



# COUNTY OF SONOMA

575 ADMINISTRATION  
DRIVE, ROOM 102A  
SANTA ROSA, CA 95403

## SUMMARY REPORT

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**Agenda Date:** 3/25/2025

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**To:** Board of Supervisors

**Department or Agency Name(s):** Permit Sonoma

**Staff Name and Phone Number:** Tennis Wick (707) 565-1925, Katerina Mahdavi (707) 565-1392

**Vote Requirement:** Majority

**Supervisorial District(s):** Fourth

### **Title:**

Agricultural Easement and Covenant for a Farm Family Dwelling Unit on a 20-acre parcel located at 4391 Dry Creek Road, Healdsburg (APN 090-210-012); Permit Sonoma File No. ZPE24-0126.

### **Recommended Action:**

Accept and authorize the Chair of the Board of Supervisors to execute, and Permit Sonoma to record, a Grant Deed of Agricultural Easement and Covenant to allow one detached farm family dwelling unit on the property located at 4391 Dry Creek Road; Healdsburg; APN 090-210-012; Permit Sonoma File No. ZPE24-0126. (Fourth District)

### **Executive Summary:**

The Land Intensive Agriculture zoning district allows for one (1) detached farm family dwelling unit per lot, provided that a Williamson Act contract is in effect. A Farm Family Dwelling unit is defined as an additional single-family dwelling incidental to the main dwelling in terms of size, location, and architecture which is not leased, subleased, rented, or sub-rented separately from the main dwelling nor divided by sale, and which is inhabited by a member of the farm operator's family. A Farm Family Dwelling is considered a compatible use as described in the County's Uniform Rules for Agricultural Preserves and Farmland Security Zones for Williamson Act contracted lands.

Staff recommends your Board accept and authorize the Chair of the Board of Supervisors to execute, and Permit Sonoma to record, the offered Grant Deed of Agricultural Easement and Covenant to allow one detached farm family dwelling unit on the property, because upon recordation, all zoning requirements for a Farm family Dwelling will have been met.

### **Discussion:**

Tarantella Farm LLC, a Delaware Limited Liability Company, the landowner, seeks approval of a Zoning Permit to convert an existing 1,636 square foot single-family dwelling into a Farm Family Dwelling Unit on a 20-acre vineyard property located at 4391 Dry Creek Road in Healdsburg; APN 090-210-012. The farm family dwelling will be occupied by a member of the farm operator's family.

### **Site Characteristics:**

The 20-acre property is accessed from Norris Road, approximately 6 miles northwest of the City of Healdsburg. The Farm Family Dwelling is near a proposed 8,189 square foot primary residence. Approximately 12.61 acres of the 20-acre property is planted vineyard. Zoning for the site is LIA (Land Intensive Agriculture) B6 20 (20

acres per dwelling unit) and combining zones for Z (Accessory Unit Exclusion), OAK (Oak Woodland), RC 50/25 (Riparian Corridor), SR (Scenic Resources), and VOH (Valley Oak Habitat). The property is currently in compliance with a Williamson Act contract.

**Farm Family Dwelling:**

The Sonoma County Zoning Code allows Farm Family Dwelling units on properties zoned LIA (Land Intensive Agriculture), provided that the standards under Section 26-24-160 (B) are met.

Sec. 26-24-160 (B) Standards:

1. A maximum of one (1) Farm Family Dwelling unit is allowed per lot.
2. LIA zone: Allowed only on a property with a Williamson Act contract.
3. LIA and LEA zones:
  - a. An agricultural easement having a term equal to the useful life of the structure, but in no event less than twenty (20) years, shall be offered to the county at the time of application.
  - b. 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 Farm Family Dwelling becomes a nonconforming residential use.

The request is consistent with the Zoning Code definition (Sec. 26-24-160 (A)) and standards for a Farm Family Dwelling as the 1,636 square foot residence is incidental to the proposed 8,189 square foot primary residence and the Farm Family Dwelling will be occupied by a member of the farm operator’s family. Additionally, the request meets the Land Intensive Agriculture Zoning District requirements for a farm family dwelling as the property is subject to a Williamson Act contract for prime agricultural land (Book 3159, Page 447 of Sonoma County records) and a Grant Deed of Agricultural Easement and Covenant (Farm Family Housing) has been prepared for the request. The easement will protect and preserve the resource value, agricultural viability, and productiveness of the property, and ensure that the property continues in agricultural use throughout the term of the easement and will cover the whole property.

**Staff Recommendation:**

Staff recommends the Board approve the request to accept and authorize the Chair of the Board of Supervisors to execute a Grant Deed of Agricultural Easement and Covenant because all zoning requirements for the easement, covenant, and farm family dwelling are met and a Grant Deed of Agricultural Easement and Covenant (Farm Family Housing) has been prepared, which is included as Attachment 3.

**Strategic Plan:**

Not Applicable

**Racial Equity:**

**Was this item identified as an opportunity to apply the Racial Equity Toolkit?**

No

**Prior Board Actions:**

Not Applicable

**FISCAL SUMMARY**

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Not Applicable

**Narrative Explanation of Fiscal Impacts:**

Not Applicable

**Narrative Explanation of Staffing Impacts (If Required):**

Not Applicable

**Attachments:**

Attachment 1: ZPE24-0126 Proposal Statement

Attachment 2: ZPE24-0126 Site Plan

Attachment 3: ZPE24-0126 Grant Deed of Agricultural Easement and Covenant

**Related Items "On File" with the Clerk of the Board:**

Not Applicable