

Resolution Number 25-05

County of Sonoma
Santa Rosa, California

July 31, 2025
ZCE24-0009

Eric Gage

**RESOLUTION OF THE PLANNING COMMISSION OF THE
COUNTY OF SONOMA, STATE OF CALIFORNIA,
RECOMMENDING THAT THE BOARD OF SUPERVISORS
ADOPT AN ORDINANCE AMENDING THE SONOMA COUNTY
CODE TO IMPLEMENT SUBPROGRAM 15G OF THE ADOPTED
HOUSING ELEMENT AND COMPLY WITH THE STATE
EMPLOYEE HOUSING ACT.**

WHEREAS, the agricultural sector in Sonoma County is fundamental to the County's economic prosperity, and the County Code contains longstanding provisions supporting housing for farmworkers; and

WHEREAS, on August 22, 2023 the Board of Supervisors adopted the 2023-2031 Housing Element Update, including numerous implementation actions in the Housing Action Plan; and

WHEREAS, the rising costs of land and housing pose significant challenges to the ongoing viability of agricultural activity; and

WHEREAS, Sonoma County recognizes the importance of farmworkers to the economy, and the housing of farmworkers is integral to the state and local mandates to affirmatively further fair housing; and

WHEREAS, Subprogram 15g of the adopted Housing Action Plan directs staff to reduce the existing threshold criteria that allow farmworker housing units on a property with agricultural production; and

WHEREAS, other revisions to the County Code are necessary for consistency with the California Employee Housing Act (Health and Safety Code §17000 et seq); and

WHEREAS, the County Code requires that before the Board of Supervisors adopt any amendment to the County Code, the Planning Commission shall first review and make a recommendation on the proposed amendments; and

WHEREAS, notice of the Planning Commission's July 10, 2025 public hearing on the proposed County Code amendments was published in *The Press Democrat* on June 20, 2025 in compliance with California Government Code and the County Code; and

WHEREAS, on July 10, 2025, the Planning Commission held a duly noticed public hearing on the proposed County Code amendments, and considered all written and oral comments on the County Code amendments;

WHEREAS, the Planning Commission continued the public hearing to July 31, 2025;

NOW, THEREFORE, the Planning Commission finds and resolves as follows:

- A. The Planning Commission has had an opportunity to review this Resolution and its Exhibit, and finds that it accurately sets forth the intentions of the Commission regarding the Project.
- B. The proposed amendments to the County Code text (listed as proposed amendments in the attached Exhibit A and incorporated herein by reference) are necessary to implement the programs of the Housing Element and ensure that the County maintains consistency with State housing and land use laws.
- C. The proposed County Code amendments meet the Housing Element Subprogram 15g purpose of reducing thresholds for agricultural employee housing. The amendments are consistent and compatible with the overall goals and intent of the General Plan. The amendments are consistent with policies of the Agricultural Resources Element that support and encourage agricultural diversification, and farmworker housing development. The revisions are consistent with the Land Use Element policies that support housing development for farm employees.
- D. The Commission is not the decision-making body for this project under the California Environmental Quality Act (CEQA), but no additional CEQA impact analysis is needed for the individual components of the project. The proposed revisions to the County Code to implement the programs of the Housing Element are exempt under CEQA Guidelines Section 15183. Impacts were analyzed under the General Plan 2020 environmental impact report (EIR) and no new impacts or information trigger subsequent review. The proposed revisions to the County Code to implement and remain consistent with the California Employee Housing Act are administrative updates that will not result in a direct or indirect change to the environment and are therefore not a project subject to CEQA impact analysis pursuant to CEQA Guidelines Section 15378. Therefore, no further CEQA documentation is required.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors adopt the proposed amendments to the County Code, as shown in Exhibit A.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was adopted by the Sonoma County Planning Commission on July 31, 2025, by the following vote:

Commissioner Kapolchok	Nay
Commissioner Reed	Aye
Commissioner Striplen	Aye
Commissioner Koenigshofer	Abstain
Commissioner McCaffery	Aye

Ayes: 3 Noes: 1 Absent: 0 Abstain: 1

WHEREUPON, the Chair declared the foregoing Resolution duly adopted; and

SO ORDERED.