

ZCE1 8-0001 – Z District Rezoning to implement General Plan Policy HE-3c

County of Sonoma

Board of Supervisors

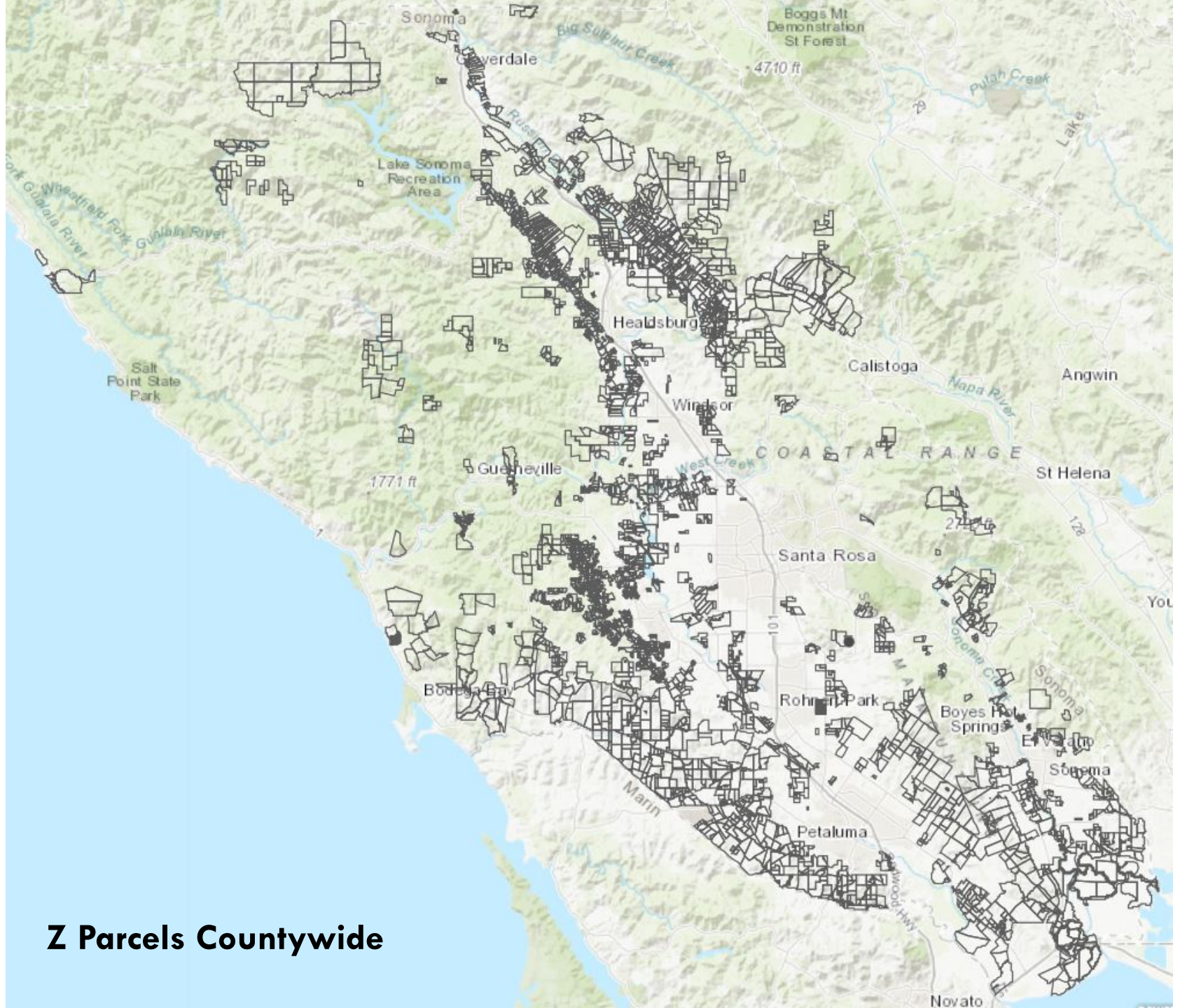
August 13, 2019



Z Accessory Dwelling Unit Exclusion Combining District

ACCESSORY DWELLING UNIT EXCLUSION COMBINING DISTRICT

- ❑ **Created in 1993 to implement 1989 General Plan**
- ❑ **Purpose is to exclude ADUs in areas where there is:**
 - ❑ **Inadequate water**
 - ❑ **Inadequate sewer or groundwater contamination**
 - ❑ **ADU would contribute to existing traffic hazards**
 - ❑ **Significant fire hazard**
- ❑ **Applied to certain parcels in Ag Zones**



Z Parcels Countywide

General Plan Housing Element

Policy HE-3c states:

- ***“Review Z (Accessory Dwelling Unit Exclusion) Combining District restrictions on agricultural parcels of less than 10 acres countywide, and consider removing the restrictions where appropriate.”***

General Plan Housing Element

- ***Objective HE-3.1: Eliminate unneeded regulatory constraints to the production of affordable housing.***
- ***Objective HE-3.3: Increase opportunities for the production of affordable housing.***

Determining Eligible Parcels

- ❑ **Evaluation framework used to determine eligibility for rezoning**
- ❑ **Screening factors based on**
 - ❑ **Purpose of Z District**
 - ❑ **Environmental Factors**
 - ❑ **Consideration of issues addressed by current ADU Ordinance**

Evaluation Criteria

- ❑ **Agricultural Zoning Only**
- ❑ **Not located within a High or Very High Fire Hazard Severity Zone**
- ❑ **Not located in designated critical habitat area for CTS**
- ❑ **Not in groundwater contamination area (Waiver Prohibition Area)**



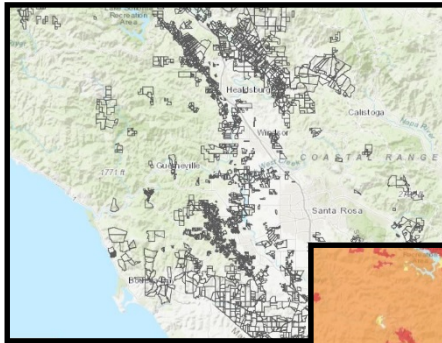
Evaluation Criteria (cont.)



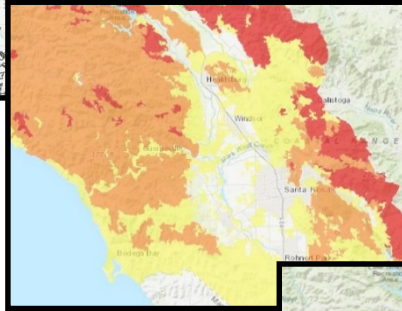
- ☐ **Not located in the Coastal Zone**
- ☐ **Not subject to a Land Conservation Act Contract**
- ☐ **Not located in the Traffic Sensitive Combining Zone**

1,924 Parcels Meet Criteria

Applying evaluation criteria through GIS...



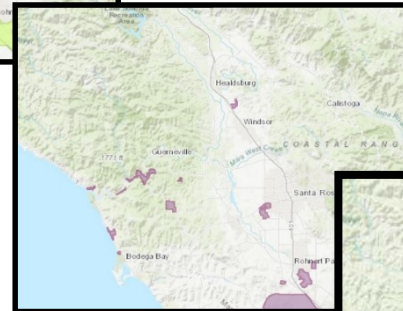
All parcels



Fire



CTS Habitat

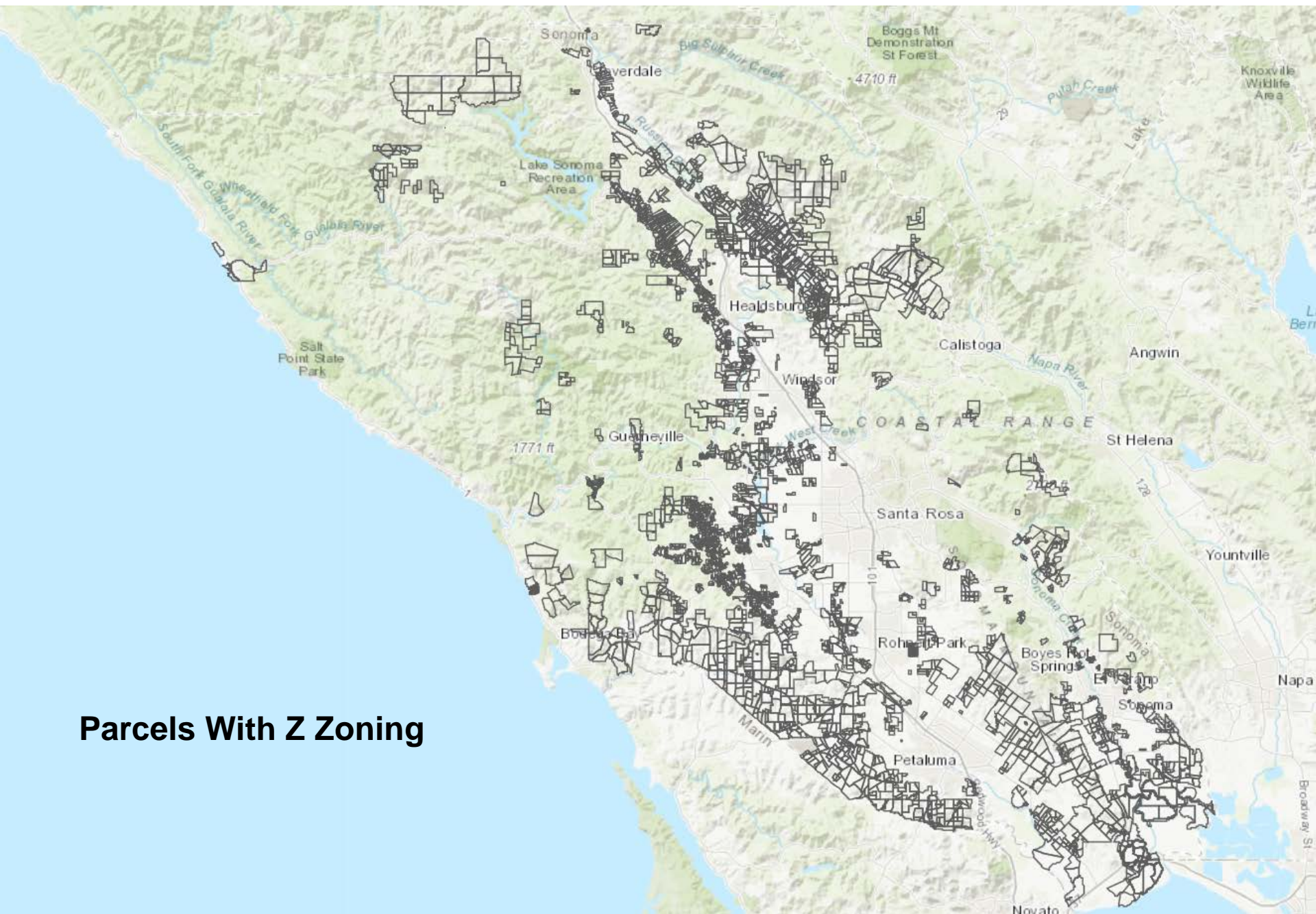


**Groundwater
Contamination**



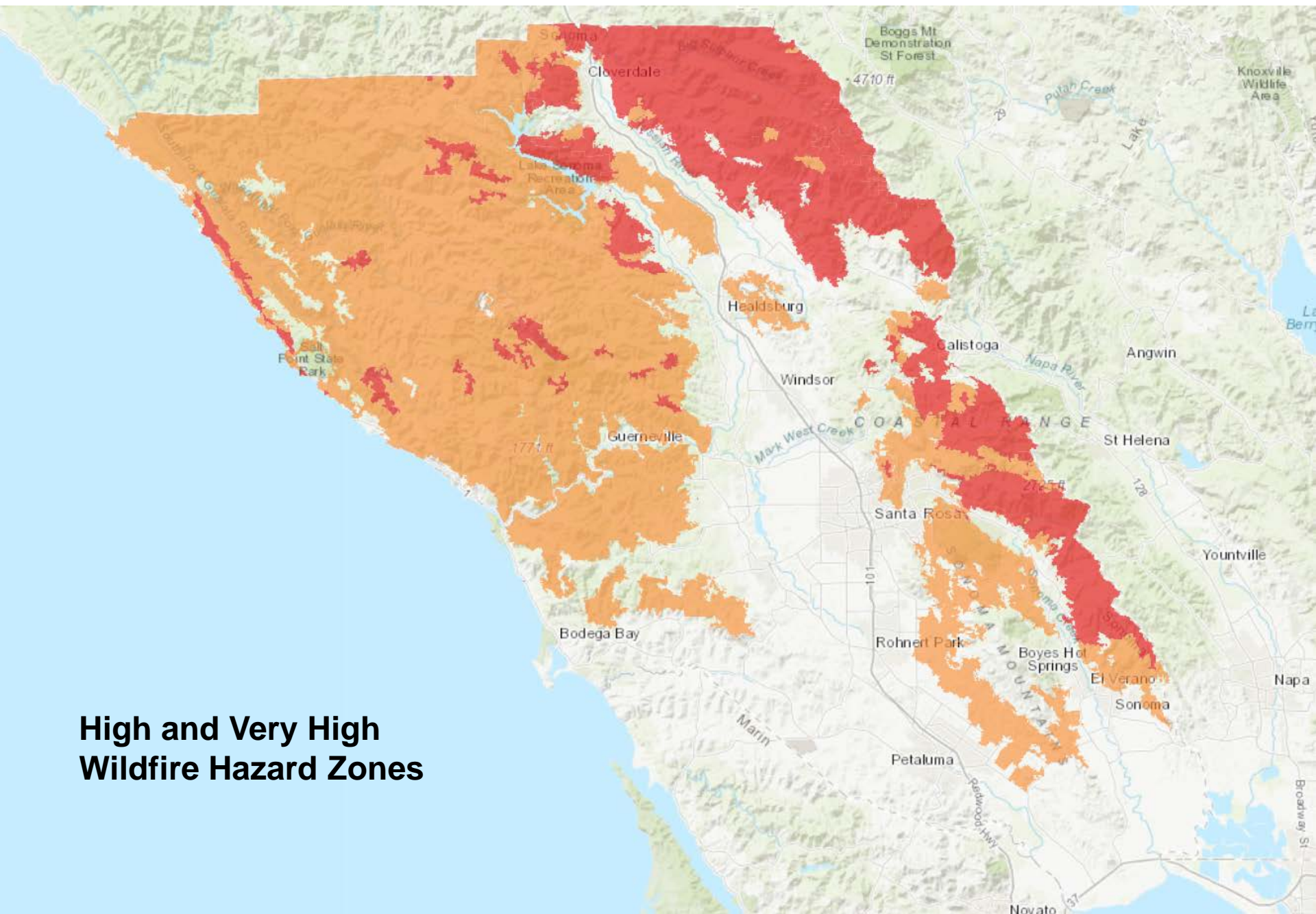
Parcels eligible for rezoning

[Viewer Link](#)

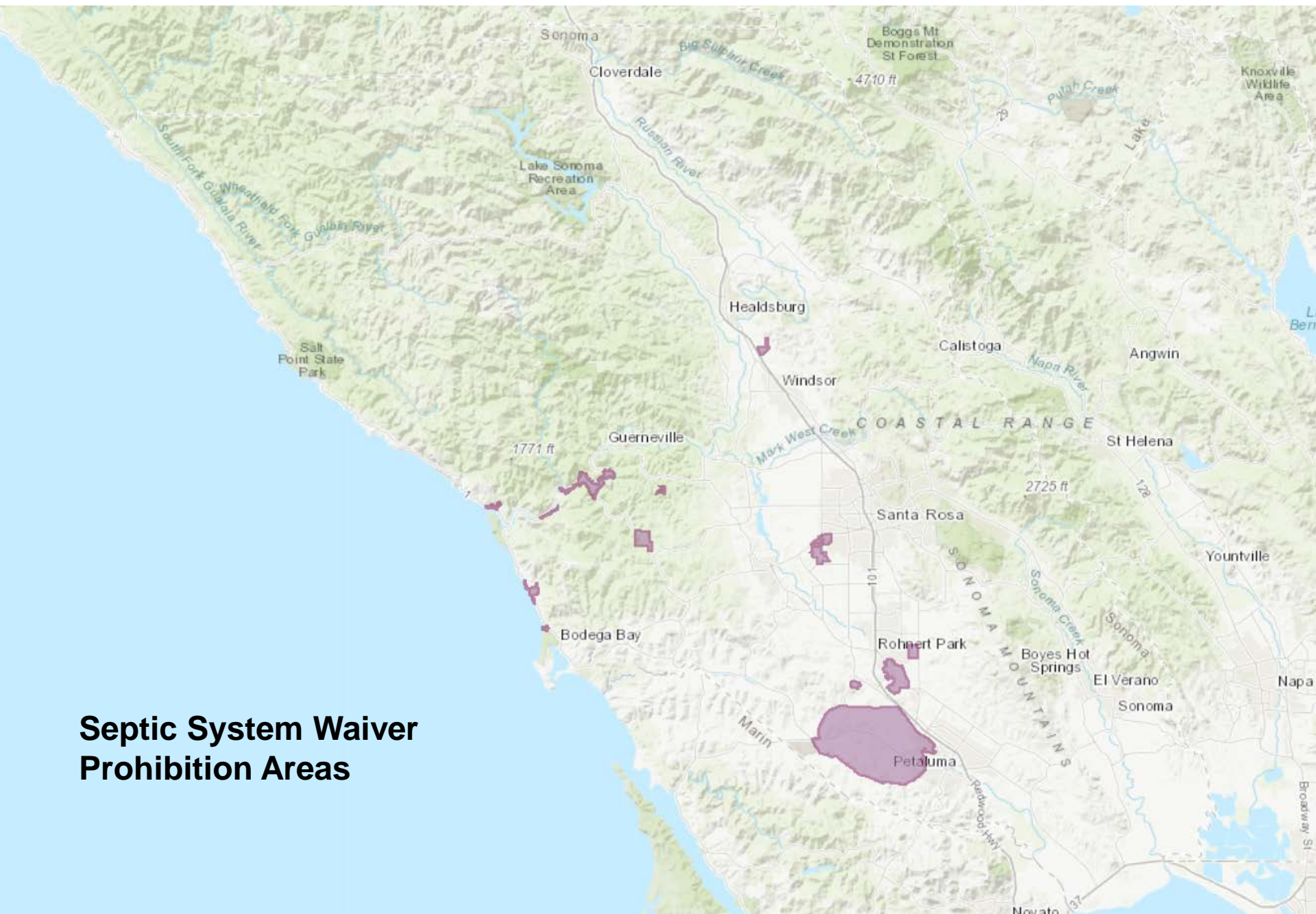


Parcels With Z Zoning

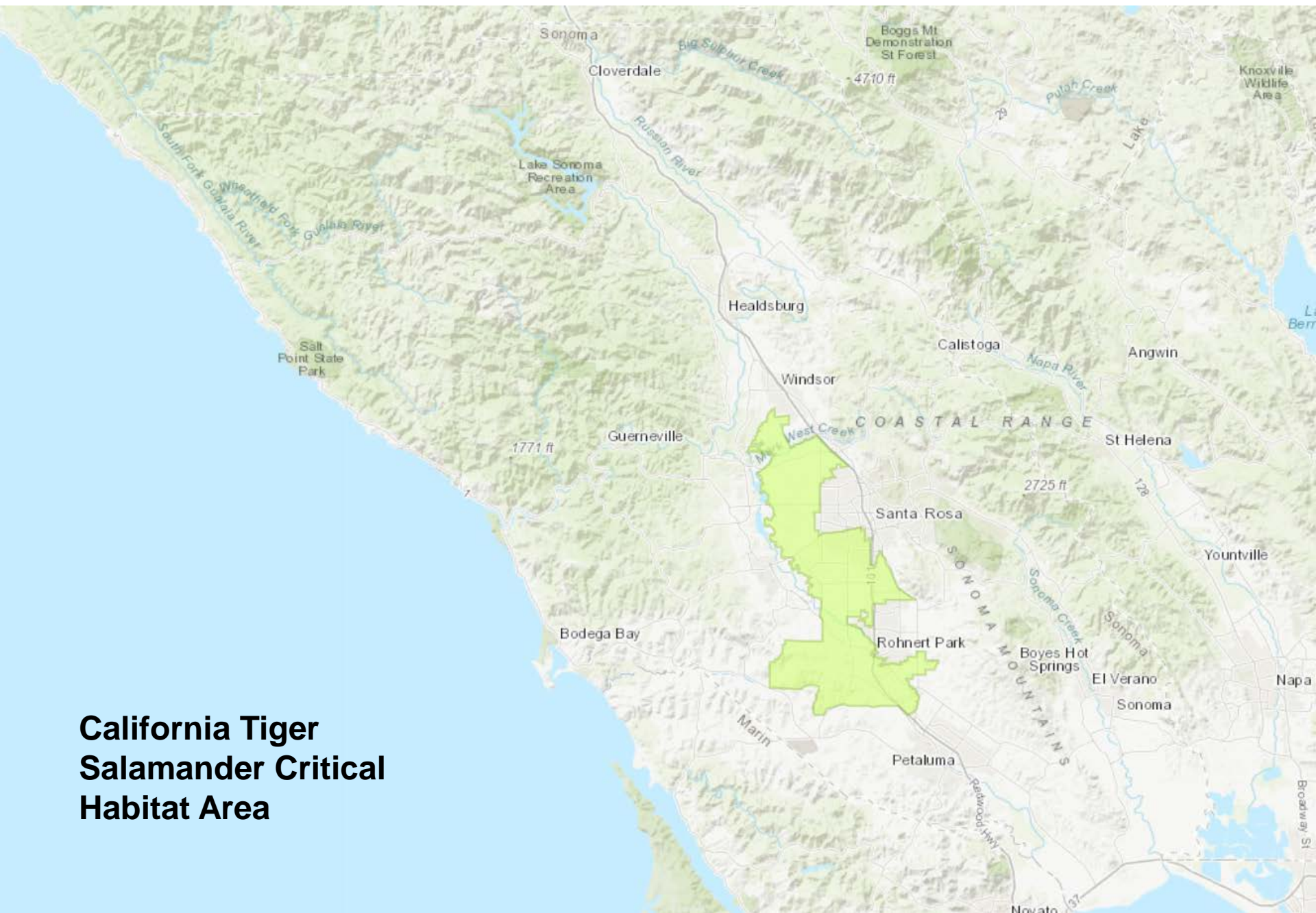
High and Very High Wildfire Hazard Zones



Septic System Waiver Prohibition Areas



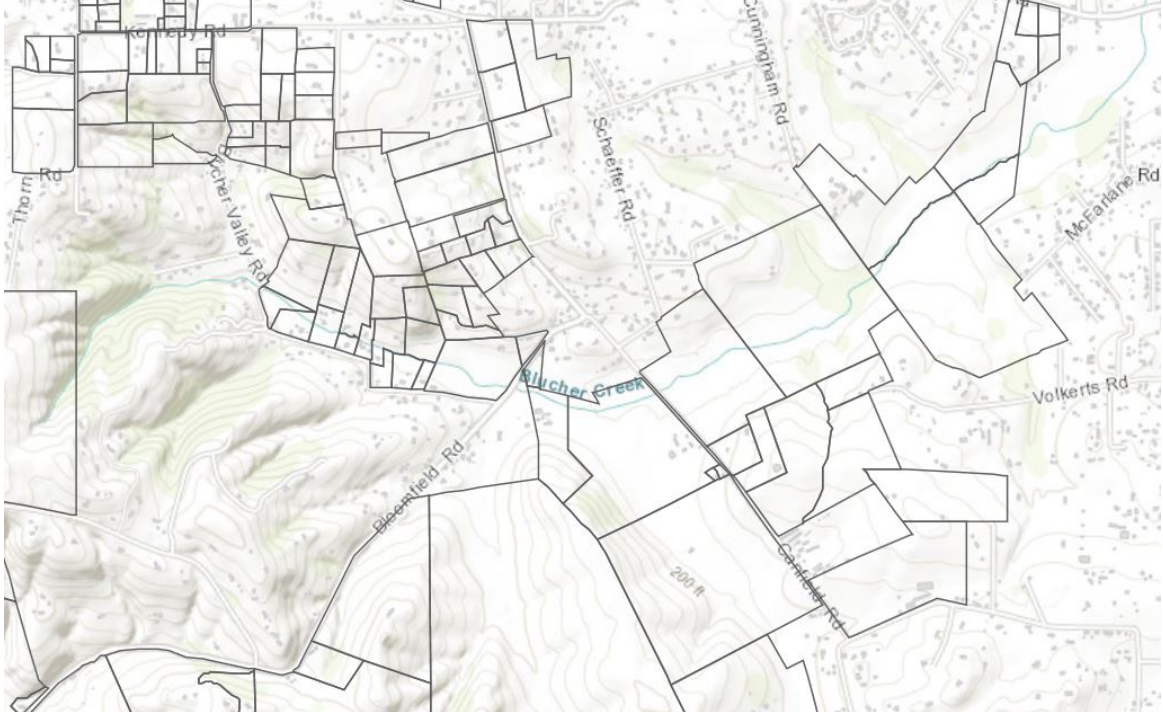
California Tiger Salamander Critical Habitat Area



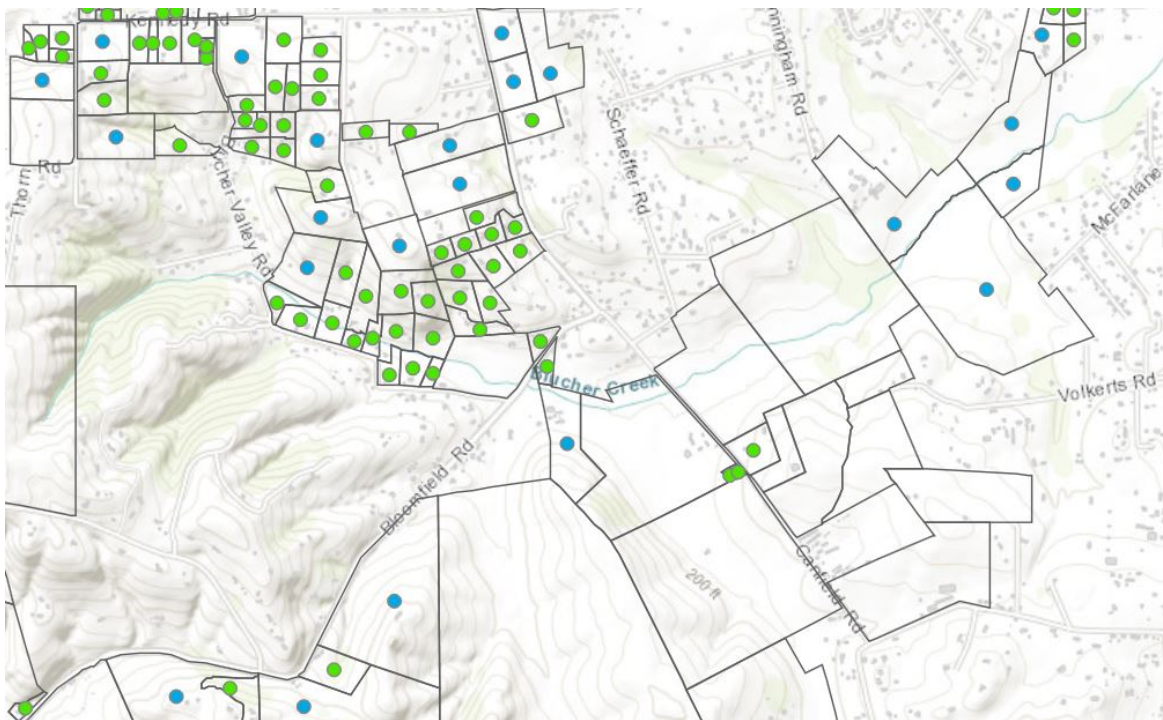
Parcels with Z Zoning	6,090
Of these, parcels zoned LEA, LIA, DA	3,985
Of these, parcels that meet proposed criteria	1,924
Of these, parcels that are less than 10 acres	1,377

[Viewer Link](#)

Z
District
Parcels



Eligible
Parcels

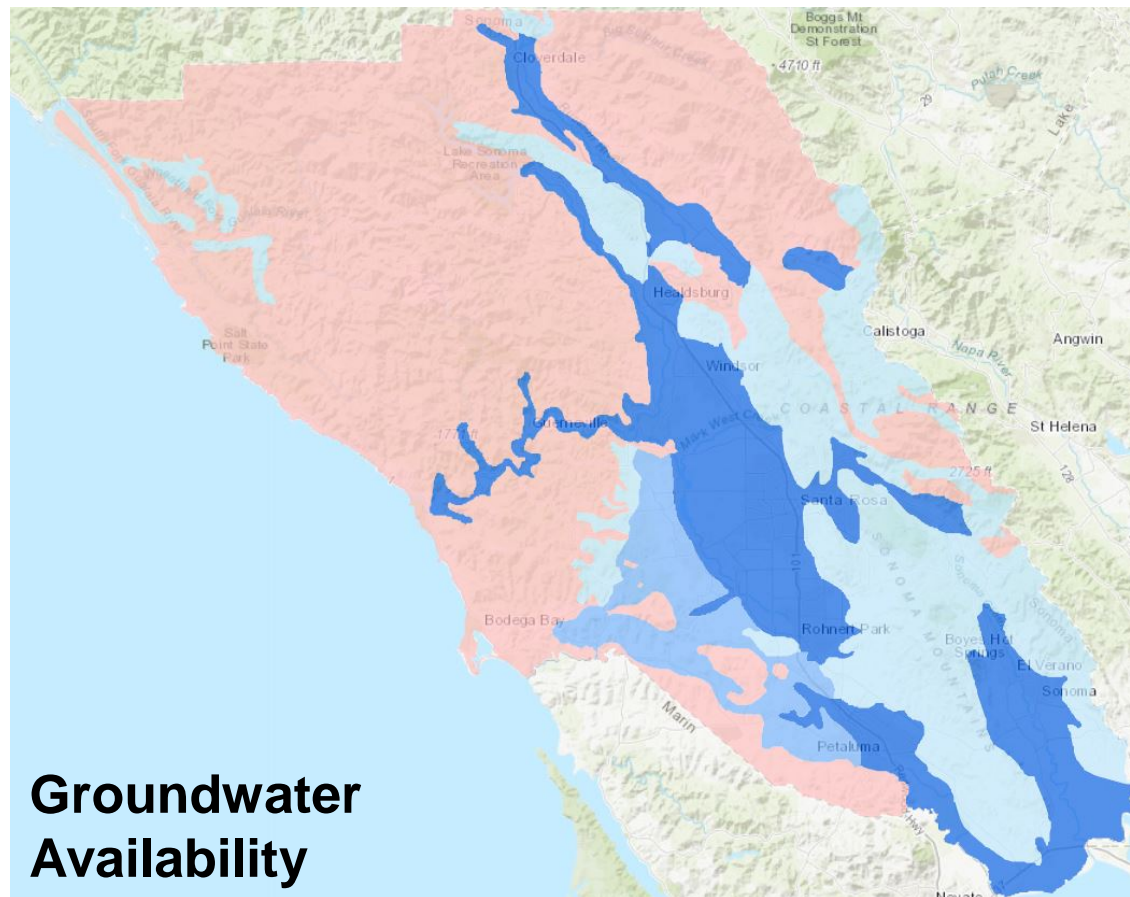


ADU Ordinance Text Amendments

- **ADUs and Agricultural Housing Types**
 - **Farm Family**
 - **Available only to family member**
 - **Not for rent**
 - **Ag Employee**
 - **Minimum ag standards**
 - **Ex. 20 acres of vineyards**
- **ADU could replace one allowed ag housing unit**

ADU Ordinance Text Amendments

- Limit additional groundwater use to protect groundwater dependent ecosystems



PC Hearing May 2, 2019

- ❑ **Vacation Rentals**
- ❑ **Affordability**
- ❑ **ADU Feasibility and Development Factors**
- ❑ **City Centered Growth**
- ❑ **Agricultural Preservation and Compatibility**
- ❑ **Parcel size**

Policy Options

- **Option 1**

- **Rezone eligible parcels under 10 acres (1,377)**

- **Groundwater Text Amendment**

- **Ag Housing Text Amendment**

- **Option 2 (PC Recommendation)**

- **Same as above, including parcels 10 acres and larger (1,924)**

Questions?

