



## COUNTY OF SONOMA

575 ADMINISTRATION  
DRIVE, ROOM 102A  
SANTA ROSA, CA 95403

### SUMMARY REPORT

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**Agenda Date:** 11/7/2023

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**To:** Sonoma County Board of Supervisors

**Department or Agency Name(s):** Permit Sonoma

**Staff Name and Phone Number:** Levan King Cranston, Planner II (707) 565-2592

**Vote Requirement:** Majority

**Supervisory District(s):** Fourth

**Title:**

9:40 A.M. - ZCE22-0014 Zone Change to remove the Z (ADU Exclusion) Combining District; 1524 Dry Creek Rd, Healdsburg

**Recommended Action:**

The Permit and Resource Management Department (Permit Sonoma) recommends that the Board of Supervisors Conduct a Public Hearing and Adopt an Ordinance finding the project exempt from the California Environmental Quality Act and approving a zone change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District from the subject parcel at 1524 Dry Creek Road, Healdsburg; APN 089-040-001. (Fourth District)

**Executive Summary:**

The project proposes approval of a Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District on a 6.22-acre parcel zoned Land Intensive Agriculture (LIA), located at 1524 Dry Creek Road, approximately 1.5 miles west of the City of Healdsburg. The subject parcel is developed with a single-family residence, and vineyard. The request would allow for an Accessory Dwelling Unit (ADU) to be developed on the subject property in the future.

The Planning Commission adopted Resolution 23-36 on August 3rd, 2023 recommending your Board approve the Zone Change to remove the Z Combining District from the subject parcel.

**Discussion:**

The Z combining district was applied to the subject property during the implementation of the 1989 General Plan, when many properties formerly designated Agriculture Exclusive were re-designated Land Intensive Agriculture (LIA) and zoned LIA Z. The purpose of Sec. 26-76-005 of the Zoning Code (Z - Accessory Dwelling Unit Exclusion Combining District) is to provide for the exclusion of accessory dwelling units in specific areas of Sonoma County. This includes areas where there is an inadequate supply of water for drinking or firefighting, where there is inadequate sewer services or danger of groundwater contamination, where the addition of accessory dwelling units would contribute to existing traffic hazards or increase the burden on heavily impacted streets, roads or highways, and where, because of topography, access or vegetation, there is a significant fire hazard. In 2019, the Board adopted Ordinance No. 6285, which removed the "Z" Accessory Dwelling Unit Exclusion Combining District from approximately 1,924 specified parcels located in the LIA - Land Intensive Agriculture, LEA - Land Extensive Agriculture, and DA - Diverse Agriculture zoning districts countywide that met screening criteria related to fire hazard zones, biotic habitat, groundwater, traffic, and

**Land Conservation Contracts.**

The subject parcel met and continues to meet all the 2019 countywide screening criteria, excepting the 0.18-acre portion of the parcel that is within a Fire Hazard Severity Zone. The addition of an ADU is not anticipated to substantially increase fire risk on the property as the property is relatively flat and surrounded by vineyards, there is adequate access to a county-maintained public road, and the area is in a Class 1 Groundwater Availability Area. A future ADU building permit will be required to comply with Fire Safe Standards for new development and defensible space. For these reasons, the subject parcel does not meet the criteria for continued inclusion in the Z ADU Exclusion District per Article 76 of the Sonoma County Code.

Additionally, without or without the removal of the Z overlay, the subject property does not meet the criteria to allow for the development of a new agricultural employee dwelling unit.

Additional details on this proposal are available in the attached Planning Commission Staff Report dated August 3rd, 2023 (Attachment 2).

Planning Commission voted 5-0 on August 3rd, 2023, adopting a resolution finding the project exempt from CEQA and recommending approval to the Board of Supervisors for the requested zone change to remove the Z Combining District. As part of their motion to approve the item, the Planning Commission suggested that the Board of Supervisors consider the possibility of holding off on processing any future Z Combining District removal applications until the Sonoma County General Plan Update is completed.

**Strategic Plan:**

Not Applicable

**Racial Equity:****Was this item identified as an opportunity to apply the Racial Equity Toolkit?**

No

**Prior Board Actions:**

Not Applicable

**FISCAL SUMMARY****Narrative Explanation of Fiscal Impacts:**

Not Applicable

**Narrative Explanation of Staffing Impacts (If Required):**

Not Applicable

**Attachments:**

ATT 1 ZCE22-0014 Board of Supervisors Ordinance

ATT 2 ZCE22-0014 Planning Commission Staff Report

ATT 3 ZCE22-0014 Planning Commission Actions and Resolution

ATT 4 ZCE22-0014 Site Plan

ATT 5 ZCE22-0014 Vicinity Map

ATT 6 ZCE22-0014 Fire Hazard Severity Zone Map

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ATT 7 ZCE22-0014 Staff PowerPoint

ATT 8 ZCE22-0014 Board of Supervisors Memorandum

**Related Items “On File” with the Clerk of the Board:**

Not Applicable