

Z District Rezoning

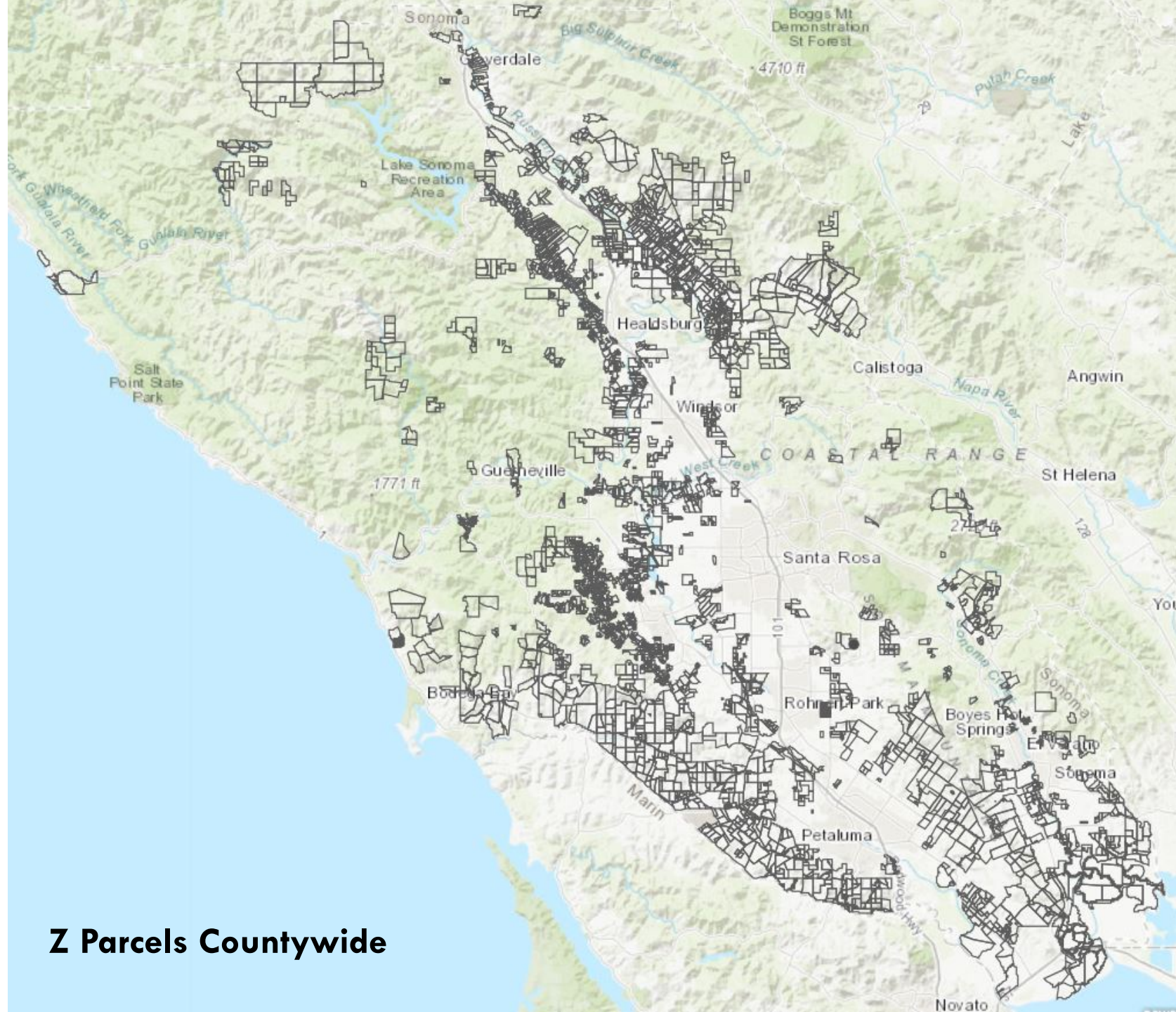
County of Sonoma
Board of Supervisors
September 17, 2019



Z Combining District

ACCESSORY DWELLING UNIT EXCLUSION COMBINING DISTRICT

- ❑ **Created in 1993 to implement 1989 General Plan**
- ❑ **Excludes 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 in a High or Very High Fire Hazard Severity Zone**
- ❑ **Not located in critical habitat area for California Tiger Salamander**
- ❑ **Not in groundwater contamination area (Waiver Prohibition Area)**

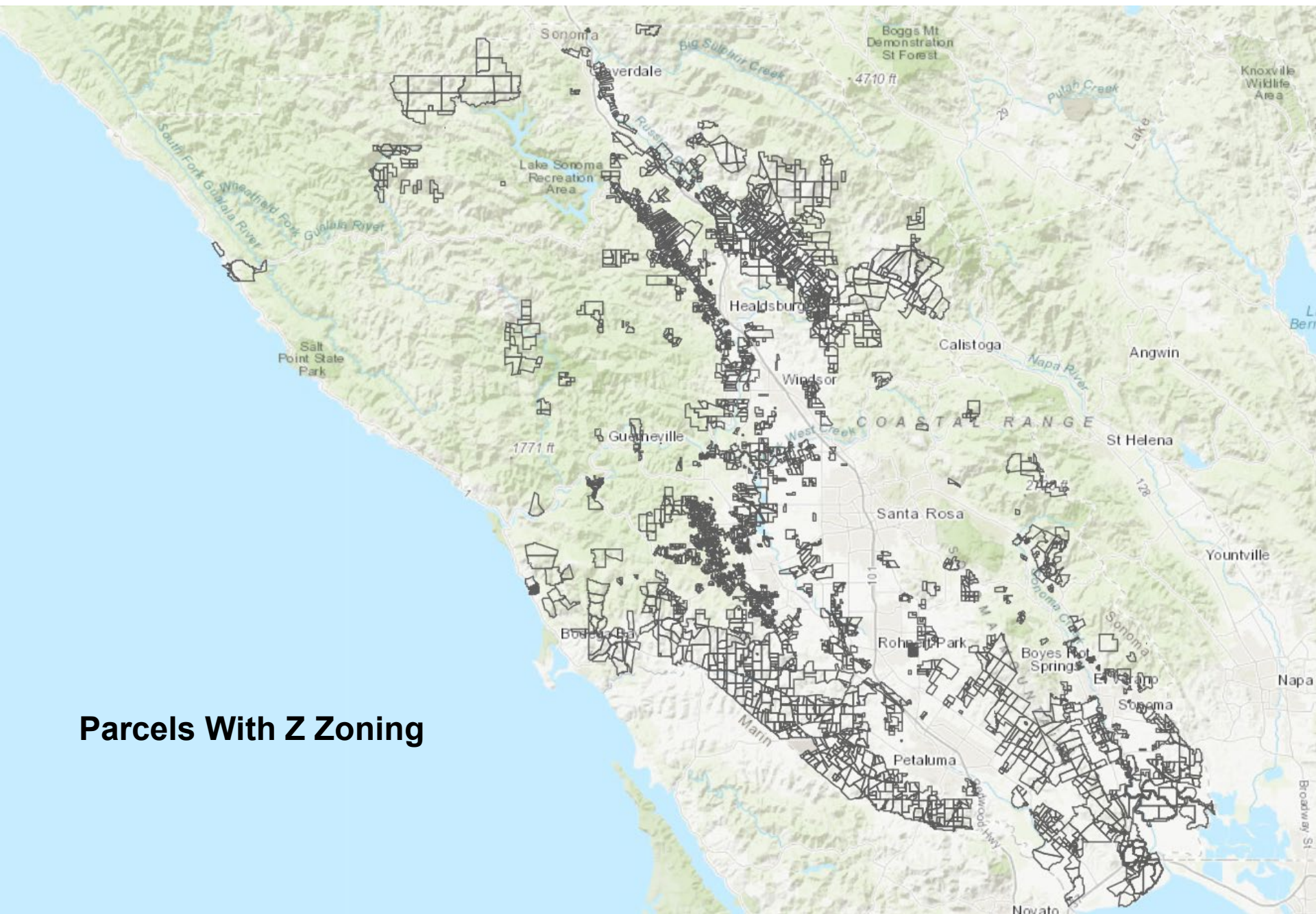


Evaluation Criteria (cont.)



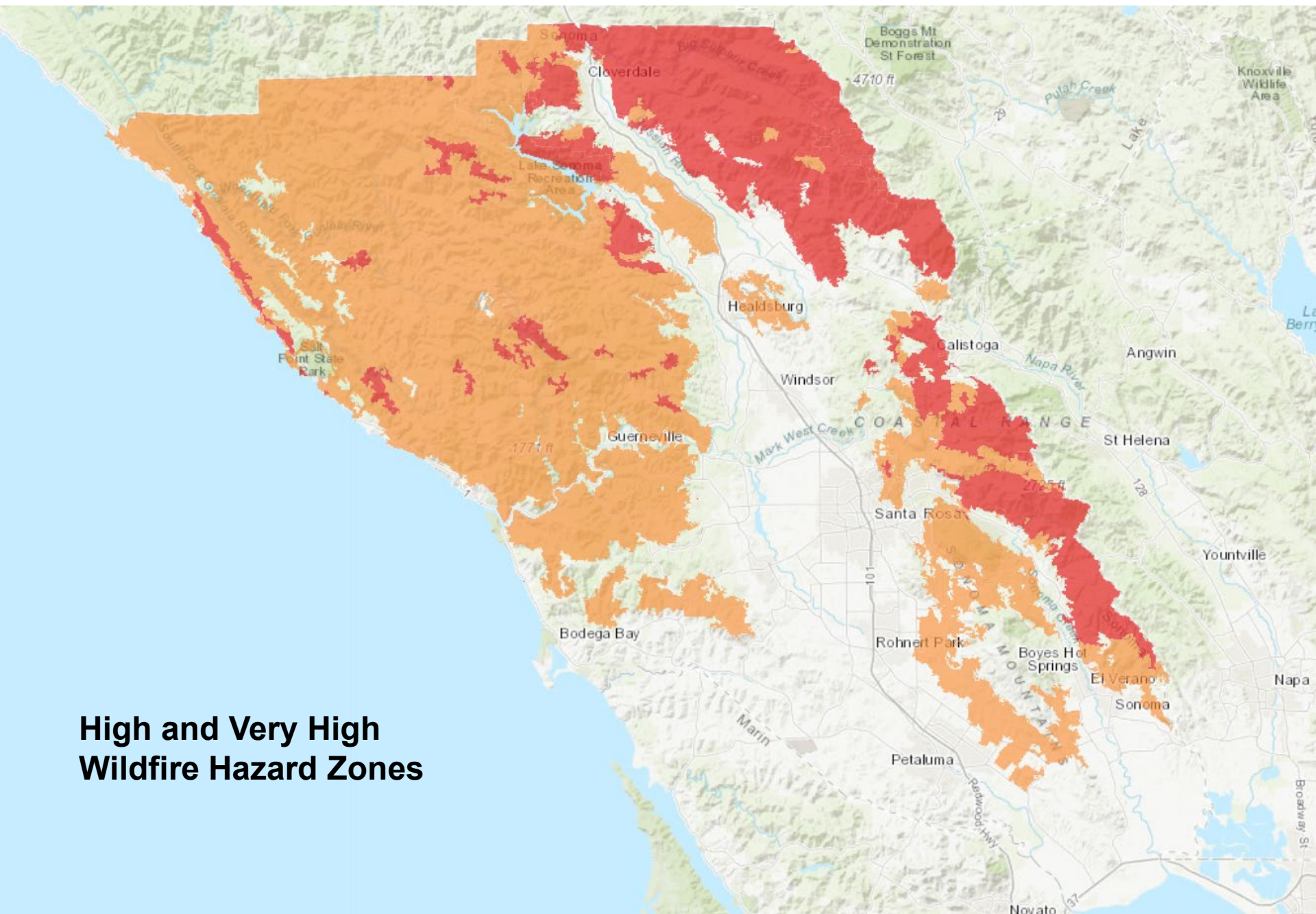
- ☐ **Not in the Coastal Zone**
- ☐ **Not in a Land Conservation Act Contract**
- ☐ **Not in the Traffic Sensitive Combining Zone**

1,924 Parcels Meet Criteria

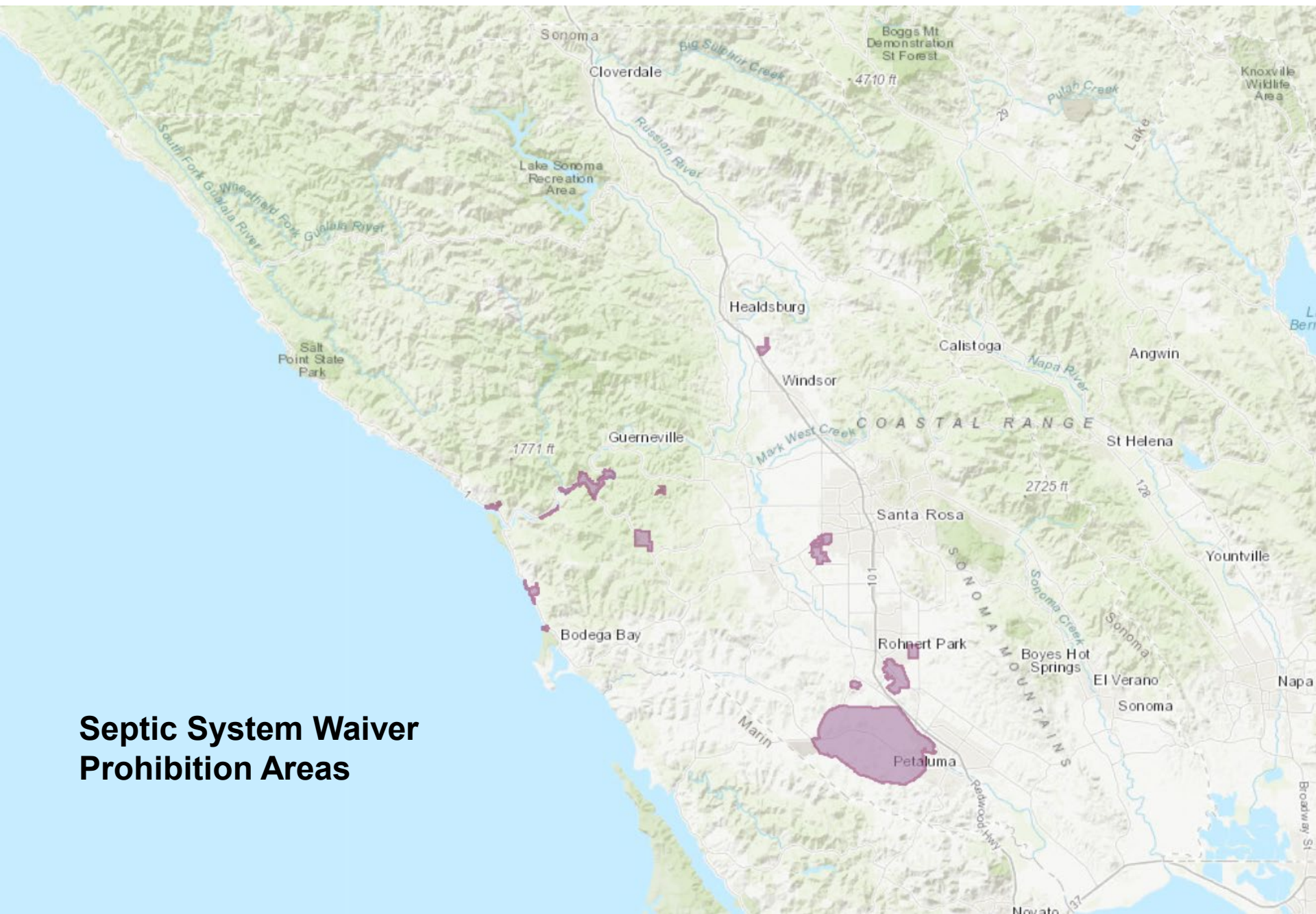


Parcels With Z Zoning

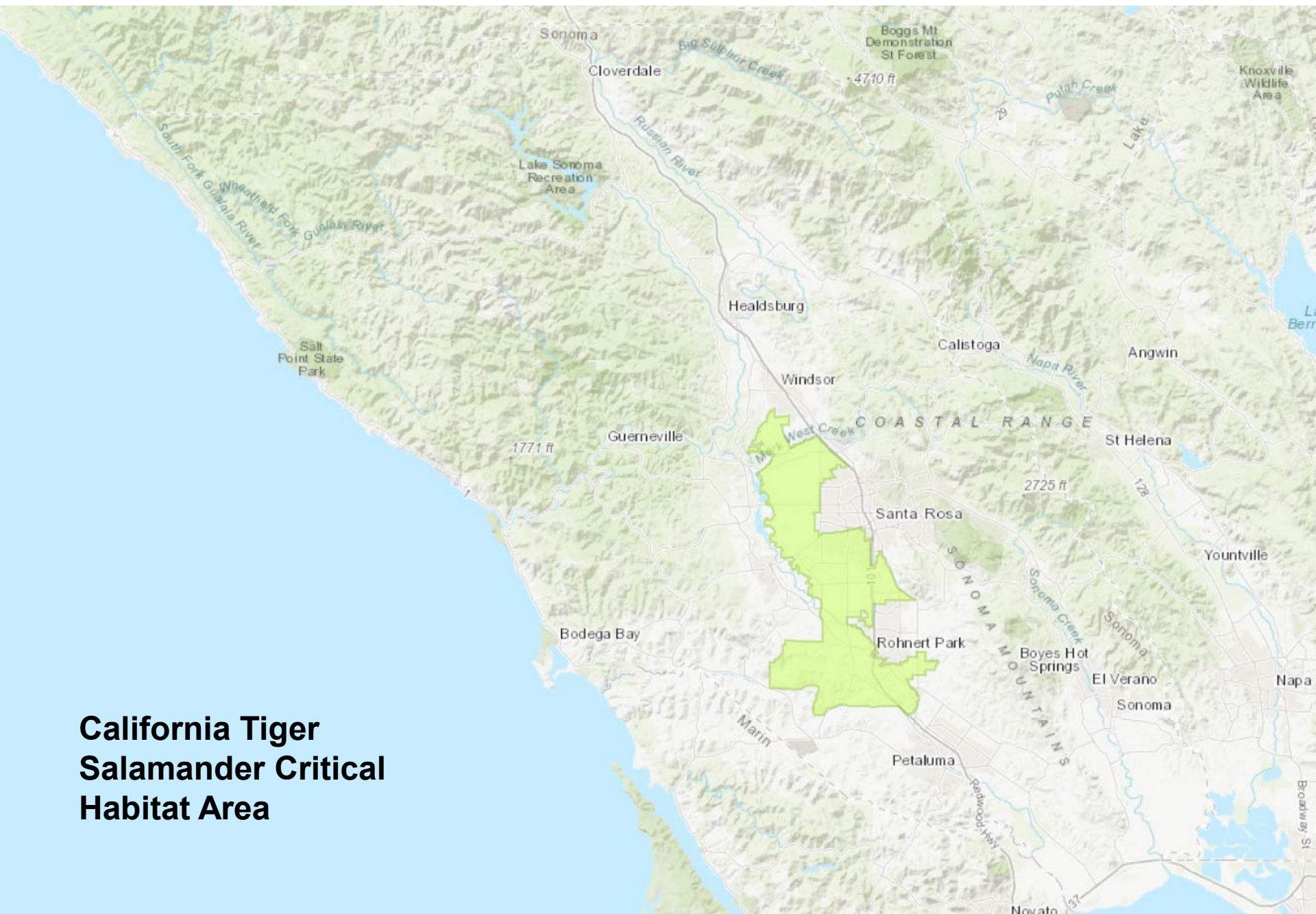
High and Very High Wildfire Hazard Zones



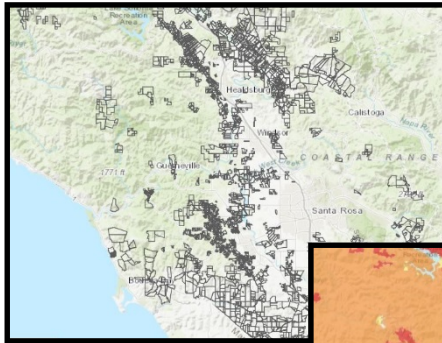
Septic System Waiver Prohibition Areas



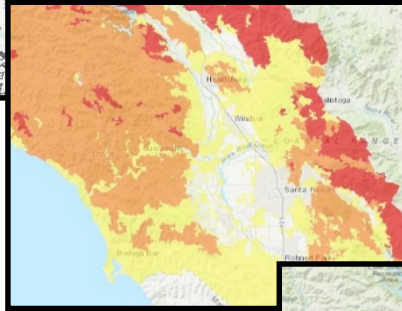
California Tiger Salamander Critical Habitat Area



Applying evaluation criteria through GIS...



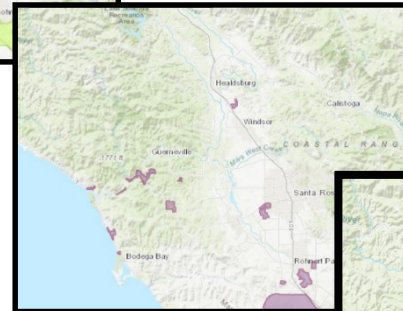
All parcels



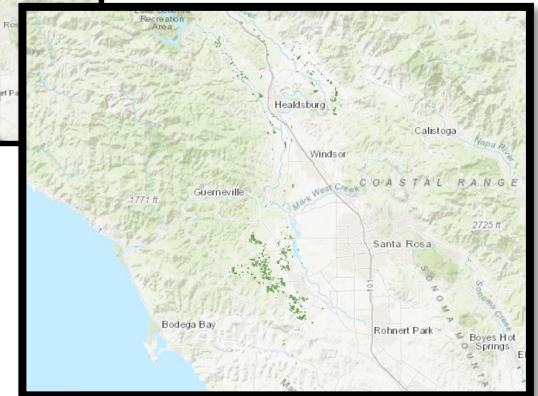
Fire



CTS Habitat



**Groundwater
Contamination**



Parcels eligible for rezoning

[Viewer Link](#)

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](#)

ADU Ordinance Text Amendments

- **Agricultural Housing Types**

- **Farm Family Unit**

- **Available only to family member**

- **Not for rent**

- **Ag Employee Unit**

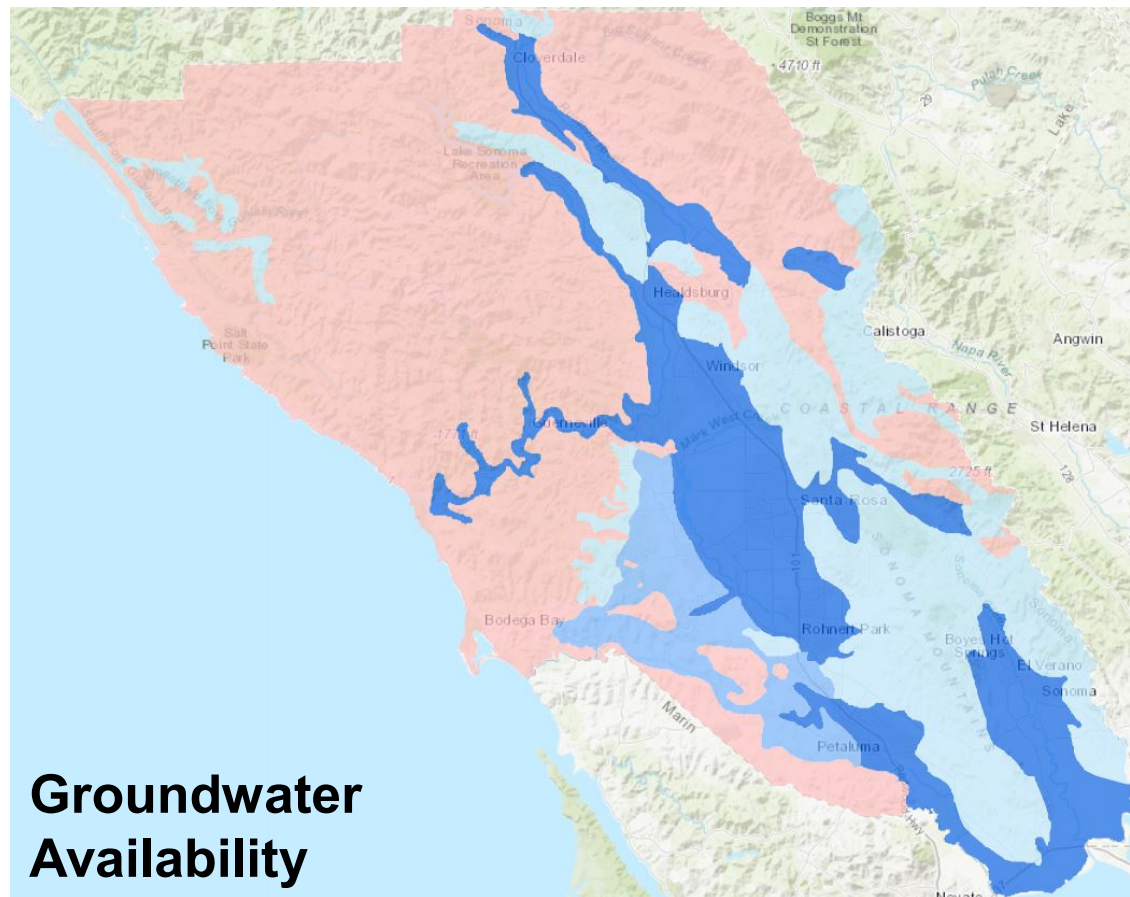
- **Available only to agricultural employee**

- **Must meet minimum standards (Ex. 20 acres of vineyards)**

- **ADU could replace one allowed ag housing unit**

ADU Ordinance Text Amendments

- Limit new groundwater use to protect fish



Public Engagement

- ❑ **Dedicated project webpage**
- ❑ **Published online mapping tool**
- ❑ **Engaged with NORBAR, Farm Bureau, CAFF, Housing Advocates, Greenbelt Alliance and other stakeholders**
- ❑ **Corresponded with 100+ members of the public throughout the project**

PC Hearing May 2, 2019

- **Vacation Rentals**
- **Affordability**
- **Agricultural Preservation**

Policy Options

□ Option 1

- ▣ Rezone eligible parcels, under 10 acres only (1,377)
- ▣ Groundwater and Ag Housing Text Amendments

□ Option 2 (PC Recommendation)

- ▣ Same as above, without 10 acre restriction (1,924)

Questions?

