



Legislation Text

File #: 2021-0073, **Version:** 1

To: The Board of Supervisors of Sonoma County
Department or Agency Name(s): Permit Sonoma
Staff Name and Phone Number: Joshua Miranda, 707-565-1948
Vote Requirement: Majority
Supervisory District(s): Fourth

Title:

File No. ZPE20-0088 WKM Properties LLC, et al Grant Deed of Agricultural Easement and Covenant for Farm Family Dwelling 18875 Hassett Ln, Geyserville

Recommended Action:

Authorize the Chair of the Board of Supervisors to execute a Grant Deed of Agricultural Easement and Covenant to allow one detached farm family dwelling unit on the property located at 18875 Hassett Lane, Geyserville, APN 091-010-020 (formerly -001); Permit Sonoma File No. ZPE20-0088; (Fourth District)

Executive Summary:

This action satisfies the requirements of a Board-approved Lot Line Adjustment (LLA19-0003, Resolution No. 20-0155) by designating an existing 800 square foot residence as a farm family dwelling unit on a 13.11 acre vineyard parcel zoned Land Intensive Agriculture and subject to a Land Conservation (Williamson) Act contract. 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. As the requested action implements prior Board action as directed, staff recommends Board approval of the request for the farm family dwelling.

Discussion:

WKM Properties LLC, et al seek approval to designate an existing 800 square foot residence as a farm family dwelling unit on a 13.11 acre parcel, to satisfy the requirements of a Board-approved Lot Line Adjustment (LLA19-0003, Resolution No. 20-0155). On September 24, 2020, the lot line adjustment recorded under O.R. #2020-085764.

Site Characteristics:

The 13.11 acre parcel is located in Alexander Valley, 2 miles north of the City of Healdsburg. The site is developed with an existing 3,810 square foot primary residence, an 800 square foot dwelling unit, 3 barns, and 8.87 acres of vineyards. Zoning for the site is LIA (Land Intensive Agriculture) B6-20 acre density, Z (Accessory Unit Exclusion), F2 (Floodplain), RC25/50 (Riparian Corridor with 50-foot and 25-foot setbacks), SR

(Scenic Resources), and VOH (Valley Oak Habitat).

Farm Family Dwelling:

The Land Intensive Agriculture Zoning District (Sec. 26-04-010(h)(2)) allows for one (1) detached farm family dwelling unit per lot, provided that a Williamson Act contract is in effect and that the following requirements are met:

- (i) 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,
- (ii) 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 shall become a nonconforming residential use.

Staff finds the proposed request is consistent with the Zoning Code definition for a farm family dwelling as the existing 800 square foot residence proposed for the farm family dwelling is incidental to the 3,810 square foot primary residence and the farm family dwelling will be occupied by members of the farm operator's family. Additionally, the request meets the Land Intensive Agriculture Zoning District requirements for a farm family dwelling as the parcel is subject to a Williamson Act contract (recorded under Book 2608, Page 107) and a Grant Deed of Agricultural Easement and Covenant (Farm Family Housing) has been prepared for the request. The easement will cover the whole property.

Staff Recommendation:

Staff recommends the Board approve the request because all of the zoning requirements for the farm family dwelling are met and a Grant Deed of Agricultural Easement and Covenant (Farm Family Housing) has been prepared.

Prior Board Actions:

April 28, 2020; Board approves Lot Line Adjustment File No. LLA19-0003 (Resolution 20-0155)

FISCAL SUMMARY

N/A

Narrative Explanation of Fiscal Impacts:

N/A

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

ATT 1: Proposal Statement

ATT 2: Site Plan

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

Original Grant Deed of Agricultural Easement and Covenant.