AFFIDAVIT OF NOTICING

File No:	ORD25-0004
Applicant:	County of Sonoma
Address:	Countywide

I, _____, posted three copies of the attached poster at the following locations on or near the subject property described below on:_____.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

_____ _____
(Date) (Signature)

* * * *

SONOMA COUNTY BOARD OF SUPERVISORS NOTICE OF A PUBLIC HEARING AND PRE-ADOPTION SUMMARY FOR AN ORDINANCE AMENDING SONOMA COUNTY CODE CHAPTER 26 (ZONING) PERTAINING TO STANDARDS FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

The Sonoma County Board of Supervisors will conduct a public hearing to consider the project described below.

HEARING DATE & TIME: Tuesday, December 9, 2025, at or after 1:45 PM

HEARING LOCATION: Board of Supervisors Chambers, Room 102-A, Sonoma County Administration Building, 575 Administration Drive, Santa Rosa, CA 95403.

PROJECT: Accessory Dwelling Unit Ordinance Update, Permit Sonoma File No. ORD25-0004

PROJECT LOCATION: Countywide (unincorporated areas, outside the Coastal Zone)

PROJECT ACTIONS: The Board of Supervisors will hold a public hearing to consider a proposed ordinance amending Sonoma County Code Chapter 26 (Zoning Regulations) pertaining to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to clarify standards and permitting processes applicable to ADUs and JADUs in compliance with State law.

PRE-ADOPTION SUMMARY OF ORDINANCE:
The proposed ordinance proposed would amend the text of Sonoma County Code Chapter 26 (Zoning Code) as follows:

- Amend Article 04 (Glossary), Article 06 (Agriculture and Resource Zones), Article 08 (Residential Zones), Article 10 (Commercial Zones), Article 12 (Industrial Zones), and Article 14 (Special Purpose Zones) to add definitions, remove references to deleted sections, and add references to appropriate land uses and sections.
- Amend Article 24 (Residential Use Standards) to update and consolidate standards and permitting provisions pertaining to ADUs and JADUs in alignment with State ADU Law and General Plan goals and policies, update the definition of a multifamily dwelling to include two-family dwellings, and remove two-family dwellings as a separate land use.
- Amend Article 88 (General Exceptions and Special Use Standards) to move updated provisions for ADUs and JADUs to Article 24, remove sections for relocated provisions, and update miscellaneous references to “second dwelling units” to refer to ADUs.
- Amend Article 90 (Local Area Development Guidelines) to update miscellaneous references to “second dwelling units” to refer to ADUs.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission heard the item on October 2, 2025, and passed a resolution recommending that the Board of Supervisors amend Sonoma County Code Chapter 26 (Zoning Regulations) for consistency with State law regarding accessory dwelling units and junior accessory dwelling units.

ENVIRONMENTAL DETERMINATION: Permit Sonoma has determined that the proposed amendments to Sonoma County Code Chapter 26 are statutorily exempt from the California Environmental Quality Act (CEQA) under Section 21080.17 of the Public Resources Code, which provides that the adoption of an ordinance by a city or county to implement state laws pertaining to ADUs and JADUs provided in Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1 of Title 7 of, the Government Code is not subject to CEQA.

GETTING INVOLVED:
Project materials are or will be available online at: https://sonoma-county.legistar.com/Calendar.aspx**;** at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa CA 95403 during business hours; and digitally through the project planner.

Public comment prior to the Board meeting: You may submit an emailed public comment to the project planner, identifying the specific item and agenda number on which you are commenting. The Project Planner is Isabella Wotring at Isabella.Wotring@sonomacounty.gov or (707) 565-2618. Written comments can also be mailed to Permit Sonoma

Attn: Isabella Wotring, 2550 Ventura Ave, Santa Rosa, CA 95403**.** All comments submitted to the Project Planner in advance of the hearing will be provided to the Board of Supervisors.

Public comment during the Board meeting: Members of the public who join the meeting, in person in the Board Chambers, will have an opportunity to provide live comments during the hearing. Please refer to the meeting agenda for instructions on how to join the meeting. The agenda will be posted in advance of the meeting date on the Board of Supervisors website: https://sonoma-county.legistar.com/Calendar.aspx.

In compliance with the Americans with Disabilities Act of 1990, if you require accommodation to participate in this meeting, please contact the Clerk of the Board at (707) 565-2241 or bos@sonoma-county.org at least 72 hours before the meeting. To request an accommodation for review of the file, please contact the project planner.

If you challenge the decision on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Sonoma County Board of Supervisors, directly or via Permit Sonoma, at, or prior to, the public hearing.

DATE: November 29, 2025, Press Democrat

From:	DM Legals, Pressdemocrat
To:	Kylie Martin
Cc:	Isabella Wotring
Subject:	Re: PRMD Request to Publish Legal Notice - ORD25-0004
Date:	Friday, November 21, 2025 9:15:38 AM
Attachments:	image001.png Proof_6934741_legal notice.pdf

EXTERNAL

Hi,
Attached is the proof for your approval, thank you.

Press Democrat
NewsGroup

Sincerely,

Inside Class Team

Legal Advertising

pressdemocrat.com

On Thu, Nov 20, 2025 at 11:37 AM Kylie Martin <Kylie.Martin@sonomacounty.gov> wrote:

> Hi Press Democrat,
>
> Please publish the attached Legal Notice one time in the Press Democrat on **Saturday, November 29, 2025**.
>
> You may bill the PD Account #701857 for the PRMD, and please Reply All when you confirm receipt of this e-mail.
>
> Thank you so much!

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DATE: November 29, 2025, Press Democrat

This notice was posted on 11/26/2025
and will remain posted for a period of thirty days
through 12/27/2025

Doc No.PST-202500201

Deva Marie Proto, County Clerk
BY: _____
Ashley Corbin, Deputy Clerk

From:	Kylie Martin
Cc:	Isabella Wotring
Bcc:	"Scott Orr"; Cecily Condon; "Christa Shaw"; Jennifer Klein; Sita Kuteira; Ivan Jimenez; "michael@lozeaudrury.com"; "sophie@lozeaudrury.com"; "Tim Freeman"; "Jean Kapolchok"; "District1"; "Katie Mason"; "Rebecca Hermosillo"; Larry Reed; Pat Gilardi; Andrea Krout; "Tom Bahning"; "Chuck Striplen"; "Sean Hamlin"; Shaun McCaffery; Chris Grabill; Jenny Chamberlain; district4; Eric Koenigshofer; "ejklaw@yahoo.com"; Webster Marquez; Tracy Lyons
Subject:	ORD25-0004 (countywide) - BOS ADU Notice 11/26/2025
Date:	Wednesday, November 26, 2025 8:06:00 AM
Attachments:	2025-12-09 BOS ADU Ord Update - Legal Notice_PreA Summary.pdf

Good morning,

Please find attached the Board of Supervisor Notice sent to the paper for publishing on November 29, 2025, for the project in the subject line. Please direct any questions and/or comments to the Project Planner at (707) 565-2618 or Isabella.Wotring@sonomacounty.gov. You may also reach out to the Supervising Planner at (707) 565-1903 or Katrina.Braehmer@sonomacounty.gov.

Thank you and Happy Thanksgiving,

Kylie Martin
Administrative Assistant
Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
www.PermitSonoma.org
Office: (707) 565-1900 | Direct: (707) 565-1223
Kylie.Martin@sonomacounty.gov

Permit Center hours: Monday, Tuesday, Thursday, Friday 8:00 AM to 4:00 PM. Wednesday 10:30 AM to 4:00 PM.