

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM RR B6 3 Z, VOH ZONING DISTRICTS(S) TO THE RR B6 3, VOH ZONING DISTRICT FOR 0.5-ACRES LOCATED AT 4008 JOBE LN SANTA ROSA CA, APN: 035-072-026

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. The Board of Supervisors finds that adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 of the State CEQA Guidelines, because the proposal to remove 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. This ordinance is a minor alteration in land use limitations that does not alter the base zoning or allowable uses or density because under state law, addition of one accessory dwelling unit may not be considered to exceed the allowable density for the lot upon which it is located (Government Code § 65852.2(a)(8)). No exceptions listed under Section 15300.2 apply. Adoption of the proposed ordinance is also exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines Section 15282(h), 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. The proposed rezoning would provide for the creation of an accessory dwelling unit in an area zoned to allow residential development.

Section II. The Board of Supervisors finds that adoption of this ordinance is consistent with the General Plan. Removal of the Z Combining District is consistent with the Urban Residential land use designation and will not significantly alter any of the potential uses that are currently allowed on this site.

Section III. The Board of Supervisors finds that adoption of this ordinance is consistent with Chapter 26 of the Sonoma County Code (Zoning). Removal of the Z Combining District would allow for an accessory dwelling unit on the parcel. Accessory dwelling units are allowed in the RR Zoning District (Sec. 26-08-030, Allowed land uses). The parcel meets the Zoning Ordinance requirements for an accessory dwelling unit. Section 26-88-060 of the Zoning Ordinance allows an accessory dwelling unit in the zoning districts that allow single-family dwellings. The subject parcel meets this standard. This parcel does not meet any of the conditions provided in Sec. 26-76-005 for retaining the Z combining district, for the following reasons:

- a. The Z Combining District was not originally applied to the subject parcel for reasons related to water supply because the parcel is located in a Class 1 Groundwater Availability Area. The addition of Accessory Dwelling Units on this

parcel are not anticipated to cause any adverse impacts to groundwater availability.

- b. Adequate wastewater disposal is available. The subject property is connected to public sewer, and therefore the increase of wastewater generated by an ADU at this location will not further intensify the risk of groundwater contamination.
- c. The parcel is not located in an area with existing traffic hazards, and the addition of an accessory dwelling unit on this site would not increase the burden on streets, roads or highways in the area as they are all operating acceptably and are not projected to become impacted in the foreseeable future.
- d. The parcel is not located within a Fire Hazard Severity Zone. The addition of an ADU is not anticipated to substantially increase fire risk as much of the property consists of a flat paved surface, and existing 1,770-sqft single-family dwelling. A future ADU building permit will be required to comply with Fire Safe Standards for new development and defensible space. Additionally, the parcel is within a Local Response Area and is served by the Santa Rosa Fire District.

Section IV. The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, is amended by reclassifying the following real property from the RR (Rural Residential) B6 3 (3-acres per dwelling unit density) Z (Accessory Dwelling Unit Exclusion Combining District), VOH (Valley Oak Habitat) Zoning District(s) to the RR (Rural Residential) B6 3 (3-acres per dwelling unit density), VOH (Valley Oak Habitat) Zoning District(s) for 0.5-acres located at 4008 Jobe Ln Santa Rosa CA, APN: 035-072-026. File ZCE23-0012. The Director of Permit Sonoma is directed to reflect this amendment to the OZD of the County as shown on Sectional District Map No. 10.

Section V. If any section, subsection, sentence, clause or phase of this Ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this Ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section VI. This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in The Press Democrat, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on the X day of X, 2025, and finally passed and adopted this X day of X, 2025, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Hermosillo: Rabbitt: Gore: Hopkins: Coursey:

Ayes:

Noes:

Absent:

Abstain:

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Christina Rivera,
Clerk of the Board of Supervisors