

To: Board of Supervisors
Department or Agency Name(s): Permit Sonoma
Staff Name and Phone Number: Hannah Spencer 565-1928
Vote Requirement: Majority
Supervisory District(s): 5

Title:

ZPE18-0302 Farmworker Housing - Ag Agreement & Covenant

Recommended Actions:

Authorize the Chairman of the Board of Supervisors to execute an Agricultural Agreement and Covenant for year-round farmworker housing consisting of 38 beds for Dutton Ranch Family Limited Partnership, to be placed on property located at 2768 Purrington Road, Graton; PRMD File No. ZPE18-0302, Supervisory District 5.

Executive Summary:

This is a request to execute an Agricultural Agreement and Covenant (Agricultural Agreement) that would secure farmworker housing and waive park and traffic mitigation development fees for construction of a 38-bed bunkhouse to bolster the affordable housing stock in Sonoma County.

Discussion:

Project Description, Location, and Zoning:

The property owner, Dutton Ranch Family Limited Partnership, intends to construct a 38-bed year-round farmworker housing unit on a 10.06 acre property located in Graton. The project will provide year-round housing for 38 employees. The parcel is currently developed with a barn and 9 acres of orchard. The property is located about ¼ of mile west of downtown Graton and 1.5 miles west of Highway 116. Purrington Road, a county-maintained road, provides direct access to the proposed farmworker housing site. The parcel is zoned DA (Diverse Agriculture), B6 20-acre density, and Z (Second Unit Exclusion Combining District). The property is generally flat and is primarily used for orchard. Surrounding properties include orchard and vineyard properties and smaller residential properties that share the same zoning and range from 1 to 25 acres in size. Dutton Ranch Family, the landowner, owns four parcels adjacent to the subject site.

The proposed farmworker housing unit consists of a 4,471 square foot single story, 10 bedroom, 22-foot tall building with wood frame construction on a permanent foundation. The unit will be served by a private well and onsite septic system. The housing unit will be obtaining the required septic, building and grading permits. Farmworkers will reside in the unit year-round while working onsite and other properties owned by Dutton Ranch Family. Their work is concentrated during the vineyard and orchard operating season – February through November.

Farm Worker Housing criteria:

Staff has determined the proposed year-round farmworker housing project is consistent with the criteria set forth in Section 26-88-010(o) of the Zoning Code for the reasons specified below.

1. The farmworker housing unit will be placed on a 10.06 acre parcel within the Diverse Agriculture zoning district, thereby meeting the 10-acre minimum parcel size and zoning requirements.
2. The farmworker housing unit will have direct access off of Purrington Road, a county-maintained public road. A new driveway will be constructed to serve the unit.
3. The farmworker housing unit is a single story residence that contains 10 bedrooms and 38 beds. The project will not exceed the 38-person limit.
4. The farmworker housing unit will be located 55- feet from the centerline of Purrington Road, at least 60-feet from the other property lines, and more than 40-feet from other structures. The parcel is not adjacent to any residential zoning district.
5. The farmworker housing unit will have 10 on-site parking spaces meeting the ratio of one parking space per four persons housed.
6. The farmworker housing unit will be one story and not located in a F1 (Floodway) or F2 (Floodplain) zone.
7. The applicant agrees to maintain the farmworker housing unit in a manner to not constitute a zoning violation or health and safety hazard.
8. Furthermore, the property owner has submitted a signed affidavit. The property owner has signed and notarized an Agricultural Agreement and Covenant document prepared by the Office of County Counsel. If approved, the Clerk of the Board will have the document recorded at the County Recorder’s office.

Land Conservation Act:

The parcel is under a prime (Type I) Land Conservation Act contract (Williamson Act contract). Under the local Uniform Rules, Rule 8.3 A-4, allows farmworker housing (year-round or seasonal) as a compatible use. Under the Uniform Rules, a compatible use cannot occupy more than 15% or 5 acres of the total parcel size. For this parcel, the 15% threshold would apply. The existing barn, combined with the farmworker housing unit, septic, and parking area, comprise of approximately 5% of the parcel, thereby meeting the threshold under the contract.

Prior Board Actions:
None

FISCAL SUMMARY

	FY 18-19 Adopted	FY19-20 Projected	FY 20-21 Projected
Expenditures			
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			

Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

The Board is being requested to approve and sign the Agricultural Agreement and Covenant which waives the Park and Traffic mitigation fees typically required for new development in the County. This results in a fiscal loss of a Park mitigation fee of \$3,778.00 and a fiscal loss of Traffic Mitigation fee of \$7,488.00, totaling \$11,266.00.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (number)	Deletions (number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Attachment A: Planning Application filed December 28, 2018

Attachment B: Affidavit signed by landowner, dated December 20, 2018

Attachment C: Site Plan

Attachment D: Floor Plan and Elevation Plans

Attachment E: Assessor’s Parcel Map

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

Original Agricultural Agreement and Covenant for Dutton Ranch Family Limited Partnership