

Proposal Statement
4490 D Street, Petaluma
APN 020-120-005

This is a request for a Zoning Permit to establish a 2,445 sq ft Farm Family Dwelling Unit and 780 sq ft garage to be occupied by the farm operator's family for the management and care of the existing agricultural operation, located at 4490 D Street, Petaluma.

The project site is located in the sparsely developed, rural area of southern Sonoma County. The property consists of hilly terrain covered with low grasses, currently developed with an existing residence. Existing improvements include a swimming pool, walkways and landscaping that surround the existing residence, as well as an approximately 0.5-mile paved driveway which connects the existing residence to D Street Extension to the south. The proposed building area is relatively flat, while slopes are gently inclined just beyond the building areas.

The parcel is designated as Grazing Lands on the State Farmlands Map. The agricultural uses on the 80.49-acre parcel includes the rotational grazing of 50-100 head of cattle. The cattle grazing operation will take place on approximately 70 acres. The annual income is \$3,500 and the long-term intent of the owners is to continue grazing cattle. The proposed Farm Family Dwelling Unit will not affect the existing ag operations and will be used for housing the farm operator's family.

The parcel is zoned Land Extensive Agriculture (LEA) and was established into Williamson Act Contract No. 2-248 in 2002. The existing residence and associated improvements and outbuildings are compatible with agricultural uses on contracted land, and they collectively occupy no more than 15% of the contracted land. The contracted land will continue to be devoted to agricultural use.

A Farm Family Dwelling is allowed on contracted land when allowed by the underlying zoning and provided that:

- a. The dwelling is incidental to the primary dwelling in terms of size, location, and architecture;
- b. The dwelling is not leased, subleased, rented, or sub-rented separately from the primary residence, no divided by sale; and
- c. The dwelling is occupied by the farm operator or an immediate family member of the landowner or farm operator.