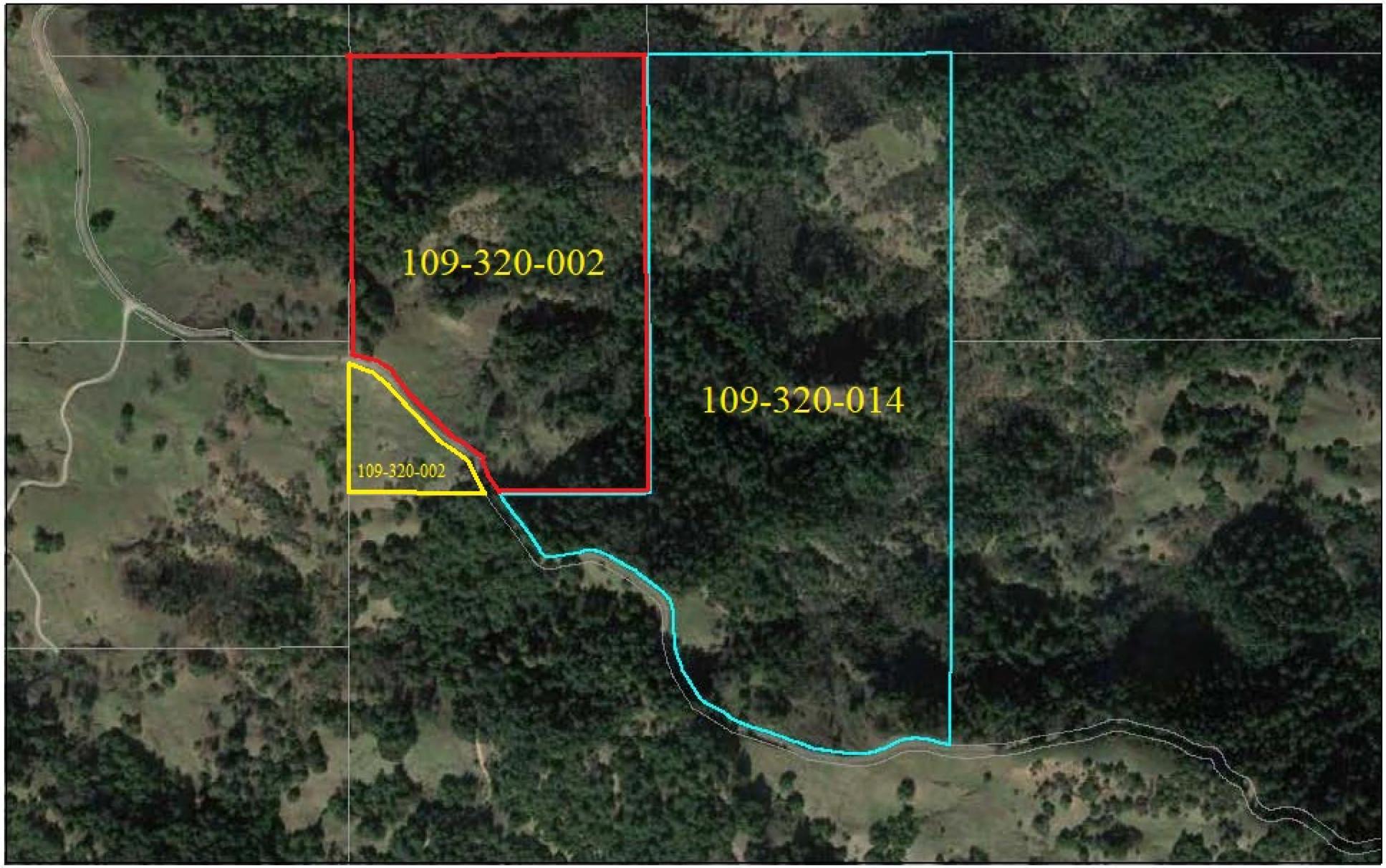
Permit Sonoma: Zoning & Land Use



8/30/2021, 4:48:19 PM

Parcel

1:9,028

0 0.05 0.1 0.2 mi

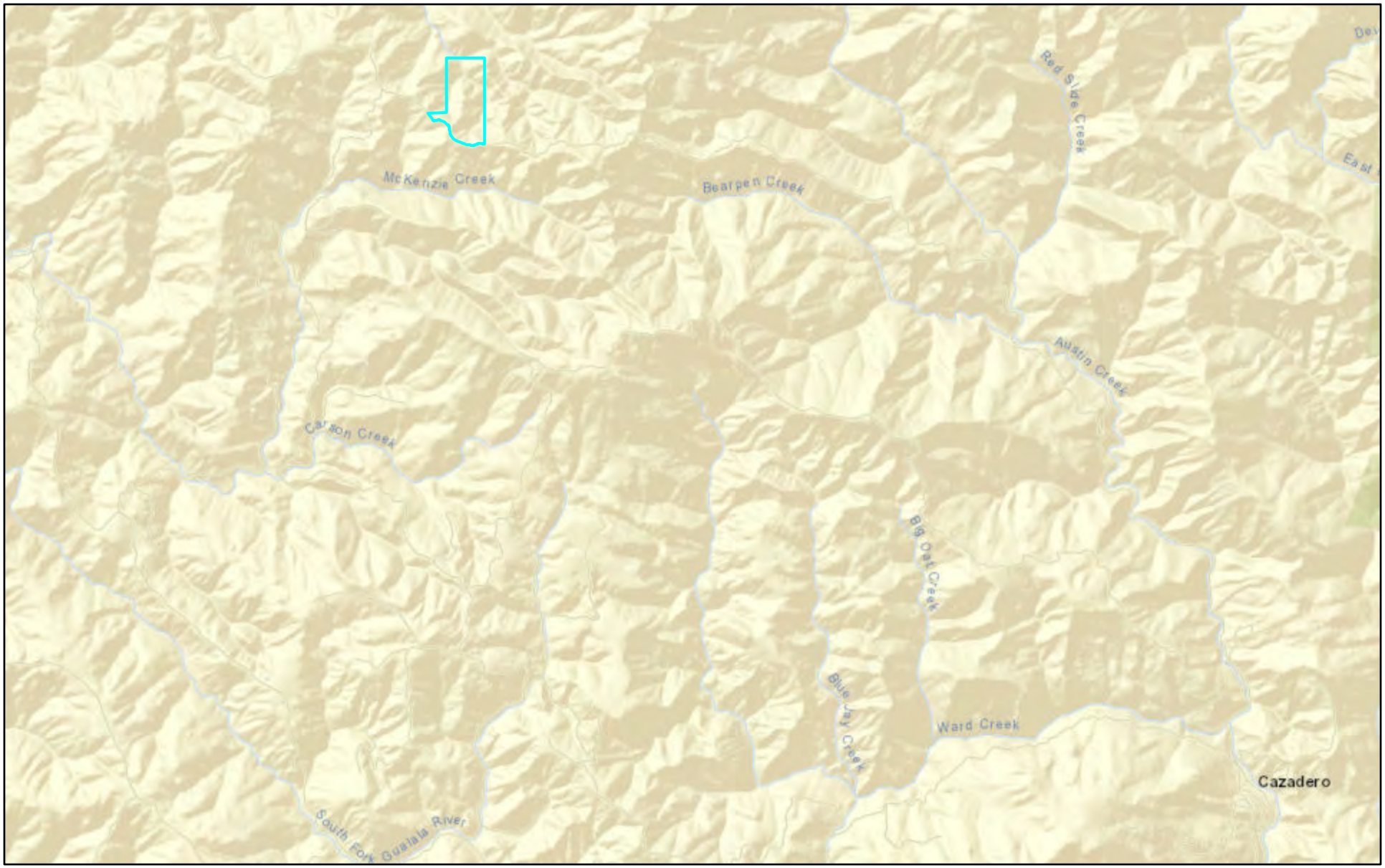
0 0.07 0.15 0.3 km

© OpenStreetMap (and) contributors, CC-BY-SA

Permit Sonoma

California Department of Forestry and Fire Protection, Fire and Resource Assessment Program (FRAP) | Numerous federal agencies have provided data that help us to identify FRA lands (BLM, U.S. Forest Service, National Park Service, U.S. Fish and Wildlife

Permit Sonoma: Zoning & Land Use



8/30/2021, 5:02:36 PM

1:72,224

0 0.5 1 2 mi

0 0.75 1.5 3 km

Sonoma County, Bureau of Land Management, Esri, HERE, Garmin,

Permit Sonoma

California Department of Forestry and Fire Protection, Fire and Resource Assessment Program (FRAP) | Numerous federal agencies have provided data that help us to identify FRA lands (BLM, U.S. Forest Service, National Park Service, U.S. Fish and Wildlife

27880 King Ridge Rd, Cazadero, CA 95421, Sonoma County

Expired Listing

Beds	Baths	Sale Price	Sale Date
3	**1**	**N/A**	**N/A**
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**
1,442	**1,710,166**	**1930**	**SFR**

OWNER INFORMATION

Owner Name	**Silberberg Mervyn I**	Tax Billing Zip	**94901**
Owner Name 2		Tax Billing Zip+4	**4220**
Tax Billing Address	**23 Royal Ct**	Owner Occupied	**No**
Tax Billing City & State	**San Rafael, CA**	Do Not Mail Flag	

LOCATION INFORMATION

Census Tract	**1543.04**	Topography	
Map Page/Grid		Subdivision	
Carrier Route	**H084**	Block	
Zoning	**RRD320**		

TAX INFORMATION

Tax ID	109-320-012-000	% Improved	**57%**
Alt APN		Lot	
Tax Area	**083000**	Block	
Legal Description	**76 FORM 109-320-03 & PT TO 13&14 OR 2990-414 MD**		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	**$24,098**	**$23,852**	**$23,385**
Assessed Value - Land	**$10,422**	**$10,316**	**$10,114**
Assessed Value - Improved	**$13,676**	**$13,536**	**$13,271**
YOY Assessed Change ($)	**$246**	**$467**	
YOY Assessed Change (%)	**1.03%**	**2%**	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change ($)	Change (%)
2018	**$395**		
2019	**$401**	**$6**	**1.62%**
2020	**$486**	**$84**	**21.03%**

Special Assessment	Tax Amount
West So Co Uhsd 2010 Creb Bond	**$0.48**
Ws Dam-Russian River Pros	**$1.66**
West Soco Uhsdbond	**$1.66**
West So Co Uhsd 2010 Bonds	**$1.66**
So Co Junior College Bond	**$3.10**
Soco Jr College 2014 Bond	**$5.72**
West So Co Uhsd 2018 Bonds	**$6.68**
Sf Bay Area Restoration	**$12.00**
Ms-Sonoma Mosquito #2	**$39.28**
West So Cty Uhsd Spec Tax	**$48.00**
Fort Ross El Special Tax	**$48.00**
West So Cty Uhsd 2020 Tax	**$79.00**
Total Of Special Assessments	**$247.24**

CHARACTERISTICS

Approx Lot SqFt	**1,710,166**	Total Rooms	**4**
Lot Acres	**39.26**	Other Rooms	
Lot Frontage		Floor Cover	
Lot Depth		Fireplaces	
Land Use - County	**Rural Resid-1 Resid**	Other Impvs	

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Building Sq Ft	**1,442**	Heat Type	
Stories	**2**	Cooling Type	
Style	**U-Shape**	Roof Material	
Year Built	**1930**	Sewer	
Effective Year Built	**1930**	Water	
Garage Type		Construction	**Wood Frame/Cb**
Garage Sq Ft		Foundation	
Garage Capacity		Exterior	
Pool		Quality	**Fair**
Pool Size		Assessor's Building Quality	**4.5**
Bedrooms	**3**	Condition	
Total Baths	**1**	Topography	
MLS Total Baths		Total Units	
Full Baths	**1**	Land Use - Universal	**SFR**
Half Baths			

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built

Feature Type	Value	Building XF Condition Code	Building XF Quantity 2

Building Description	Building Size

SELL SCORE

Rating	**High**	Value As Of	**2021-08-13 23:23:02**
Sell Score	**695**		

ESTIMATED VALUE

RealAVM™	**$550,400**	Confidence Score	**57**
RealAVM™ Range	**$473,344 - $627,456**	Forecast Standard Deviation	**14**
Value As Of	**08/26/2021**		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	20114966	MLS Selling Date	
MLS Status	**Expired**	MLS Selling Price	
MLS Status Date	**04/15/2002**	MLS Listing Agent	**B7917-Mark Mcdonald**
MLS List Price	**$795,000**	MLS Listing Office	**INLAND PROPERTIES**
MLS Orig. List Price	**$795,000**	MLS Selling Agent	
MLS On Market Date	**10/12/2001**	MLS Selling Office	

MLS Listing #	
MLS Status	
MLS On Market Date	
MLS Listing Price	
MLS Original Price	
MLS Selling Date	
MLS Selling Price	

LAST MARKET SALE & SALES HISTORY

Recording Date	**01/01/1975**	Seller	**Owner Record**
Sale Price		Document Number	2212-152
Owner Name	**Silberberg Mervyn I**	Deed Type	**Deed (Reg)**
Owner Name 2			

Recording Date	06/12/2020	06/13/2018	01/01/1975	00/1966
Sale Price				
Nominal	**Y**	**Y**		
Buyer Name	**Silberberg M I Living Trust**	**Silberberg Mervyn I Living Trust**	**Northwestern Title Co Of Sf**	**Northwestern Title Co Of S F**

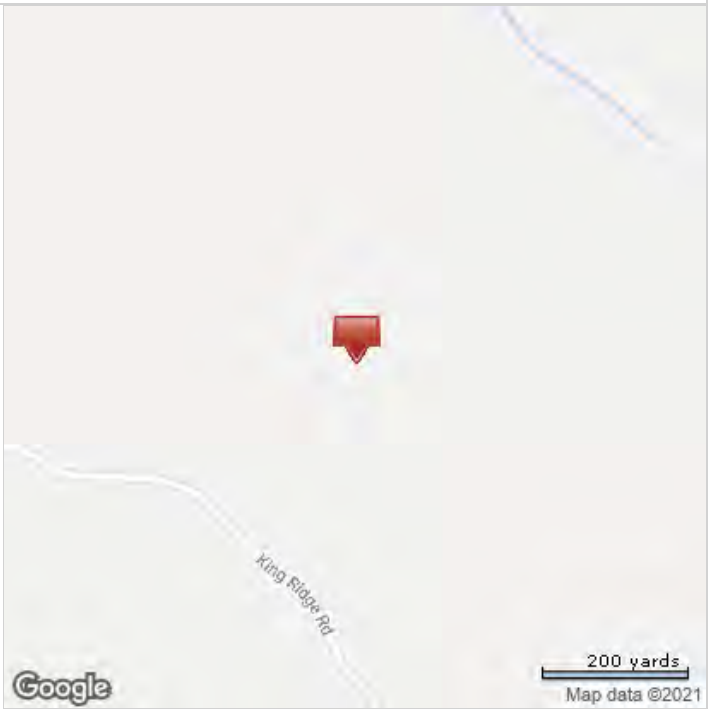
The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Seller Name	**Chicago Title Co**	**Silberberg Mervyn I**	**Owner Record**	
Document Number	**46565**	**42543**	**2212-152**	**2212-152**
Document Type	**Quit Claim Deed**	**Trustee's Deed(Transfer)**	**Deed (Reg)**	**Deed (Reg)**

MORTGAGE HISTORY

Mortgage Date	
Mortgage Amt	
Mortgage Lender	
Mortgage Type	
Borrower Name	

PROPERTY MAP



*Lot Dimensions are Estimated

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

27840 King Ridge Rd, Cazadero, CA 95421, Sonoma County

Beds	Baths	Sale Price	Sale Date
N/A	**N/A**	**N/A**	**N/A**
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**
N/A	**1,045,440**	**N/A**	**PASTURE**

OWNER INFORMATION

Owner Name	**Silberberg Mervyn I**	Tax Billing Zip	**94901**
Owner Name 2		Tax Billing Zip+4	**4220**
Tax Billing Address	**23 Royal Ct**	Owner Occupied	**No**
Tax Billing City & State	**San Rafael, CA**	Do Not Mail Flag	

LOCATION INFORMATION

Census Tract	**1543.04**	Topography	
Map Page/Grid		Subdivision	
Carrier Route	**H084**	Block	
Zoning	**RRD320**		

TAX INFORMATION

Tax ID	109-320-002-000	% Improved	
Alt APN		Lot	
Tax Area	**083000**	Block	
Legal Description			

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	**$6,780**	**$6,711**	**$6,580**
Assessed Value - Land	**$6,780**	**$6,711**	**$6,580**
Assessed Value - Improved			
YOY Assessed Change ($)	**$69**	**$131**	
YOY Assessed Change (%)	**1.03%**	**1.99%**	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change ($)	Change (%)
2018	**$180**		
2019	**$181**	**$1**	**0.79%**
2020	**$261**	**$80**	**44.29%**

Special Assessment	Tax Amount
West So Co Uhsd 2010 Creb Bond	**$0.14**
Ws Dam-Russian River Pros	**$0.46**
West Soco Uhsdbond	**$0.46**
West So Co Uhsd 2010 Bonds	**$0.46**
So Co Junior College Bond	**$0.88**
Ms-Sonoma Mosquito #2	**$1.40**
Soco Jr College 2014 Bond	**$1.62**
West So Co Uhsd 2018 Bonds	**$1.88**
Sf Bay Area Restoration	**$12.00**
West So Cty Uhsd Spec Tax	**$48.00**
Fort Ross El Special Tax	**$48.00**
West So Cty Uhsd 2020 Tax	**$79.00**
Total Of Special Assessments	**$194.30**

CHARACTERISTICS

Approx Lot SqFt	**1,045,440**	Total Rooms	
Lot Acres	**24**	Other Rooms	
Lot Frontage		Floor Cover	
Lot Depth		Fireplaces	
Land Use - County	**Pasture**	Other Impvs	

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Building Sq Ft		Heat Type	
Stories		Cooling Type	
Style		Roof Material	
Year Built		Sewer	
Effective Year Built		Water	
Garage Type		Construction	
Garage Sq Ft		Foundation	
Garage Capacity		Exterior	
Pool		Quality	
Pool Size		Assessor's Building Quality	
Bedrooms		Condition	
Total Baths		Topography	
MLS Total Baths		Total Units	
Full Baths		Land Use - Universal	**Pasture**
Half Baths			

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built

Feature Type	Value	Building XF Condition Code	Building XF Quantity 2

Building Description	Building Size

SELL SCORE

Rating		Value As Of	
Sell Score			

ESTIMATED VALUE

RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of	**08/26/2021**		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number		MLS Selling Date	
MLS Status		MLS Selling Price	
MLS Status Date		MLS Listing Agent	
MLS List Price		MLS Listing Office	
MLS Orig. List Price		MLS Selling Agent	
MLS On Market Date		MLS Selling Office	

MLS Listing #	
MLS Status	
MLS On Market Date	
MLS Listing Price	
MLS Original Price	
MLS Selling Date	
MLS Selling Price	

LAST MARKET SALE & SALES HISTORY

Recording Date	**01/01/1975**	Seller	**Owner Record**
Sale Price		Document Number	2212-152
Owner Name	**Silberberg Mervyn I**	Deed Type	**Deed (Reg)**
Owner Name 2			

Recording Date	06/12/2020	01/01/1975	00/1966
Sale Price			
Nominal	**Y**		
Buyer Name	**Silberberg M I Living Trust**	**Northwestern Title Co Of Sf**	**Northwestern Title Co Of S F**
Seller Name	**Chicago Title Co**	**Owner Record**	

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Document Number	**46565**	**2212-152**	**2212-152**
Document Type	**Quit Claim Deed**	**Deed (Reg)**	**Deed (Reg)**

MORTGAGE HISTORY

Mortgage Date	
Mortgage Amt	
Mortgage Lender	
Mortgage Type	
Borrower Name	

PROPERTY MAP

***Lot Dimensions are Estimated**

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

27000 King Ridge Rd, Cazadero, CA 95421, Sonoma County

Expired Listing

Beds	Baths	Sale Price	Sale Date
N/A	**N/A**	**N/A**	**N/A**
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**
N/A	**3,030,033**	**N/A**	**FOREST**

OWNER INFORMATION

Owner Name	**Silberberg Mervyn I**	Tax Billing Zip	**94901**
Owner Name 2		Tax Billing Zip+4	**4220**
Tax Billing Address	**23 Royal Ct**	Owner Occupied	**No**
Tax Billing City & State	**San Rafael, CA**	Do Not Mail Flag	

LOCATION INFORMATION

Census Tract	**1543.04**	Topography	
Map Page/Grid		Subdivision	
Carrier Route	**H084**	Block	
Zoning	**RRD320**		

TAX INFORMATION

Tax ID	109-320-014-000	% Improved	
Alt APN		Lot	
Tax Area	**083000**	Block	
Legal Description	**76 FORM PT OF 109-320-03**		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	**$18,501**	**$18,312**	**$17,953**
Assessed Value - Land	**$18,501**	**$18,312**	**$17,953**
Assessed Value - Improved			
YOY Assessed Change ($)	**$189**	**$359**	
YOY Assessed Change (%)	**1.03%**	**2%**	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change ($)	Change (%)
2018	**$304**		
2019	**$308**	**$4**	**1.26%**
2020	**$390**	**$83**	**26.8%**

Special Assessment	Tax Amount
West So Co Uhsd 2010 Creb Bond	**$0.36**
Ws Dam-Russian River Pros	**$1.28**
West Soco Uhsdbond	**$1.28**
West So Co Uhsd 2010 Bonds	**$1.28**
So Co Junior College Bond	**$2.38**
Ms-Sonoma Mosquito #2	**$4.24**
Soco Jr College 2014 Bond	**$4.40**
West So Co Uhsd 2018 Bonds	**$5.12**
Sf Bay Area Restoration	**$12.00**
West So Cty Uhsd Spec Tax	**$48.00**
Fort Ross El Special Tax	**$48.00**
West So Cty Uhsd 2020 Tax	**$79.00**
Total Of Special Assessments	**$207.34**

CHARACTERISTICS

Approx Lot SqFt	**3,030,033**	Total Rooms	
Lot Acres	**69.56**	Other Rooms	
Lot Frontage		Floor Cover	
Lot Depth		Fireplaces	
Land Use - County	**Hardwood/Chaparral**	Other Impvs	

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Building Sq Ft		Heat Type	
Stories		Cooling Type	
Style		Roof Material	
Year Built		Sewer	
Effective Year Built		Water	
Garage Type		Construction	
Garage Sq Ft		Foundation	
Garage Capacity		Exterior	
Pool		Quality	
Pool Size		Assessor's Building Quality	
Bedrooms		Condition	
Total Baths		Topography	
MLS Total Baths		Total Units	
Full Baths		Land Use - Universal	**Forest**
Half Baths			

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built

Feature Type	Value	Building XF Condition Code	Building XF Quantity 2

Building Description	Building Size

SELL SCORE

Rating		Value As Of	
Sell Score			

ESTIMATED VALUE

RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of	**08/26/2021**		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	2018959	MLS Selling Date	
MLS Status	**Expired**	MLS Selling Price	
MLS Status Date	**02/15/2001**	MLS Listing Agent	**B7917-Mark Mcdonald**
MLS List Price	**$175,000**	MLS Listing Office	**INLAND PROPERTIES**
MLS Orig. List Price	**$175,000**	MLS Selling Agent	
MLS On Market Date	**08/23/2000**	MLS Selling Office	

MLS Listing #	
MLS Status	
MLS On Market Date	
MLS Listing Price	
MLS Original Price	
MLS Selling Date	
MLS Selling Price	

LAST MARKET SALE & SALES HISTORY

Recording Date	**10/30/1995**	Seller	**Silberberg Sara Hilarita**
Sale Price		Document Number	92470
Owner Name	**Silberberg Mervyn I**	Deed Type	**Grant Deed**
Owner Name 2			

Recording Date	01/14/2019	10/30/1995	08/22/1975
Sale Price			
Nominal	**Y**		
Buyer Name	**Silberberg Mervyn I Living Trust**	**Silbergerg Mervyn**	
Seller Name	**Silberberg Mervyn**	**Silberberg Sara Hilarita**	

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Document Number	**2531**	**92470**	**2990-415**
Document Type	**Trustee's Deed(Transfer)**	**Grant Deed**	**Grant Deed**

MORTGAGE HISTORY

Mortgage Date	
Mortgage Amt	
Mortgage Lender	
Mortgage Type	
Borrower Name	

PROPERTY MAP

*Lot Dimensions are Estimated

COUNTY OF
SONOMA

permit
SONOMA

Permit History Search

Permit Search Results

Search Results as of: 08/30/2021

Permits Found: 5

Parcel Number	Permit Number	Date	Status	Permit Type	Description	Scanned
109-320-012	BLD04-4796	8/18/2004	Expired	Building	TEAR OFF 10 SQS AND REROOF WITH 30 YR CLASS A COMP SHINGLES ON EXISTING SFD	Yes
109-320-012	VBU04-0510	7/27/2004	Closed	Enforcement	INTERIOR REMODEL -SEE PROPERTY REPORT	Yes
109-320-012	SEV02-1525	12/10/2002	Complete	Well and Septic	PRE PERC 1/28/03 ROUTED TO CSTAVROS SG 2/10/03 RFS SENT TO APP, ROUTED TO HARD FILE SG	
109-320-012	SEV02-1493	12/2/2002	Complete	Building	PROPERTY REPORT FROM DALE HAWLEY	
109-320-012	098833-B	7/28/1996	File Closed	Enforcement	NEW ELECTRIC PANEL & UPGRADE OF SERVICE WITHOUT PERMITS	

Important Disclaimers

- All reasonable effort has been made to ensure the accuracy of the data provided. However, some of the data may be out of date or inaccurate.
- The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a

particular purpose. Do not make any business or financial decisions based on this data before validating the data with Permit Sonoma.

- The Permit History provided may not include all records for this property. Further investigation may be required to obtain a more complete history due to: address changes, parcel mergers, splits, retirements, etc.
- Date(s) listed in this report reflect the earliest known date(s) associated with each record. The date(s) listed are not associated with the current status.
- Permit Status Definitions have been modified through time to better identify milestones during the lifespan of a specific record type. Many historical records reflect statuses which are no longer in use.
- Although every reasonable effort is made to provide complete and accurate information on this website, visitors are advised to contact appropriate Permit Sonoma staff before making project decisions or property purchase/lease decisions. This may involve contacting more than one section within Permit Sonoma (Building Inspection, Plan Check, Planning/Zoning, Well & Septic, etc.) since each section implements specific codes or ordinances which may affect your project.

COUNTY OF
SONOMA

permit
SONOMA

Zoning & Parcel Report

Parcel Number:
109-320-012

Associated Addresses

27880 KING RIDGE RD

27880 KING RIDGE RD, CAZADERO

Parcel Report

Parcel Number:	109-320-012
Jurisdiction:	Unincorporated Sonoma County
Zoning:	RRD B6 320, NONE Find Out What the Zoning Codes Mean
Land Use:	RRD 320
Air Quality Control Board:	Northern Sonoma County Air Pollution Control District
ALUC Referral Area:	Not Applicable
Appealable to Coastal Commission:	Not Applicable
Area & Specific Plan:	Not Applicable
Assessor Use Code:	0051 [Rural Res/single Res]
Bodega Bay PUD:	Not Applicable
California Tiger Salamander:	Not Applicable
F1 - Floodway:	Not Applicable
F2 - Floodplain:	Not Applicable
Fire District:	Fort Ross VFC
Fire Event - Within:	Not Applicable
Fire Protection Response Area:	SRA = State
Flood Prone Urban Area:	Not Applicable
Groundwater Availability:	Zone 4 - Areas with low or highly variable water yield

Historic District:	Not Applicable
Inspector - Building:	Dominick Sebastiani
Inspector - Code Enforcement:	Jesse Cablk
Inspector - Code Enforcement Cannabis:	Jesse Cablk
Inspector - Well & Septic:	North West District
Land Size - Acres:	39.26
Land Size - Sq Ft:	0
Landslide:	Many Landslides, Mostly Landslide
Lat/Long (Parcel Center):	38.601189, -123.186345
Liquefaction:	Very Low Susceptibility
Local Area Development Guideline:	Not Applicable
NRCS Soils (Expansive Soils*):	HkG, LgG, YvF
Parcel Specific Policy:	Not Applicable
Planning Area:	1 - Sonoma Coast/Gualala Basin
Redevelopment Plan:	Not Applicable
Sanitation District:	Not Applicable
School District - Elementary:	Fort Ross
School District - High:	West Sonoma Union
Seismic Design Category:	SDC E
Sphere of Influence:	Not Applicable
Supervisorial District:	District 5
Tax Rate Area:	083000
Urban Growth:	Not Applicable
Urban Service Area:	Not Applicable
Waiver Prohibition Area:	Not Applicable
Water Quality Control Board:	North Coast Region
Wet Weather Zone:	E - Guerneville
Williamson Act Land Contract:	Not Applicable

Important Disclaimers

- All reasonable effort has been made to ensure the accuracy of the data provided. However, some of the data may be out of date or inaccurate.
- The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business or financial decisions based on this data before validating the data with Permit Sonoma.

- The Permit History provided may not include all records for this property. Further investigation may be required to obtain a more complete history due to: address changes, parcel mergers, splits, retirements, etc.
- Date(s) listed in this report reflect the earliest known date(s) associated with each record. The date(s) listed are not associated with the current status.
- Permit Status Definitions have been modified through time to better identify milestones during the lifespan of a specific record type. Many historical records reflect statuses which are no longer in use.
- Although every reasonable effort is made to provide complete and accurate information on this website, visitors are advised to contact appropriate Permit Sonoma staff before making project decisions or property purchase/lease decisions. This may involve contacting more than one section within Permit Sonoma (Building Inspection, Plan Check, Planning/Zoning, Well & Septic, etc.) since each section implements specific codes or ordinances which may affect your project.

COUNTY OF
SONOMA

permit
SONOMA

Zoning & Parcel Report

Parcel Number:
109-320-002

Associated Addresses

27840 KING RIDGE RD

Parcel Report

Parcel Number:	109-320-002
Jurisdiction:	Unincorporated Sonoma County
Zoning:	RRD B6 320, RC50/50 Find Out What the Zoning Codes Mean
Land Use:	RRD 240
Air Quality Control Board:	Northern Sonoma County Air Pollution Control District
ALUC Referral Area:	Not Applicable
Appealable to Coastal Commission:	Not Applicable
Area & Specific Plan:	Not Applicable
Assessor Use Code:	0540 [Pasture]
Bodega Bay PUD:	Not Applicable
California Tiger Salamander:	Not Applicable
F1 - Floodway:	Not Applicable
F2 - Floodplain:	Not Applicable
Fire District:	Fort Ross VFC
Fire Event - Within:	Not Applicable
Fire Protection Response Area:	SRA = State
Flood Prone Urban Area:	Not Applicable
Groundwater Availability:	Zone 4 - Areas with low or highly variable water yield
Historic District:	Not Applicable

Inspector - Building:	Dominick Sebastiani
Inspector - Code Enforcement:	Jesse Cablk
Inspector - Code Enforcement Cannabis:	Jesse Cablk
Inspector - Well & Septic:	North West District
Land Size - Acres:	24
Land Size - Sq Ft:	0
Landslide:	Mostly Landslide
Lat/Long (Parcel Center):	38.598961, -123.188017
Liquefaction:	Very Low Susceptibility
Local Area Development Guideline:	Not Applicable
NRCS Soils (Expansive Soils*):	YvF
Parcel Specific Policy:	Not Applicable
Planning Area:	1 - Sonoma Coast/Gualala Basin
Redevelopment Plan:	Not Applicable
Sanitation District:	Not Applicable
School District - Elementary:	Fort Ross
School District - High:	West Sonoma Union
Seismic Design Category:	SDC E
Sphere of Influence:	Not Applicable
Supervisorial District:	District 5
Tax Rate Area:	083000
Urban Growth:	Not Applicable
Urban Service Area:	Not Applicable
Waiver Prohibition Area:	Not Applicable
Water Quality Control Board:	North Coast Region
Wet Weather Zone:	E - Guerneville
Williamson Act Land Contract:	Not Applicable

Important Disclaimers

- All reasonable effort has been made to ensure the accuracy of the data provided. However, some of the data may be out of date or inaccurate.
- The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business or financial decisions based on this data before validating the data with Permit Sonoma.
- The Permit History provided may not include all records for this property. Further investigation may be required to obtain a more complete history due to: address changes, parcel mergers, splits,

retirements, etc.

- Date(s) listed in this report reflect the earliest known date(s) associated with each record. The date(s) listed are not associated with the current status.
- Permit Status Definitions have been modified through time to better identify milestones during the lifespan of a specific record type. Many historical records reflect statuses which are no longer in use.
- Although every reasonable effort is made to provide complete and accurate information on this website, visitors are advised to contact appropriate Permit Sonoma staff before making project decisions or property purchase/lease decisions. This may involve contacting more than one section within Permit Sonoma (Building Inspection, Plan Check, Planning/Zoning, Well & Septic, etc.) since each section implements specific codes or ordinances which may affect your project.

COUNTY OF
SONOMA

permit
SONOMA

Zoning & Parcel Report

Parcel Number:
109-320-014

Associated Addresses

27000 KING RIDGE RD

Parcel Report

Parcel Number:	109-320-014
Jurisdiction:	Unincorporated Sonoma County
Zoning:	RRD B6 320, RC50/50 Find Out What the Zoning Codes Mean
Land Use:	RRD 320
Air Quality Control Board:	Northern Sonoma County Air Pollution Control District
ALUC Referral Area:	Not Applicable
Appealable to Coastal Commission:	Not Applicable
Area & Specific Plan:	Not Applicable
Assessor Use Code:	0560 [Hardwoods And Chaparral]
Bodega Bay PUD:	Not Applicable
California Tiger Salamander:	Not Applicable
F1 - Floodway:	Not Applicable
F2 - Floodplain:	Not Applicable
Fire District:	Fort Ross VFC
Fire Event - Within:	Not Applicable
Fire Protection Response Area:	SRA = State
Flood Prone Urban Area:	Not Applicable
Groundwater Availability:	Zone 4 - Areas with low or highly variable water yield
Historic District:	Not Applicable

Inspector - Building:	Dominick Sebastiani
Inspector - Code Enforcement:	Jesse Cablk
Inspector - Code Enforcement Cannabis:	Jesse Cablk
Inspector - Well & Septic:	North West District
Land Size - Acres:	69.56
Land Size - Sq Ft:	0
Landslide:	Many Landslides, Mostly Landslide
Lat/Long (Parcel Center):	38.599599, -123.182058
Liquefaction:	Very Low Susceptibility
Local Area Development Guideline:	Not Applicable
NRCS Soils (Expansive Soils*):	LgG, YvF
Parcel Specific Policy:	Not Applicable
Planning Area:	1 - Sonoma Coast/Gualala Basin
Redevelopment Plan:	Not Applicable
Sanitation District:	Not Applicable
School District - Elementary:	Fort Ross
School District - High:	West Sonoma Union
Seismic Design Category:	SDC E
Sphere of Influence:	Not Applicable
Supervisorial District:	District 5
Tax Rate Area:	083000
Urban Growth:	Not Applicable
Urban Service Area:	Not Applicable
Waiver Prohibition Area:	Not Applicable
Water Quality Control Board:	North Coast Region
Wet Weather Zone:	E - Guerneville
Williamson Act Land Contract:	Not Applicable

Important Disclaimers

- All reasonable effort has been made to ensure the accuracy of the data provided. However, some of the data may be out of date or inaccurate.
- The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business or financial decisions based on this data before validating the data with Permit Sonoma.
- The Permit History provided may not include all records for this property. Further investigation may be required to obtain a more complete history due to: address changes, parcel mergers, splits,

retirements, etc.

- Date(s) listed in this report reflect the earliest known date(s) associated with each record. The date(s) listed are not associated with the current status.
- Permit Status Definitions have been modified through time to better identify milestones during the lifespan of a specific record type. Many historical records reflect statuses which are no longer in use.
- Although every reasonable effort is made to provide complete and accurate information on this website, visitors are advised to contact appropriate Permit Sonoma staff before making project decisions or property purchase/lease decisions. This may involve contacting more than one section within Permit Sonoma (Building Inspection, Plan Check, Planning/Zoning, Well & Septic, etc.) since each section implements specific codes or ordinances which may affect your project.

Article 10. RRD Resources and Rural Development.

Sec. 26-10-005. Purpose.
Sec. 26-10-010. Permitted uses.
Sec. 26-10-020. Uses permitted with a use permit.
Sec. 26-10-030. Permitted residential density and development criteria.

Sec. 26-10-005. Purpose.

Purpose: to implement the provisions of the resources and rural development land use category of the General Plan, namely to provide protection of lands needed for commercial timber production, geothermal production, aggregate resources production; lands needed for protection of watershed, fish and wildlife habitat, biotic resources, and for agricultural production activities that are not subject to all of the policies contained in the agricultural resources element of the General Plan. The resources and rural development district is also intended to allow very low density residential development and recreational and visitor-serving uses where compatible with resource use and available public services.

(Ord. No. 5964, § VI, 1-31-2012; Ord. No. 4643, 1993.)

Sec. 26-10-010. Permitted uses.

Permitted uses include the following:

(a) On parcels of two (2) acres or less, raising, feeding, maintaining and breeding of not more than one (1) of the following per twenty thousand (20,000) square feet of area:
  (1) Five (5) hogs or pigs,
  (2) One (1) horse, mule, cow or steer,
  (3) Five (5) goats, sheep, or similar animals,
  (4) Fifty (50) chickens or similar fowl,
  (5) Fifty (50) ducks or geese or one hundred (100) rabbits or similar animals.
  (6) The above limitations may be modified by the planning director upon submittal of a proposal statement which describes the extent of the domestic farming use and which is signed by the owners of all property within three hundred feet (300') of the subject property. The planning director may require the applicant to obtain a use permit if the director determines that the project might be detrimental to surrounding uses.
  (7) 4-H and FFA animal husbandry projects are permitted without limitation of parcel size; provided, that the parcel contains at least twenty thousand (20,000) square feet and provided further a letter of project authorization is first submitted by the project advisor. The planning director may require the applicant to obtain a use permit when the director determines that the project might be detrimental to surrounding uses;

(b) On parcels exceeding two (2) acres: raising, feeding, maintaining and breeding of horses, cattle, sheep, goats and similar animals;

(c) Boarding and training of horses subject to issuance of a zoning permit. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(d) The outdoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops, including wholesale nurseries, except as follows:

(1) Agricultural cultivation shall not be permitted on site class I and II timberland if a major or minor timberland conversion is required; and

(2) Except as noted below, agricultural cultivation shall not be permitted in the following areas:

(i) Within one hundred feet (100') from the top of the bank in the Russian River riparian corridor,

(ii) Within fifty feet (50') from the top of the bank in designated Flatland riparian corridors,

(iii) Within twenty-five feet (25') from the top of the bank in designated upland riparian corridors;

Agricultural cultivation may be allowed in the areas described in subsections (d)(2)(i) through (iii) of this section upon approval of a management plan which includes appropriate mitigations for potential erosion, bank stabilization, and biotic impacts. This plan may be approved by the planning director or by use permit pursuant to Section 26-10-020(c);

(e) The indoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops, provided that the greenhouse or similar structure for indoor growing is less than eight hundred (800) square feet;

(f) Incidental cleaning, grading, packing, polishing, sizing or similar preparation of crops which are grown on the site, but not including agricultural processing;

(g) Temporary or seasonal sales and promotion, and incidental storage, of crops or fuel wood which are grown on the site;

(h) Temporary or seasonal sales and promotion of livestock which have been raised on the site;

(i) Management of lands and forests for the use of commercial production and harvest of trees, including controlled burns. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(j) Removal of timber and fuel wood, including uses integrally related to growing, harvesting and on-site processing of forest products including, but not limited to roads, log landings, log storage areas and incidental logging camps. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(k) Timber management, including planting, raising, harvesting and incidental milling for noncommercial purposes of trees and logs for lumber or fuel woods, subject to requirements of California Department of Forestry and Fire Protection. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(l) Geotechnical studies involving no grading or construction of new roads or pads;

(m) Residential uses include the following:

(1) Single-family detached dwelling units in accordance with the residential density shown in the General Plan land use element or permitted by a B combining district, whichever is more restrictive. These unit(s) may be manufactured homes, but only one (1) may be a manufactured home without a permanent foundation.

A manufactured home without a permanent foundation shall require prior approval of a zoning permit notice of which shall be posted at least ten (10) days prior to issuance, during which an appeal may be filed and processed pursuant to Section 26-92-040. Issuance of the zoning permit shall be subject, at a minimum, to the following conditions:

(i)

The manufactured home shall be at least twelve feet (12') in width except those that are owned and occupied on the effective date of the ordinance codified in this chapter,

(ii) The manufactured home shall be skirted. All skirting shall be of a type approved by the state of California,

(iii) The manufactured home shall have one patio awning with a minimum dimension of eight feet (8') by twenty feet (20') and either a garage, carport, or awning with a minimum dimension of ten feet (10') by twenty feet (20'),

(iv) All manufactured home sites shall be landscaped,

(v) The manufactured homes shall be occupied by the owner of the property or a relative of the owner,

(2) One (1) dwelling unit for full-time agricultural employees for each of the following agricultural uses conducted on the site:

(i) At least fifty (50) dairy cows, dairy sheep, or dairy goats

(ii) At least twenty (20) acres of grapes, apples, pears, prunes,

(iii) At least twenty thousand (20,000) broilers, fifteen thousand (15,000) egg-layers or three thousand (3,000) turkeys,

(iv) At least one hundred (100) non-dairy sheep, goats, replacement heifers, beef cattle, or hogs,

(v) At least thirty (30) mature horses,

(vi) Wholesale nurseries with a minimum of either one (1) acre of propagating greenhouse or outdoor containers or three (3) acres of field-grown plant materials,

(vii) Any other agricultural use which the planning director determines to be of the same approximate agricultural value and intensity as subsections (h)(3)(i) through (vi) of this section. The dwelling unit(s) may be conventionally built homes or manufactured homes (with or without permanent foundations) provided that manufactured homes without a permanent foundation shall require a zoning permit approved in the manner described in subsection (m)(1) of this section. Agricultural employee units may be established within designated Class 4 water-scarce areas only where a hydrogeology report, as defined, certifies that the establishment and continuation of the additional residential use will not have significant adverse impacts on local or cumulative groundwater availability or yield.

Prior to issuance of zoning permits for the employee unit(s), the property owner shall place on file with the permit and resource management department an affidavit that the unit(s) will be used to house persons employed on the premises for agricultural purposes. Further, a covenant shall be recorded, in a form satisfactory to county counsel, which acknowledges that in the event that the agricultural use is terminated on the property, the agricultural employee dwelling unit shall become a nonconforming residential use.

(3) Temporary farm worker camps consisting of up to four (4) self-contained recreational vehicles and/or travel trailers to house persons solely employed on the site for agricultural purposes for less than ninety (90) days, subject to the following:

The property owner must submit a written affidavit to the planning department, stating that the recreational vehicle and/or travel trailer will only be used to house persons solely employed on the site of a bona fide agricultural enterprise. The camp shall be subject to applicable septic regulations. The recreational vehicle or trailer shall be immediately removed from the site when it is no longer occupied by persons who are solely employed on the premises site;

(4) Seasonal farmworker housing which meets the standards set forth in Section 26-88-010(l). Seasonal farmworker housing shall also conform to public such public health, building and fire safety criteria as may be established by resolution or ordinance of the board of supervisors,

(5) One caretaker unit for properties with seasonal farmworker housing, subject to the provisions of Section 26-88-010 (l)(8),

(6) One (1) travel trailer per lot for use as temporary housing in accordance with Section 26-88-010(q) and provided that a travel trailer administrative permit is obtained and renewed annually;

(7) One (1) second dwelling unit per lot, pursuant to Section 26-88-060, provided that the water supply for the second dwelling unit is proposed to be located within a designated class 1, 2 or 3 groundwater availability area. Second units may be established within designated class 4 water-scarce areas only where a hydrogeology report, as defined, certifies that the establishment and continuation of the secondary residential use will not have significant adverse impacts on local or cumulative groundwater availability or yield. Second units are not permitted on land subject to a Williamson Act contract.

(8) One (1) guest house per lot;

(n) Home occupations subject to the requirements of Section 26-88-121 and approval of a zoning permit. Any home occupation use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(o) Small residential community care facility, except on land subject to a Williamson Act contract;

(p) Accessory buildings and uses appurtenant to the operation of the permitted uses. Accessory buildings may be constructed on vacant parcels of two (2) acres or more in advance of a primary permitted use. On vacant parcels less than two (2) acres, accessory buildings may only be constructed if less than one hundred twenty (120) square feet or as incidental to an existing agricultural use. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(q) Occasional cultural events, provided that a written notice stating "The Sonoma County Planning Department will issue a zoning permit for a cultural event (state nature and duration) on this property if a written appeal is not received within ten (10) days from the date of this notice." is posted on the property at least ten (10) days prior to issuance of a zoning permit, and no appeal pursuant to Section 26-92-040 has been received from any interested person, and provided that approval is secured from the following departments: sheriff, public health, fire services, building inspection and public works. In the event of an appeal, a hearing on the project shall be held pursuant to Section 26-92-040. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(r) Small family day care. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(s) Large family day care provided that the applicant shall meet all performance standards listed in Section 26-88-080, except on land subject to a Williamson Act contract;

(t) Contractor equipment storage incidental to the on-site growing and harvesting of forest products, including parking, repairing and storage of equipment so used. Construction of permanent structures will be subject to Article 82. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(u)

Management of land for watershed, for fish and wildlife habitat, fish rearing ponds, hunting and fishing, beekeeping and grazing, where these uses are incidental to the primary use. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(v) Beekeeping;

(w) Pet fancier facilities, provided that a pet fancier license is obtained from the division of animal regulation and renewed annually. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(x) Craft sales and garage sales not exceeding two (2) sales days per calendar year provided that prior notification is given to the California Highway Patrol and that adequate off-street parking is provided;

(y) Attached commercial telecommunication facilities subject to the applicable criteria set forth in Section 26-88-130

(z) Minor freestanding commercial telecommunication facilities, subject to the applicable criteria set forth in Section 26-88-130, and subject to approval of a zoning permit, including environmental review, for which notice, including a site plan and one (1) elevation with dimensions for such facility, is mailed to adjacent property owners and posted on the subject property at least ten (10) days prior to issuance of the permit and provided that no appeal pursuant to Section 26-92-040 has been received from any interested person. In the event of an appeal, a hearing on the project shall be held pursuant to the above section. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(aa) Noncommercial telecommunication facilities eighty feet (80') or less in height subject to the applicable criteria set forth in Section 26-88-130. Facilities between forty feet (40') and eighty feet (80') in height are subject to approval of a ministerial zoning permit for which notice is mailed to adjacent property owners and posted on the subject property at least ten (10) days prior to issuance of the permit and provided that no appeal pursuant to Section 26-92-040 has been received from any interested person. In the event of an appeal, a hearing on the project shall be held pursuant to the above section;

(bb) Minor timberland conversions, subject to compliance with the requirements of Section 26-88-140

(cc) Non-commercial arts and crafts studios not involving retail or wholesale sales. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(dd) Bed and breakfast inns, containing not more than one (1) guest room, contained within a single-family dwelling, subject to the issuance of a zoning permit. No bed and breakfast inn shall displace nor interfere with any existing agricultural use on the property. No bed and breakfast inn shall be located on land under Williamson Act contract. Food service shall be limited to breakfast served to inn guests only, and shall be subject to the approval of the Sonoma County department of health services. No weddings, lawn parties or similar activities shall be permitted. No outdoor amplified sound shall be permitted. At least ten (10) days prior to issuance of a zoning permit pursuant to this subsection, a written notice stating "The Sonoma County Permit and Resource Management Department will issue a zoning permit for a one guest room bed and breakfast inn on the property located at [address and APN] if a written appeal is not received within ten (10) days from the date of this notice" shall be posted on the subject parcel and shall be mailed or delivered to all owners of real property as shown on the latest equalized assessment roll within three hundred feet (300') of the subject parcel. If no written appeal is received during the ten (10) day period following the posting and mailing or delivery of notice, a zoning permit shall be issued if the proposed inn satisfies the requirements of this subsection. In the event of a timely appeal, a hearing on the proposed

inn shall be held before the board of zoning adjustments pursuant to Section 26-92-040 and the proposed inn shall be evaluated under the provisions of this subsection and the standards set forth in Section 26-92-080

(ee) Small wind energy systems not located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated urban service area, subject to zoning permit approval and the standards in Section 26-88-135. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(ff) Vacation rentals exceeding the standards in Section 26-88-120, except on lands under a Williamson Act contract;

(gg) Agricultural farmstays, subject to issuance of a zoning permit and the standards set forth in Section 26-88-085. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations.

(hh) Non-commercial composting when the source materials are obtained primarily onsite and the product is used to amend soils onsite or on adjacent parcels owned or operated by same property owner.

(ii) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in this section.

(Ord. No. 5964, § V, 1-31-2012; Ord. No. 5908, § II, 11-9-2010; Ord. No. 5809 § 1(b), 2008; Ord. No. 5651 § 1(t), 2006; Ord. No. 5569 § 7, 2005; Ord. No. 5435 § 2(h), 2003; Ord. No. 5429 § 3(a), 2003; Ord. No. 5361 § 2(d), 2002; Ord. No. 5342 § 4, 2002; Ord. No. 5265 § 1(f), 2001; Ord. No. 5016 § 1(D), 1997; Ord. No. 4985 § 1(b), 1996; Ord. No. 4973 § 4(a), 1996; Ord. No. 4723 § 1(e), 1993; Ord. No. 4653 § 1(f), 1993; Ord. No. 4643, 1993.)

Sec. 26-10-020. Uses permitted with a use permit.

Uses permitted with a use permit include the following:

(a) Temporary farm worker camps not permitted by Section 26-10-010(m);

(b) Seasonal farmworker housing that does not meet the road access, occupancy, or setback standards of Section 26-88-010(l);

(c) Year-round and extended seasonal farmworker housing that does not meets the road access, occupancy limits, parcel size, or setback standards set forth in Section 26-88-010(o). Year-round and extended seasonal farmworker housing shall also conform to such public health, building, and fire safety criteria as may be established by resolution or ordinance of the board of supervisors,

(d) The raising, feeding, maintaining and breeding of poultry, fowl, rabbits, fur-bearing animals or animals such as veal calves, dairy cows, pigs, hogs and the like, which are continuously confined in and around barns, corrals and similar areas for other than domestic purposes. Incidental processing and temporary or seasonal sales and promotion of such animals which are raised on site. This subsection shall not be interpreted so as to require a use permit for animals allowed by Section 26-10-010(a) or (b);

(e) Agricultural cultivation in the following areas for which a management plan has not been approved pursuant to Section 26-10-010(d):

  (1) Within one hundred feet (100') from the top of the bank in the Russian River riparian corridor,

  (2) Within fifty feet (50') from the top of the bank in designated flatland riparian corridors,

  (3) Within twenty-five feet (25') from the top of the bank in designated upland riparian corridors,

(f)

Retail nurseries involving crops/plants which are not grown on the site, except on land subject to a Williamson Act contract;

(g) Tasting rooms for agricultural products which are grown or processed on site;

(h) Indoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops in greenhouses or similar structures of eight hundred (800) square feet or more;

(i) Processing of any agricultural product of a type grown or produced on site or in the immediate area, storage of agricultural products grown or processed on site, and bottling or canning of any agricultural product grown or processed on site;

(j) Livestock feed yards, animal sales yards;

(k) Veterinary clinics for farm animals and livestock, but not for companion and exotic animals. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(l) Commercial kennels. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(m) Commercial stables not permitted under Section 26-10-010(c), riding academies, equestrian riding clubs. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(n) Commercial aquaculture, provided that, at a minimum, the use does not adversely affect biotic resources and does not take place on prime soils;

(o) Game preserves, refuges, and hunting clubs. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(p) Commercial wood yards, including wood splitting and sales of off-site fuel woods, except such uses are not permitted on land subject to a Williamson Act contract,

(q) Contractor equipment storage for off-site growing and harvesting of forest products, including packing, repairing and storage of equipment so used. Construction of permanent structures will be subject to Article 82. Such uses are not permitted on land subject to a Williamson Act contract;

(r) Commercial mushroom farming;

(s) Slaughterhouses, animal processing plants, rendering plants, fertilizer plants or yards, which serve agricultural production in the immediate area. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(t) Lumber, planing and logging mills, mill ponds and associated uses; other than portable mills for temporary purposes, such uses are not permitted on land subject to a Williamson Act contract;

(u) Live/work uses in conjunction with a legally established single family residential unit subject to the requirements of Section 26-88-122. Any live/work use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(v) Noncommercial clubs and lodges, golf courses and driving ranges, but not including miniature golf courses; except that such uses are not permitted on land subject to a Williamson Act contract,

(w) Public schools; private nursery, primary and secondary schools; places of religious worship; and places of public or community assembly, all subject, at a minimum, to the criteria of General Plan Policy LU-6e except that such uses are not permitted on land subject to a Williamson Act contract,

(x) Intermediate and major freestanding commercial telecommunication facilities subject at a minimum to the applicable criteria set forth in Section 26-88-130; Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(y) Noncommercial telecommunication facilities greater than eighty feet (80') in height subject at a minimum to the applicable criteria set forth in Section 26-88-130

(z) Commercial and industrial uses permitted under Section 26-10-010 which involve significant quantities (over 100 kg/month) of hazardous materials as defined by Title 22, CAC; except such uses are not permitted on land subject to a Williamson Act contract,

(aa) Private landing strips; on land subject to a Williamson Act contract, such use shall be limited to that necessary for aircraft dedicated to aerial spraying and other agricultural purposes and not for private passenger aircraft for personal convenience and transportation,

(bb) Cemeteries, mausoleums, columbariums and crematoriums; except such uses are not permitted on land subject to a Williamson Act contract,

(cc) Minor public service uses or facilities (transmission and distribution lines and telecommunication facilities excepted), including, but not limited to reservoirs, storage tanks, pumping stations, and transformer stations. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(dd) Fire and police stations and training centers, service yards and parking lots which, at a minimum, meet the criteria of General Plan Policy PF-2 t and which are not otherwise exempt by state law. Such facilities are not permitted on land subject to a Williamson Act contract;

(ee) Recreational vehicle parks, tent camps or campgrounds, lodging and other recreational or visitor serving uses which do not interfere or detract from the purposes of this district; except such uses are not permitted on land subject to a Williamson Act contract,

(ff) Geotechnical studies which involve grading or construction of open roads or pads;

(gg) Large residential community care facility, except on land subject to a Williamson Act contract;

(hh) Day care center, except on land subject to a Williamson Act contract;

(ii) Reserved.

(jj) The development of natural resources with appurtenant structures, including exploration and development of geothermal resources, oil and gas wells and biomass energy projects. Geothermal energy wells, pipelines, transmission facilities and associated grading and construction, when conducted within the primary KGRA. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

Hardrock quarry operations may be permitted only if they meet the criteria below:

(1) The operation is consistent with the purpose(s) of the resources and rural development district.

(2) The operation involves five (5) acres of land or less,

(3) The operation results in annual production of five thousand (5,000) cubic yards or less,

(4) The quarry does not include crushing, screening or batching operations,

(5) The operation is subject to payment of fees and other mitigation measures as may be found consistent with the aggregate resources management plan,

(6) The operation must have an approved reclamation plan,

(7) The operation is located at least four (4) miles from the nearest approved source of aggregate materials.

(8) The operation is not located on land subject to a Williamson Act contract.

Other aggregate mining operations are not permitted unless excepted by Section 26A-3(a)(1) of this code;

(kk) One manufactured home for the housing of full-time employees of resource related uses conducted on the site. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(ll) Bed and breakfast inns, containing not more than five (5) guest rooms, subject to Article 82 (Design Review) and Article 86 (Parking Regulation), and further provided that the use is consistent with the purpose and intent of Section 2.8.1 of the General Plan land use element. No bed and breakfast inn shall displace nor interfere with any existing agricultural use on the property. No bed and breakfast inn shall be located on land under Williamson Act contract. Food service shall be limited to breakfast served to inn guests only, and shall be subject to the approval of the department of health services. Weddings, lawn parties or similar activities may be allowed if specifically authorized by the use permit. No outdoor amplified sound shall be permitted at any time. No bed and breakfast inn shall include the use of more than one (1) single-family dwelling and one accessory structure for transient occupancy. No more than two (2) of the five (5) guest rooms allowed by this section may be located in the accessory structure, if any. If an accessory structure is used for transient occupancy, the total floor area available for use by guests, including guest rooms and common areas, shall not exceed six hundred forty (640) square feet. There shall be no internal doorway or passage between the area available for use by guests and any remaining area of the accessory structure;

(mm) Application of clean dredge material or biosolids subject, at a minimum, to the criteria of General Plan Policies PF-2 s; Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(nn) Craft sales and garage sales involving three (3) or four (4) sales days per year;

(oo) Small wind energy systems located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated urban service area, subject to the standards in Section 26-88-135. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(pp) Major timberland conversions, subject to the standards in Section 26-88-160

(qq) Vacation rentals exceeding the standards in Section 26-88-120, except on lands under a Williamson Act contract;

(rr) Commercial composting facilities incidental to the agricultural use, subject to Policy AR-4a of General Plan Agricultural Resources Element. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(ss) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in this section.

(Ord. No. 5964, § VI, 1-31-2012; Ord. No. 5908, § II, 11-9-2010; Ord. No. 5651 § 1(u), 2006; Ord. No. 5569 § 7, 2005; Ord. No. 5435 § 2(i), 2003; Ord. No. 5429 § 3, 2003; Ord. No. 5361 § 2(l), 2002; Ord. No. 5342 § 5, 2002; Ord. No. 5265 § 1(g), 2001; Ord. No. 4973 § 4(b), (c), 1996; Ord. No. 4781 § 2(B), 1994; Ord. No. 4643, 1993.)

Sec. 26-10-030. Permitted residential density and development criteria.

The use of land and structures within this district is subject to this article, the general regulations of this chapter, and the provisions of any district which is combined herewith. Policies and criteria of the General Plan and any applicable specific or area plan or local area development guidelines shall supersede the standards herein.

(a)

Density. Residential density shall be between twenty (20) and three hundred twenty (320) acres per dwelling unit as shown in the General Plan land use element or permitted by a "B" combining district, whichever is more restrictive.

(b) Minimum lot size shall be twenty (20) acres, except that a minimum lot size of as low as 1.5 acres may be considered in order to provide for clustering of residential development; provided, that a protective easement is applied to the remaining large parcel(s) which indicates that density has been transferred to the clustered area. On parcels subject to a Williamson Act contract, the minimum parcel size shall conform to the requirements of the contract type and General Plan Policy AR-8c.

(c) Minimum Lot Width. The minimum average lot width within each lot is one hundred twenty-five feet (125').

(d) Maximum Building Height.

(1) Thirty-five feet (35'). Additional height may be permitted provided that site plan approval in accordance with Article 82 is first secured.

(2) Maximum height for telecommunication facilities is subject to the provisions of this article and Section 26-88-130

(e) Maximum Lot Coverage.

(1) On parcels of two acres in size or less: twenty percent (20%);

(2) On parcels greater than two acres up to and including five acres in size: 18,000 SF or fifteen percent (15%), whichever is greater;

(3) On parcels greater than five acres up to and including 20 acres in size: 30,000 SF or ten percent (10%), whichever is greater; and

(4) On parcels greater than 20 acres in size: 85,000 SF or five percent (5%), whichever is greater.

Exceptions may be allowed by the planning director for commercial greenhouses, large animal operations, and buildings required for the farm operation to meet water quality or other environmental protection regulations.

(f) Yard Requirements. The following shall apply except that if the subject property adjoins land which is zoned AR or is designated as agricultural land, the use is subject to the requirements of Section 26-88-040(g).

(1) Front or Street Side Yard. Thirty feet (30') except where combined with any "B" district and in no case shall the setback be less than fifty-five feet (55') from the centerline of all roads and streets, except as may be otherwise indicated on the district maps.

(2) Side Yard. Minimum ten feet (10'), except that in the case of a corner lot, the street side yard shall be the same as the front yard.

(3) Rear Yard. Twenty feet (20').

(4) Watering troughs, feed troughs, accessory buildings used for the housing or maintenance of farm animals, and accessory buildings and runs used for the housing or maintenance of kennel animals shall be located at least fifty feet (50') from the front property line, twenty feet (20') from any side or rear property line, and thirty feet (30') from any dwelling on the adjacent property.

(5) No garage or carport opening facing the street shall be located less than twenty feet (20') from any exterior property line, except that where twenty-five percent (25%) or more of the lots on any one (1) block or portion thereof in the same zoning district have been improved with garages or carports, the required front yard may be reduced to a depth equal to the average of the front yards of the such garages or carports. However, in no case shall the front yards be reduced to less than ten feet (10'). Further, the permit and resource management department director may require a use permit if the reduction might result in a traffic hazard.

Notwithstanding the above, if a residence is elevated to meet flood requirements, the space underneath the structure may be utilized for a garage or carport if it will meet building codes, even if the ten foot (10') to twenty foot (20') setback cannot be met, subject to approval of administrative design review.

(6) Cornices, eaves, canopies, bay windows, fireplaces and/or other cantilevered portions of structures, and similar architectural features may extend two feet (2') into any required yard. The maximum length of the projections shall not occupy more than one-third of the total length of the wall on which it is located. Uncovered porches, fire escapes or landing places may extend six feet (6') into any required front or rear yard and three feet (3') into any required side yard.

(7) Where twenty-five percent (25%) or more of the lots on any one (1) block or portion thereof in the same zoning district have been improved with buildings, the required front yard may be reduced to a depth equal to the average of the front yards of the improved lots, subject to the limitations of Subsection (f)(5) of this Section.

(8) Accessory buildings may be constructed within the required yards on the rear half of the lot; provided, that such buildings shall not occupy more than thirty percent (30%) of the width of any rear yard. Such accessory buildings shall not be located closer than ten feet (10') to the main buildings on adjacent lots. Notwithstanding the foregoing, swimming pools may occupy more than thirty percent (30%) of the width of any rear yard. A minimum of three feet (3') shall be maintained between the wall of a pool and the rear and side property lines, and from the main building on the same lot. Conventional pool accessory equipment (pump, filters, etc.) shall be exempt from setback restrictions. Additional setbacks may be required under the California Building Code.

(g) Parking Requirements.

(1) Residential Use. No less than one (1) covered off-street occupant parking space per dwelling unit. The requirements for parking to be covered may be waived subject to the provisions of 26-86-010 (k).

(2) Any other use shall provide parking in accordance with the standards in Article 86

(h) In compliance with applicable sections of the State Subdivision Map Act and the subdivision ordinance, a two (2)-way division of a parcel of land that is currently subject to a Williamson Act contract may be allowed, if all of the following apply:

(1) The resulting parcel is to be sold or leased for agricultural employee ("farmworker") housing, and is not more than five (5) acres in size. For the purpose of this section, "agricultural employee" shall have the same meaning as defined by subdivision (b) of Section 1140.4 of the Labor Code.

(2) The parcel shall be sold or leased to a nonprofit organization, a city, a county, a housing authority, or a state agency, for the sole purpose of the provision and operation of farmworker housing. A lessee that is a nonprofit organization shall not sublease that parcel without the written consent of the landowner, and shall notify the county of such sublease.

(3) The parcel to be sold or leased shall be subject to a deed restriction that limits the use of the parcel to farmworker housing facilities for not less than thirty (30) years. The deed restriction shall also provide, through reversionary or similar provision, that the parcel shall automatically revert to and be merged with the parcel from which it was subdivided when the parcel ceases to be used for farmworker housing for a period of more than one (1) year. The deed restriction shall be in a form satisfactory to County Counsel.

(4) There is a written agreement between the parties to the sale or lease of the parcel and their successors to operate the parcel to be sold or leased under joint management of

the parties, subject to the terms and conditions and for the duration of the Williamson Act contract.

(5) The parcel to be sold or leased is contiguous to one (1) or more parcels that are located within a designated urban service area, and which are zoned for and developed with urban residential, commercial, or industrial land uses.

(6) The farmworker housing project is provided pursuant to Section 26-88-010(l) (Seasonal farmworker housing) or Section 26-88-010(o) (Year-round and extended seasonal farmworker housing), and includes provisions designed to minimize potential impacts on surrounding agricultural and rural residential land uses.

A subdivision of land pursuant to this section shall not affect any Williamson Act contract executed pursuant to Article 3 (commencing with Section 51240) of the Government Code, and the parcel to be sold or leased shall remain subject to that contract.

(Ord. No. 5964, § VI, 1-31-2012; Ord. No. 5711, § 7, (Exh. H), § 8 (Exh. I) 2007; Ord. No. 5569, § 9, 2005; Ord. No. 4973, § 4 (d), 1996; Ord. No. 4927, §§ 1, 6, 11, 1996; Ord. No. 4643, 1993; Ord. 3932.)