



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 10/14/2025

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Scott Orr (707) 565-1754, Katerina Mahdavi (707) 565-1392

Vote Requirement: Majority

Supervisorial District(s): Two

Title:

Agricultural Easement and Covenant for a Farm Family Dwelling Unit on a 5.28-acre parcel located at 4018 Canfield Road, Sebastopol (APN 025-090-011); Permit Sonoma File No. ZPE25-0025

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 4018 Canfield Road, Sebastopol (APN 025-090-011); Permit Sonoma File No. ZPE25-0025. (Second District)

Executive Summary:

The Land Extensive Agriculture zoning district allows for one (1) detached farm family dwelling unit per lot, provided that a Grant Deed of Agricultural Easement and Covenant (Farm Family Housing) is recorded. 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.

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:

Michael Nicholas Glogovac and Paula Kay Glogovac, Trustees of The Glogovac Family 2000 Living Trust, the landowners, seek approval of a Zoning Permit to establish a new dwelling unit of 951 square feet as a Farm Family Dwelling Unit on a 5.28-acre property located at 4018 Canfield Road, Sebastopol; APN 025-090-011. The farm family dwelling will be occupied by a member of the farm operator's family.

Site Characteristics:

The 5.28-acre property is accessed from Canfield Road, approximately 6 miles south of the City of Sebastopol. The Farm Family Dwelling of 951 square feet is proposed near an existing 3,538 square foot primary residence. Zoning for the site is LEA (Land Extensive Agriculture) B6 60 (60 acres per dwelling unit).

Farm Family Dwelling:

The Sonoma County Zoning Code allows Farm Family Dwelling units on properties zoned LEA (Land Extensive

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 951 square foot proposed dwelling is incidental to the existing 3,538 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 Extensive Agriculture Zoning District requirements for a farm family dwelling as 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

Not Applicable

Narrative Explanation of Fiscal Impacts:

This is an at-cost project for which project costs are the responsibility of the applicant.

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Narrative Explanation of Staffing Impacts (If Required):

Not Applicable

Attachments:

Attachment 1: ZPE25-0025 Proposal Statement

Attachment 2: ZPE25-0025 Site Plan

Attachment 3: ZPE25-0025 Grant Deed of Agricultural Easement and Covenant

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

Not Applicable