18-acres of the total 6.22-acre property as a High FHSZ. An ADU is not anticipated to substantially increase fire risk as the property is relatively flat and surrounded by vineyards

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

Questions?

