



SUMMARY REPORT

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**Agenda Date:** 7/11/2023

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**To:** The Board of Supervisors of Sonoma County  
**Department or Agency Name(s):** Permit Sonoma  
**Staff Name and Phone Number:** Scott Hunsperger, 707-565-1908  
**Vote Requirement:** Majority  
**Supervisorial District(s):** Fifth

**Title:**

File No. ZPE22-0061 Anikka L. Goodman and Kathleen A. Duncan, Trustee Grant Deed of Agricultural Easement and Covenant for Farm Family Dwelling 300 Valley Ford Freestone Road, Bodega

**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 300 Valley Ford Freestone Road, Bodega, APN 026-100-013; Permit Sonoma File No. ZPE22-0061; Supervisorial District 5. (Fifth District)

**Executive Summary:**

The property owners are requesting to designate a replacement 1,512 square foot residence as a farm family dwelling unit to support a dairy goat operation on a 64.01-acre parcel zoned Land Extensive Agriculture. The Land Extensive Agriculture zoning district allows for one (1) detached farm family dwelling unit per lot. 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. As the requested action implements prior Board action as directed, staff recommends Board approval of the request for the farm family dwelling.

**Discussion:**

Anikka L. Goodman and Kathleen A. Duncan, Trustee seek approval to designate a replacement 1,512 square foot residence as a farm family dwelling unit on a 64.01-acre parcel, to support a dairy goat operation on the subject parcel.

**Strategic Plan:**

N/A

**Site Characteristics:**

The 64.01-acre parcel is located approximately two miles north of the unincorporated Town of Valley Ford. The site is developed with an existing 1,715 square foot primary residence, a 704 square foot dwelling unit (which has been demolished), a detached garage, and various barns. Zoning for the site is LEA (Land Extensive Agriculture) B6-60 acre density, RC 100/25 (Riparian Corridor with 100-foot and 25-foot setbacks), SR (Scenic Resources), and VOH (Valley Oak Habitat).

**Farm Family Dwelling:**

The Land Extensive Agriculture Zoning District (Sec. 26-24-160(B)) allows for one (1) detached farm family dwelling unit per lot, provided 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 1,512 square foot residence proposed for the farm family dwelling is incidental to the 1,715 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 Extensive Agriculture Zoning District requirements for a farm family dwelling 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.

**Racial Equity:**

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

No

**Prior Board Actions:**

None

**FISCAL SUMMARY**

**Narrative Explanation of Fiscal Impacts:**

N/A

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

N/A

**Attachments:**

ATT 1: Proposal Statement

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ATT 2: Site Plan

ATT 3: Grant Deed of Agricultural Easement and Covenant (Farm Family Housing)

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

Original Grant Deed of Agricultural Easement and Covenant.