

ZCE23-0008

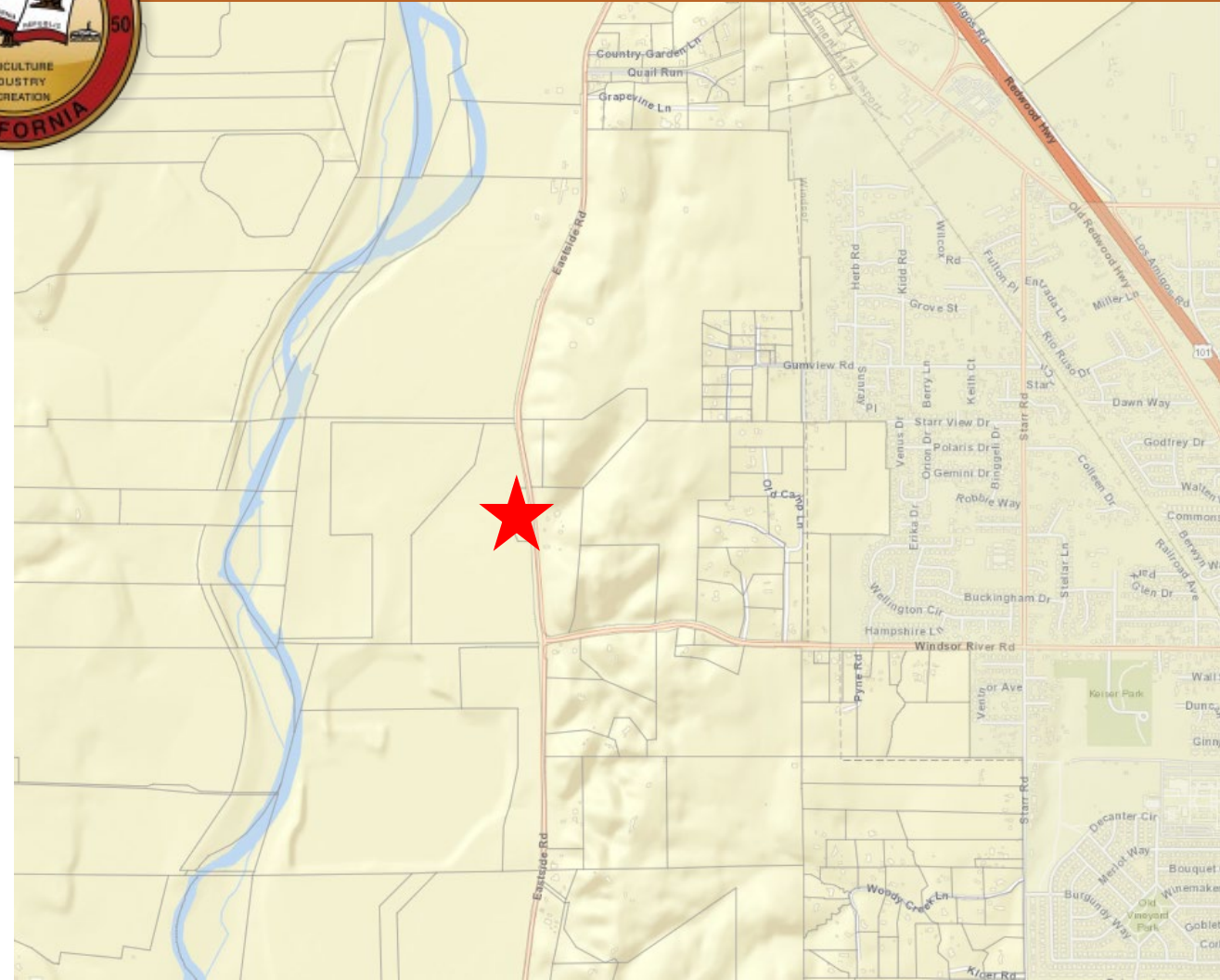
9887 Eastside Rd, Healdsburg, CA



Levan King Cranston Project Planner

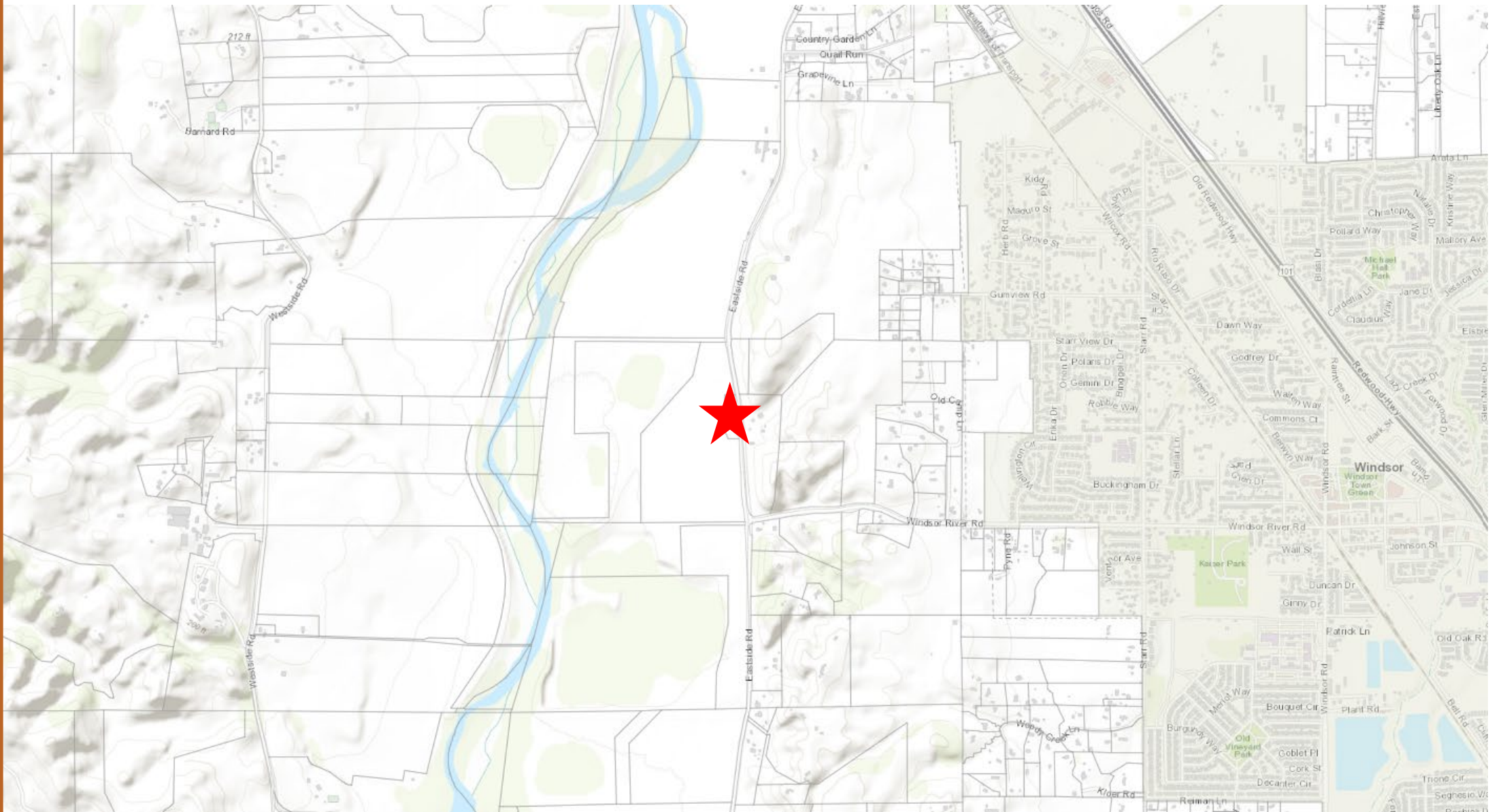
Project Request:

- Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District.
- 2.63-acre parcel
- APN: 066-300-063





Vicinity Map



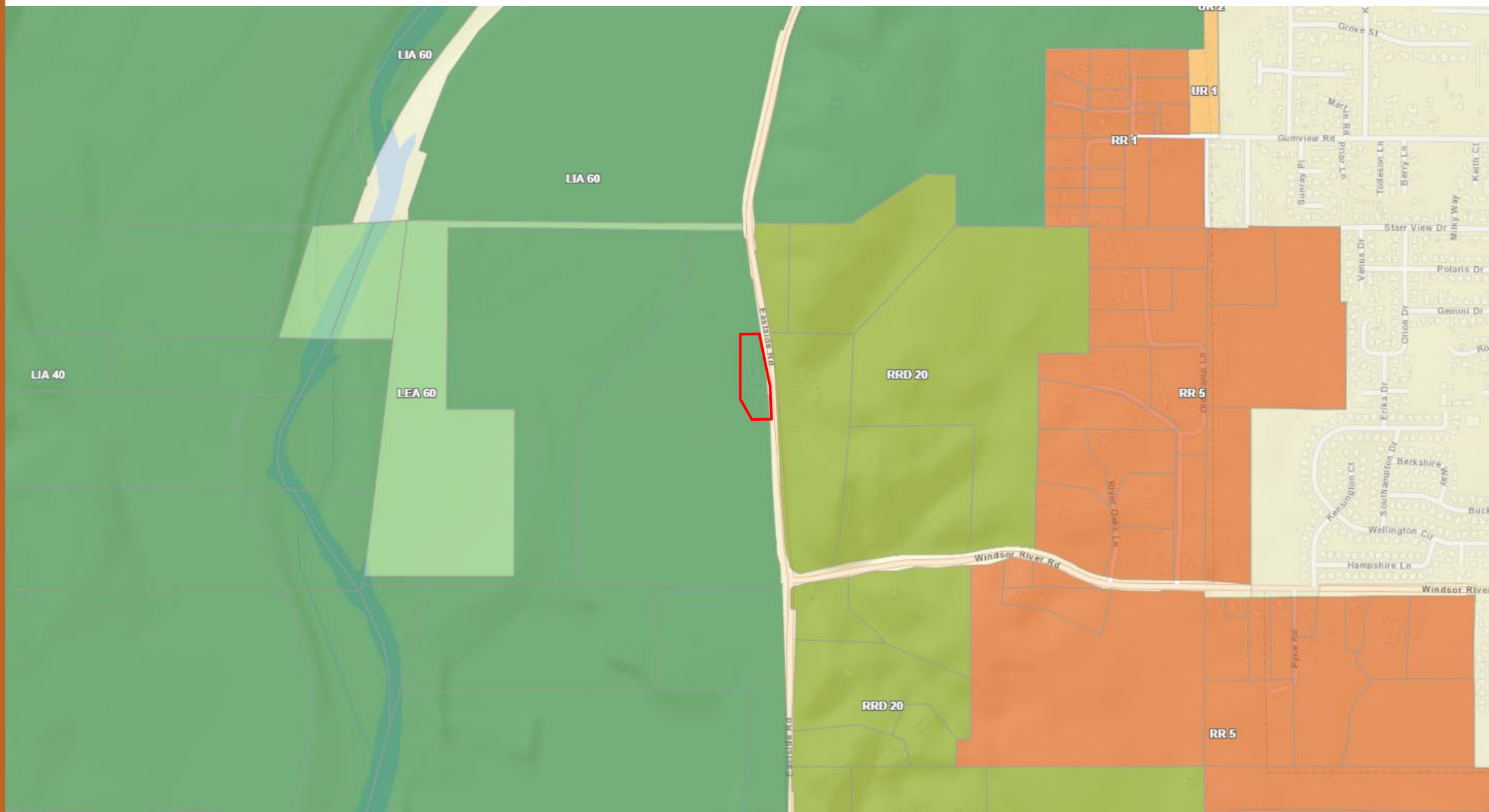


Project Site



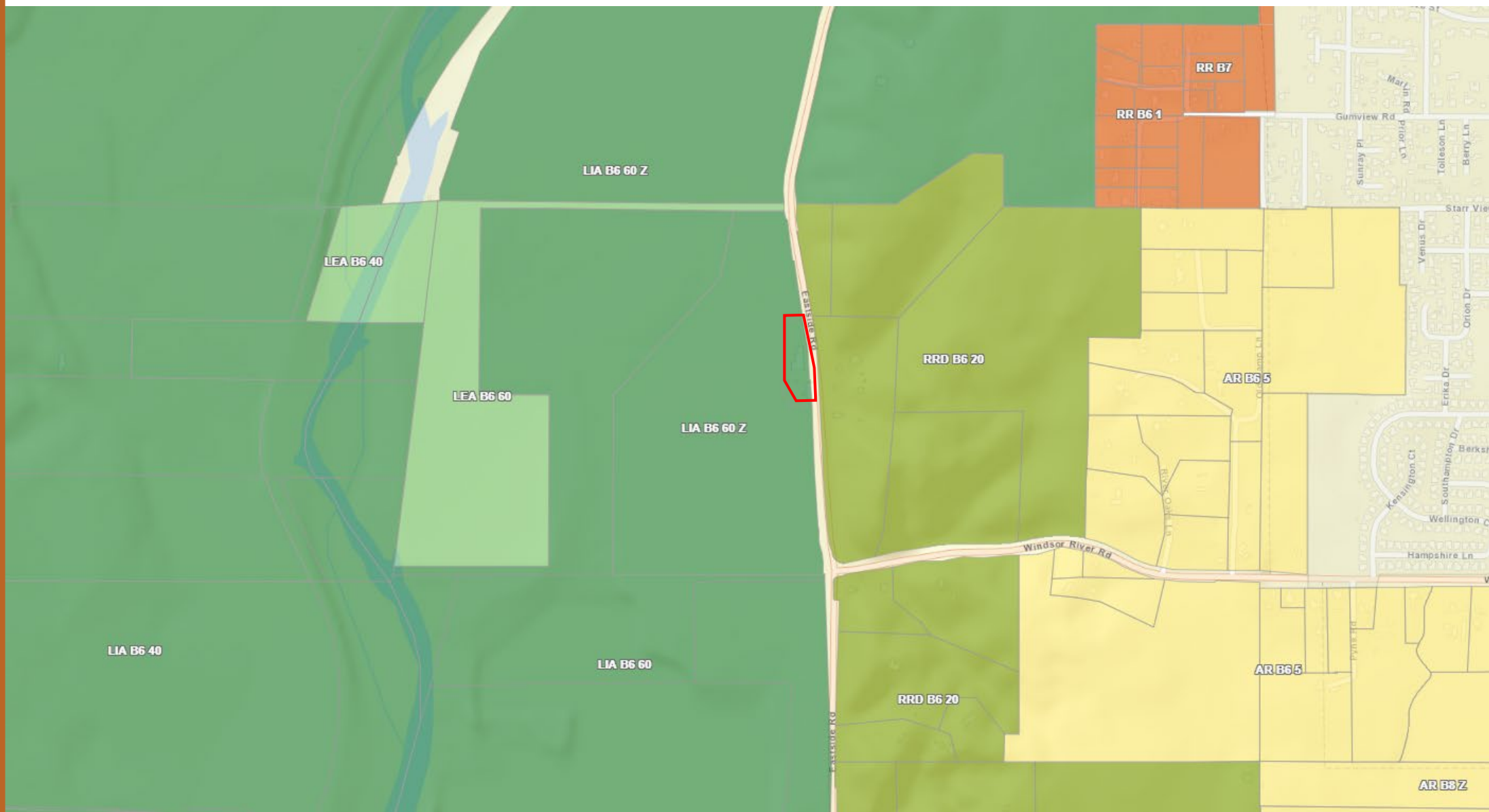


Land Use



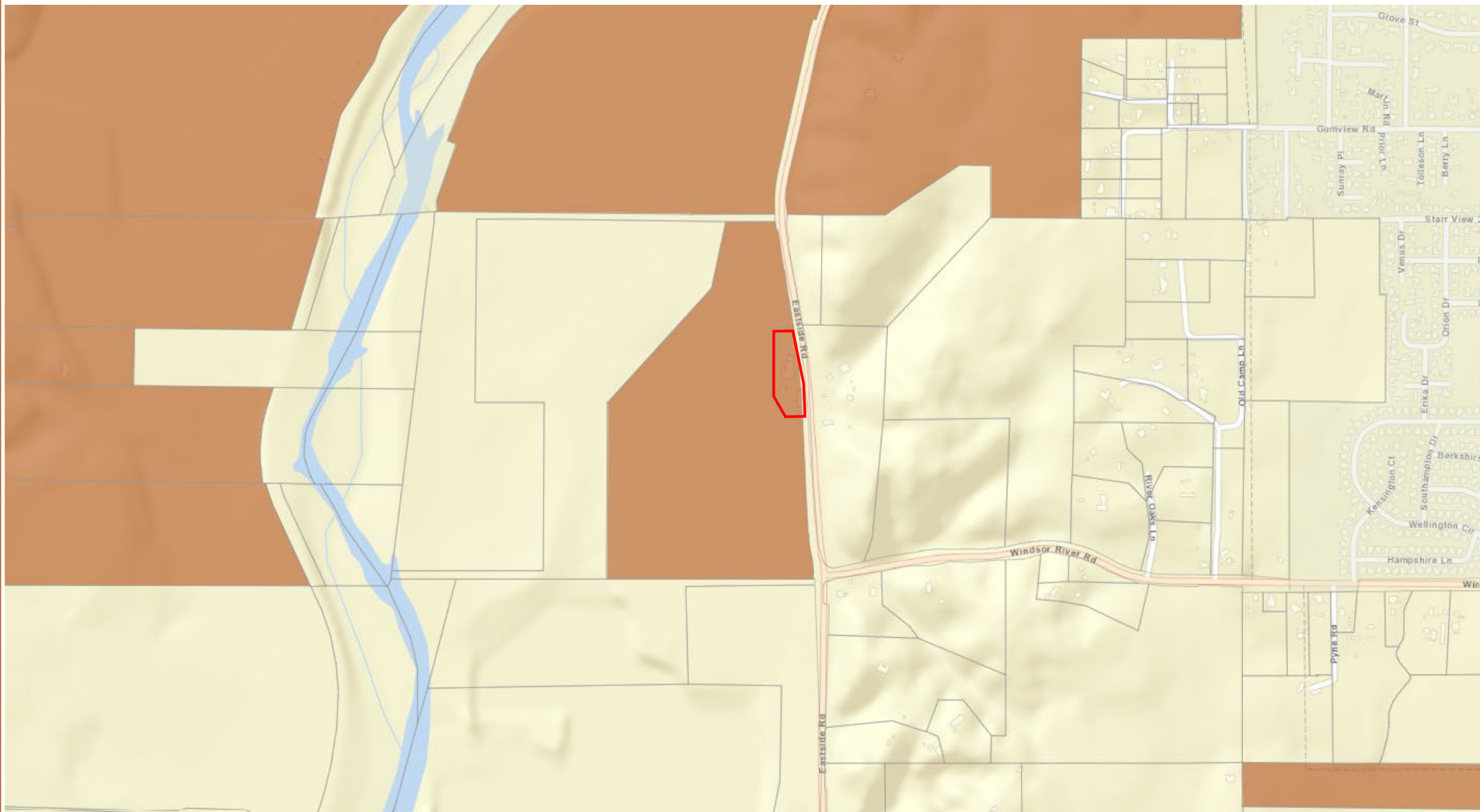


Zoning





Z Combining District





Project Description

- Zone Change to remove the 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:





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 “LEA” Land Extensive 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.





Zoning Consistency

- LIA (Land Intensive Agriculture)
 - ADUs do not contribute to General Plan or Land Use Density
 - Allows for Single Family Dwelling, ADU, and Junior ADU (JADU)
- Valley Oak Habitat (no impact)
 - No trees are proposed for removal as part of this request





Findings

- This request is exempt from CEQA pursuant to Section 15305 (Minor Alterations in Land Use Limitations).
- Adoption of the proposed ordinance is also exempt from CEQA pursuant to Public Resources Code section 21080.17, 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 parcel does not meet criteria for Article 76 (ADU Exclusion) Combining District
 - Subject property has Class 1 groundwater availability (Major groundwater basin). An ADU is not anticipated to cause any adverse impacts to groundwater in the area.
 - Any future ADU will be served by a private septic system and poses limited risk to groundwater contamination
 - Will not contribute to traffic hazards
 - An ADU is not anticipated to substantially increase fire risk on the property as the property is relatively flat and surrounded by agricultural land, there is adequate access to a county maintained public road,





Staff Recommendation

- Board of Supervisors adopt an Ordinance to:
 - Find the project exempt from CEQA
 - Approve the requested zone change removing the Z (Accessory Dwelling Unit Exclusions) Combining District from the subject parcel.



Questions

