



**SONOMA COUNTY
BOARD OF SUPERVISORS
MEETING MINUTES - DRAFT**

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

Susan Gorin, First District
David Rabbitt, Second District
Chris Coursey, Third District
James Gore, Fourth District
Lynda Hopkins, Fifth District

M. Christina Rivera, County Executive Officer
Robert Pittman, County Counsel

Tuesday, August 20, 2024

8:30 AM

**Virtual/Board of Supervisors Chambers
575 Administration Drive 102A**

8:30 A.M. CALL TO ORDER

8:34 A.M. The Board Meeting was called to order.

I. ROLL CALL / BOARD MEMBER TELECONFERENCE DISCLOSURE OR VOTE, IF APPLICABLE

8:35 A.M.

Present: Susan Gorin, Chris Coursey, James Gore, Lynda Hopkins, and David Rabbitt

Staff Present: M. Christina Rivera, County Executive Officer and Robert Pittman, County Counsel

II. PUBLIC COMMENT ON CLOSED SESSION ITEMS

8:35 A.M. Public Comment on Closed Session Calendar Opened

Speakers:

None

8:35 A.M. Public Comment on Closed Session Calendar Closed

8:35 A.M. The Board Moved to Closed Session

III. CLOSED SESSION CALENDAR

1. The Board of Supervisors will consider the following in closed session: Public Employee Performance Evaluation - Child Support Services Director. (Government Code Section §54957(b)(1)). [2024-0039](#)

Continued to August 28, 2024 Board Meeting

2. The Board of Supervisors will consider the following in closed session: Public Employee Performance Evaluation - County Executive Officer. (Government Code Section 54957(b)(1)). [2024-0954](#)

No reportable action was taken - the Board gave direction to Staff and continued the matter to August 28, 2024.

3. The Board of Supervisors will consider the following in closed session: Existing Litigation - County of Sonoma v. Chand - 23CV00783. (Government Code Section 54956.9(d)(1).) [2024-0911](#)
- By a vote of 5 to 0, the Board of Supervisors ratified Permit Sonoma and County Counsel's previous decision to bypass the administrative process and file litigation to abate code violations at the property generally located at 8910 Highway 116 North in Forestville.
4. The Board of Supervisors will consider the following in closed session: Existing Litigation - County of Sonoma v. Hansen Trust - 23CV02161. (Government Code Section 54956.9(d)(1).) [2024-0912](#)
- By a vote of 5 to 0, the Board of Supervisors ratified Permit Sonoma and County Counsel's previous decision to bypass the administrative process and file litigation to abate code violations at the property generally located at 8404 Brand Lane in Penngrove.
5. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Anticipated Litigation. Potential initiation of litigation pursuant to Government Code section 54956.9(d)(4). 1 case. [2024-0950](#)
- This Closed Session Calendar Item was Withdrawn.
6. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Existing Litigation - County of Sonoma v. Freitas; SCV-272048. (Government Code Section 54956.9(d)(1).) [2024-0971](#)
- By a vote of 5 to 0, the Board of Supervisors approve a proposed settlement agreement (amending the December 6, 2023 Judgment in this matter), which waives 90 percent of the civil penalties of the code enforcement case against William J. Freitas and Janet M. Freitas, resolving the matter for the compromised amount of \$122,060.00 and \$17,316.25 in costs and attorney's fees. The settlement is payable over time and includes other negotiated terms. The Board further gave direction to County Counsel to take all actions necessary to effectuate the settlement.
7. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Existing Litigation - La'Marcus McDonald v. County of Sonoma, et al.; 20-cv-04183-SK (US District Court, N.D. Cal.). (Government Code Section 54956.9(d)(1).) [2024-0973](#)
- By a vote of 5 to 0, the Board of Supervisors approved a settlement of this federal civil rights lawsuit brought by La'Marcus McDonald in the amount of \$120,000, with no admission of liability by any defendant and standard settlement terms. The Board gave authority to the Risk Manager and County Counsel to execute any documents necessary to effectuate the settlement.

IV. 9:30 A.M. RECONVENE FROM CLOSED SESSION

9:41 A.M. The Board Reconvened from Closed Session

PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE AGENDA

(Items may be added or withdrawn from the agenda consistent with State law)

9:42 A.M.

Item 5 Withdrawn from Closed Session Calendar

Item 10 Correction to read into record: Resolution Recital E needs to be deleted and replaced with the following language “The amendment of the original conservation easement does not reconvey any interest in land that has been expressly extinguished by the original conservation easement because the amended easement contains protections equal to or greater than the Aho-Chenoweth Conservation Easement.”

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gore; Approved as amended.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

VI. 9:30 A.M. CONSENT CALENDAR

- 8. Sonoma County Fine-Scale Vegetation Map Update [2024-0814](#)

Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District to execute an agreement with Tukman Geospatial LLC not to exceed \$130,000 through August 20, 2027, with two optional one-year extensions, to update the Sonoma County Fine-Scale Vegetation Map.

Department or Agency Name(s): Agricultural Preservation And Open Space District

Attachments: [Summary Report](#)
[Professional Service Agreement with Tukman Geospatial](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

9. Russian River Redwoods Fee Title Purchase and Conservation Easement Acquisition [2024-0886](#)

Adopt a concurrent Resolution of the Boards of Directors of the Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space) and the Russian River County Sanitation District (Sanitation District) to:

A) On behalf of Ag + Open Space:

- 1) Make certain determinations pursuant to the California Environmental Quality Act and direct the filing of a notice of exemption; and
- 2) Authorize up to \$6,180,000 and all escrow costs for Ag + Open Space's funding of Sanitation District's purchase of the fee interest in the Russian River Redwoods property and Ag + Open Space's acquisition of a conservation easement and recreation covenant over the Property; and
- 3) Determine that the acquisition is consistent with the Sonoma County Agricultural Preservation and Open Space District's Expenditure Plan and the 2020 Sonoma County General Plan; and
- 4) Approve and authorize the Board President to execute the conservation easement and recreation covenant in a form on file with the Clerk, along with associated certificates of acceptance; and
- 5) Consent to the recordation of an irrevocable offer of dedication in favor of Ag + Open Space pursuant to Public Resources Code §5565.5;
- 6) Authorize the General Manager to take all other actions necessary to complete this transaction, in consultation with County Counsel including the right to subordinate the conservation easement to Russian River County Sanitation District easements.

B) On behalf of Russian River County Sanitation District:

- 1) Determine that the acquisition of the Property is consistent with Sanitation District's purposes;
- 2) Delegate authority to Sonoma County Water Agency (Sonoma Water)'s General Manager, on behalf of the Sanitation District, to execute a Purchase and Sale Agreement with landowner, Save the Redwoods League, execute the certificate of acceptance, and other necessary documents, in a form approved by County Counsel;
- 3) Approve and authorize the General Manager to execute the conservation easement and recreation covenant in a form on file with the Clerk, along with an associated Offer to Dedicate the fee interest in the Property to Ag + Open Space;
- 4) Authorize the General Manager on behalf of the Sanitation District to pay for title insurance and to take all other actions necessary to complete this transaction, in consultation with County Counsel.

(Fifth District)

Department or Agency Name(s): Russian River County Sanitation District and Agricultural Preservation And Open Space District

Attachments: [Summary Report.pdf](#)
[01 General Plan Map 2020.pdf](#)
[02 Location Map.pdf](#)
[03 Site Map.pdf](#)
[04 Concurrent Resolution.pdf](#)
[05 Notice of Exemption.pdf](#)
[06 Conservation Easement.pdf](#)
[07 Exhibit A Legal Description of Property.pdf](#)
[08 Exhibit B Project Structure Map.pdf](#)
[09 Exhibit C Legal Description of EDA.pdf](#)
[10 Exhibit D 1979 Easement Grant Deed.pdf](#)
[11 Certificate of Acceptance CE.pdf](#)
[11 Certificate of Acceptance RC.pdf](#)
[12 Recreation Conservation Covenant.pdf](#)
[13 Irrevocable Offer of Dedication.pdf](#)
[14 Purchase and Sale Agreement.pdf](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0331.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

10. Camp Meeker Forest Open Space Preserve Conservation Easement Acquisition

[2024-0899](#)

Adopt a Resolution of the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space) to:

- A) Make certain determinations pursuant to the California Environmental Quality Act and direct the filing of a notice of exemption; and
- B) Make certain findings and authorize the amendment of the Aho-Chenoweth Conservation Easement in accordance with Ag + Open Space's Easement Amendment Policy; and
- C) Authorize up to \$2,225,000 and escrow costs for Ag + Open Space's funding of Camp Meeker Recreation & Park District's purchase of the fee interest in the Camp Meeker Forest Open Space Preserve property and Ag + Open Space's acquisition of a Conservation Easement and Recreation Covenant over the Property; and
- D) Determine that the acquisition is consistent with the Sonoma County Agricultural Preservation and Open Space District's Expenditure Plan and the 2020 Sonoma County General Plan; and
- E) Approve and authorize the Board President to execute the Conservation Easement and Recreation Covenant in a form on file with the Clerk, along with associated certificates of acceptance; and
- F) Consent to the recordation of an irrevocable offer of dedication in favor of Ag + Open Space pursuant to Public Resources Code §5565.5;
- G) Authorize the General Manager to take all other actions necessary to complete this transaction, in consultation with County Counsel.

(4/5th Vote Required) (Fifth District)

Department or Agency Name(s): Agricultural Preservation And Open Space District

Attachments: [Summary Report](#)
[General Plan Map 2020](#)
[Location Map](#)
[Site Map](#)
[Project Structure Map](#)
[Resolution](#)
[Revised Resolution FINAL.pdf](#)
[Notice of Exemption](#)
[Conservation Easement](#)
[Certificate of Acceptance \(Conservation Easement\)](#)
[Certificate of Acceptance \(Recreation Covenant\)](#)
[Recreation Conservation Covenant](#)
[Irrevocable Offer of Dedication](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0332.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

11. Fiscal Year 2024-25 Property Tax Rates and Budget for the Palm Drive Health Care District [2024-0942](#)
- A) Adopt a Resolution of the Board of Supervisors acting in its capacity as Successor to Palm Drive Health Care District to approve the Fiscal Year 2024-25 Ad Valorem Tax Rate.
 - B) Adopt a Resolution of the Board of Supervisors acting in its capacity as Successor to Palm Drive Health Care District to approve the Fiscal Year 2024-25 Parcel Tax Rate.
 - C) Adopt a Resolution of the Board of Supervisors acting in its capacity as Successor to Palm Drive Health Care District to adopt the Fiscal Year 2024-25 Budget. (Fifth District)

Department or Agency Name(s): Auditor-Controller-Treasurer-Tax Collector

Attachments: [Summary Report](#)
[Attachment 1 - Resolution Approving FY 2024-25 Ad Valorem Tax Rates](#)
[Attachment 2 - Resolution Approving FY 2024-25 Parcel Tax Rates](#)
[Attachment 3 - Resolution Adopting the FY 2024-25 Budget](#)
[Attachment 4 - Debt Service Schedule](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolutions 24-0333, 24-0334 and 24-0335.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

12. Fee Waiver [2024-0906](#)

Approve a fee waiver in the amount of \$395.00 for the Petaluma Emergency Communication Radio Training to be held September 2, 2024 at the Petaluma Veterans Building.

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

13. Fee Waiver - Fingerprint Scanning Services for Boys & Girls Club [2024-0844](#)

Approve waiver of Sheriff's Office fees not to exceed \$9,532.00 in FY 24-25, to provide fingerprint services for the Boys & Girls Clubs of Sonoma-Marin. (Third District)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

14. Assessment Roll 2024-2025 [2024-0873](#)

Presentation of the 2024-2025 Assessment Roll. (Informational Only)

Department or Agency Name(s): Clerk-Recorder-Assessor

Attachments: [Summary Report](#)
[2024-2025 Assessment Roll Memorandum to the Board of Supervisors' Chair](#)
[Secured/Unsecured Value Comparison](#)
[Incorporated/Unincorporated Value Comparison](#)
[Assessment Roll Value Comparison by City/Town](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

15. Approval of RED Housing Fund (RHF) 2023 Annual Report [2024-0675](#)

- A) Accept and approve the 2023 Annual Report and associated audited financial statements from the RED Housing Fund (RHF), a California non-profit benefit corporation, as required by its \$10 million loan agreement with the County.
- B) Upon approval of the 2023 Annual Report, and per the terms of the loan agreement, direct the County Executive to issue "Year 3 Statement of Loan Forgiveness to RHF in the amount of 5% of the original loan amount, or \$500,000.

Department or Agency Name(s): County Administrator

Attachments: [Summary Report](#)
[Attach A - County and RHF Loan Agreement](#)
[Attach B - RHF Request for Loan Forgiveness and draft Statement of Partial Loan Forgiveness](#)
[Attach C - RHF Projects Summary](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

16. Legal Services Agreements with Rachel M. Bavis, and Gordon-Creed, Kelley, Holl, Angel and Sugerman, LLP [2024-0883](#)
- A) Authorize the Sonoma County Counsel and Human Services Department to execute Legal Services Agreement with Rachel M. Bavis for assistance with appellate work in the area of juvenile dependency for the terms through June 2027, with a maximum amount of \$300,000 for three fiscal years. (4/5th Vote Required)
 - B) Authorize the Sonoma County Counsel and Human Services Department to execute the Legal Services Agreement with Gordon-Creed, Kelley, Holl, Angel and Sugerman LLP for assistance with appellate work in the area of juvenile dependency, for a term through June 30, 2026, with a maximum amount not to exceed \$200,000. (4/5th Vote Required)

Department or Agency Name(s): County Counsel and Human Services

Attachments: [Summary Report.pdf](#)
[draft Rachel Bavis LSA 2024.pdf](#)
[draft Gordon-Creed, Sugerman LSA 2024.pdf](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

17. Federal Emergency Management Agency Hazard Mitigation Grant Program Award FEMA-4683-DR-CA [2024-0904](#)
- A) Authorize the Director of Emergency Management to receive the Federal Emergency Management Agency Award FEMA-4683-DR-CA in the amount of \$319,998 for the development of the Multi-jurisdictional Hazard Mitigation Plan.
 - B) Delegate Authority to the Director of Emergency Management to execute Professional Services Agreements/Amendments required for the completion of the Multi-jurisdictional Hazard Mitigation Plan project, per the results of the Request for Proposals closing on August 14, 2024; not to exceed the project budget of \$400,000.
 - C) Allocate \$100,000 from the General Fund Resiliency Set Aside for the required local cost share for the Multi-jurisdictional Hazard Mitigation Plan.
 - D) Adopt a Budget Resolution increasing Fiscal Year 2024-25 revenue and expenditure appropriations by \$200,000, which will bring the total appropriations to \$272,500. (4/5th Vote Required)

Department or Agency Name(s): Emergency Management

Attachments: [Summary Report](#)
[HMGP Budget Resolution Att1](#)
[HMGP FEMA Application Approval Award Letter Att2](#)
[HMGP County of Sonoma Local Match Commitment Letter Att3](#)
[HMGP RFP MultiJurisdictional Local Hazard Mitigation Plan Att4](#)
[HMGP MJLHMP Sample Agreement Att5](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0336.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

18. Department of Health Services Public Health Agreements

[2024-0625](#)

- A) Authorize the Director of Health Services, or designee, to execute a data sharing agreement with SacValley MedShare, subject to review and approval as to form by County Counsel, for secure electronic health information exchange services for the period of January 1, 2024, through December 31, 2026, for a not to exceed amount of \$62,000, which is an increase of \$20,500.
- B) Authorize the Director of Health Services, or designee, to execute the first amendment to the agreement with Catherine Marie McKenzie, DVM, subject to review and approval as to form by County Counsel, to provide veterinary services in the County's animal shelter through June 30, 2026, in an amount not-to-exceed \$554,435. Amendment increases the contract maximum contract amount by \$15,000.
- C) Authorize the Director of the Department of Health Services, or designee, to execute a memorandum of understanding with the City of Petaluma, subject to review and approval as to form by County Counsel, for the County of Sonoma to provide Tobacco Retailer Licensing Program administration and compliance services for City of Petaluma for the term of July 1, 2024 through June 30, 2025, resulting in revenue to the Department of Health Services in the amount of \$20,475.
- D) Adopt a Resolution authorizing budgetary adjustments in the amount of \$35,500 to the fiscal year 2024-2025 adopted budget to reflect revenues and expenditures associated with Public Health agreements.

(4/5th Vote Required)

Department or Agency Name(s): Health Services

Attachments: [Summary Report](#)
[Attachment 1 - DRAFT SacValley MedShare Agreement](#)
[Attachment 2 - DRAFT Vetrinarian Services Agreement](#)
[Attachment 3 - DRAFT TRL MOU City of Petaluma.pdf](#)
[Attachment 4 - Budget Resolution](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0337.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

19. Roiling Permit and Extensions to Sonoma County Regional Parks for Calabazas Creek Regional Park and Open Space Sediment and Road Repair Project; ROI24-0003.

[2024-0813](#)

Adopt a Resolution issuing a roiling permit and necessary permit extensions to Sonoma County Regional Parks for work along Calabazas Creek (Nuns Canyon Road in Glen Ellen). (4/5th Vote Required) (First District)

Department or Agency Name(s): Permit and Resource Management

Attachments: [Summary Report.pdf](#)
[Attachment 1: Board of Supervisors Resolution](#)
[Attachment 2: Roiling Permit Application No. ROI24-0003](#)
[Attachment 3: Location Map](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0338.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

20. Status Report on Accessory Dwelling Unit (ADU) Production, Policies and Programs [2024-0903](#)

Receive an informational update on the status of the unincorporated county's Accessory Dwelling Unit (ADU) development, and related policies and programs.

Department or Agency Name(s): Permit and Resource Management

Attachments: [Summary Report.pdf](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

21. Zero Waste Sonoma New Household Hazardous Waste Facility and Office. [2024-0535](#)

- A) Authorize the Director of Sonoma County Public Infrastructure to negotiate and present for subsequent Board consideration a line of credit agreement with Zero Waste Sonoma to provide funding for construction of a new Household Hazardous Waste facility in an amount up to \$12 million dollars, if the project is approved by Zero Waste Sonoma following compliance with the California Environmental Quality Act. Zero Waste Sonoma has available cash reserves and cashflow such that the line of credit will only be implemented after the project has been certified under CEQA.
- B) In order to facilitate the potential line of credit to Zero Waste Sonoma, authorize the Director of Sonoma County Public Infrastructure to explore and, if feasible, negotiate an amendment to the Landfill Settlement Agreement between the County of Sonoma and The Committed Cities for subsequent consideration by the Board.
- C) Delegate authority to the Director of the Public Infrastructure Department to negotiate and execute an agreement, in a form approved by County Counsel, for the County to provide project management services to Zero Waste Sonoma for the HHW facility, and further delegating authority to said Director to enter into subsequent task orders for later phases of the HHW facility project, contingent on County staff availability and reimbursement to County of all personnel costs involved in rendering such services.

Department or Agency Name(s): Public Infrastructure

Attachments: [Summary Report](#)
[ZWS SPI - Agreement for Project Management Services](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

22. Disbursement of Fiscal Year 2024-25 Tidelands Leases Fund in Support of Black Cod Week [2024-0852](#)

Adopt a Budget Resolution increasing appropriations by adjusting the FY 2024-25 Tidelands Leases Adopted Budget by \$14,000 for costs associated with promotion of Black Cod Week. (Fifth District) (4/5th Vote Required)

Department or Agency Name(s): Public Infrastructure and Economic Development Board

Attachments: [Summary Report.pdf](#)
[Resolution.pdf](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0339.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

23. Approve Supplemental Professional Task Orders - Charles M. Schulz - Sonoma County Airport [2024-0855](#)

- A) Approve and Authorize the Director of Public Infrastructure to:
- 1) Execute five Professional Services Task Orders with Mead & Hunt for engineering and design services at the Charles M. Schulz, Sonoma County Airport for a cumulative, not-to-exceed amount of \$1,204,197.
 - 2) Execute three Professional Services Task Orders with Reynolds, Smith and Hills (RS&H) for environmental consulting services at the Charles M. Schulz, Sonoma County Airport for a cumulative, not-to-exceed amount of \$598,932.
- B) Adopt a budgetary adjustment Resolution to the FY 2024-2025 Final Budget for the Public Infrastructure Department in the amount of \$1,303,129.
(4/5 Vote Required)

Department or Agency Name(s): Public Infrastructure

Attachments: [Summary Report](#)
[Budgetary Resolution](#)
[Task Order 09 Apron E Helicopter Parking](#)
[Task Order 10 General Services FY 2024](#)
[Task Order No. 11 Landside w Scope and fee](#)
[Task Order 12 STS Wildlife Fence EOR and Post Construction](#)
[Task Order 13 RON Apron Technical Study](#)
[RSH-T11-Helicopter Apron NEPA-CEQA](#)
[RSH-T12-2024 Mitigation Management](#)
[RSH-TO13-RON Parking NEPA-CEQA](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0340.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

24. Sonoma Public Infrastructure - Road Division Capital Projects Financing and Accounting Approvals [2024-0816](#)

- A) Adopt a Resolution authorizing the Auditor-Controller-Treasurer-Tax Collector to establish a temporary transfer of funds from the County Pooled Investment Fund for the Sonoma Public Infrastructure - Roads Division in an amount not to exceed \$25,000,000.
- B) Approve Sonoma Public Infrastructure's annual capital asset disposition for FY 2023-24.

Department or Agency Name(s): Public Infrastructure and Auditor-Controller-Treasurer-Tax Collector

Attachments: [Summary Report](#)
[Resolution](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0341.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

25. Third Amendment to Fingerprint Identification Equipment and Software Upgrade Agreement [2024-0884](#)
- Ratify the Third Amendment to the Fingerprint Identification Equipment and Software Upgrade Agreement with Thales DIS USA, Inc., to extend the term one year for a total term of five years, through June 30, 2025, at no additional cost to the not-to-exceed amount of \$1,930,003.
- Department or Agency Name(s):** Sheriff's Office
- Attachments:** [Summary Report](#)
[2024 Third Amendment Fingerprint Identification Equipment and Software Upgrade](#)
- Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended.
- Aye:** Gorin, Coursey, Gore, Hopkins, and Rabbitt
26. Budgetary Resolution for Sheriff's Office Regional Parks Unit [2024-0901](#)
- Adopt a Resolution adjusting the Sheriff's Office FY 2024-2025 Adopted Budget, increasing expenditure appropriations and increasing offsetting reimbursements from County Regional Parks for the Sheriff's Office Parks Unit approved by the Board of Supervisors, for an estimated cost of \$1,614,366 for FY 24-25. (4/5 vote)
- Department or Agency Name(s):** Sheriff's Office and Regional Parks
- Attachments:** [Summary Report](#)
[Budget Resolution](#)
- Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0342.
- Aye:** Gorin, Coursey, Gore, Hopkins, and Rabbitt
27. Receive Report and Make Findings to Continue Emergency Work to Repair Retaining Wall and Channel Liners in Washington Creek [2024-0905](#)
- Receive Report and Make Findings to Continue Emergency Work to Repair Retaining Wall and Channel Liners in Washington Creek (Second District) (4/5th Vote Required)
- Department or Agency Name(s):** Sonoma County Water Agency
- Attachments:** [Summary Report](#)
- Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended.
- Aye:** Gorin, Coursey, Gore, Hopkins, and Rabbitt

APPOINTMENTS/REAPPOINTMENTS

28. Approve the Reappointment of Thembi Borrás to the Agricultural Preservation and Open Space District Advisory Committee for a two-year term beginning on August 31, 2024 and ending August 31, 2026. (Third District) [2024-0702](#)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report Application](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

29. Approve the Appointment of Jennifer Kuszmar to the Sonoma Resource Conservation District to serve the remainder of an unscheduled vacancy term beginning August 20, 2024, and ending December 4, 2024. (Countywide) [2024-0951](#)

Department or Agency Name(s): County Administrator

Attachments: [Summary Report](#)
[2015 CA Public Resource Code Division 9 Governing Resource Conservation Districts.pdf](#)
[Press Democrat Proof of Vacancy Publication.pdf](#)
[Redacted Recommended Application of Jennifer Kuszmar.pdf](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

PRESENTATIONS/GOLD RESOLUTIONS

PRESENTATIONS AT THE BOARD MEETING

(Gold resolutions are presented in the afternoon session at 1:30 P.M.)

30. Adopt a Gold Resolution Honoring Dave Seter as Sonoma County Poet Laureate. (Countywide) [2024-0921](#)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report](#)
[Gold Resolution](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0343.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

31. Adopt a Gold Resolution proclaiming the month of September 2024 as Suicide Prevention Month in Sonoma County [2024-0931](#)

Department or Agency Name(s): Health Services

Attachments: [Summary Report](#)
[Attachment 1 - Resolution](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0344.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

32. Adopt a Gold Resolution proclaiming August 26, 2024 as Women's Equality Day in Sonoma County

[2024-0870](#)

Department or Agency Name(s): Human Resources

Attachments: [Summary Report Resolution](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0345.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

PRESENTATIONS AT A DIFFERENT DATE

33. Adopt a Gold Resolution congratulating Rincon Valley Regional Library's on their 30th anniversary. (First)

[2024-0933](#)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report Gold Resolution Rincon Valley Library 2024.pdf](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0346.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

34. Adopt a Gold Resolution congratulating Chief Daren Bellach on his retirement from Kenwood Fire Department and recognizing his contributions to the community.

[2024-0864](#)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report Gold Resolution Daren Bellach 2024.pdf](#)

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0347.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

10:02 A.M. Public Comment on Consent Calendar Opened

Speakers:

Gregory Fearon

No Name

Ryan Williams

No Name

Duane DeWitt

Tom

D1 Resident

10:15 A.M. Public Comment on Consent Calendar Closed

VII. REGULAR CALENDAR

35. Santa Rosa Enhanced Infrastructure Financing District (EIFD) [2024-0585](#)

- A) Provide input to staff, if any, as to projects that should or should not be included in a Draft Santa Rosa EIFD Infrastructure Finance Plan (IFP).
- B) Receive an assessment of the City of Santa Rosa Draft County Fiscal Impact Analysis (FIA) of the proposed Santa Rosa Enhanced Infrastructure Financing District (EIFD).
- C) Consider and approve the County Contribution to the Santa Rosa EIFD.

Department or Agency Name(s): County Administrator

Attachments: [Summary Report](#)
[Attach A - County Enhanced Infrastructure Financing District Policy](#)
[Attach B - DTA Draft Santa Rosa EIFD County Fiscal Impact Analysis](#)
[Attach C - Kosmont Memo - Assessment of Draft Santa Rosa EIFD County Fiscal Impact Analysis Presentation](#)

10:21 A.M.

Presenters:

Gabe Osburn, Director of Planning & Economic Development, City of Santa Rosa
 Joe Dieguez, Consultant, Kosmont Companies
 Christel Querijero, Deputy County Administrator, County Administrator’s Office

11:07 A.M. Public Comment Opened

Speakers:

Duane DeWitt
 Gregory Fearon
 Thomas Ells

11:13 A.M. Public Comment Closed

Board Action: Informational Only.

36. Residential Tenancy Protections Ordinance

[2024-0684](#)

- A) Consider and potentially adopt a Resolution introducing, reading the title of, and waiving further reading of “Ordinance of the Board of Supervisors of the County of Sonoma, State of California, Amending Sonoma County Code to Add Section 4 Article IX Establishing Residential Tenancy Protections” (First Read);
- B) Approve staff’s recommendation for community outreach and education if an ordinance is adopted, and approve the use of \$34,100 from General Fund contingencies for these activities.

Department or Agency Name(s): County Administrator

Attachments: [Summary Report](#)
[Attach A - Resolution](#)
[Attach B - Draft Sonoma County Residential Tenancy Protections Ordinance](#)
[Attach C - Racial Equity Analysis](#)
[Presentation](#)

11:14 A.M.

Presenters:

Christel Querijero, Deputy County Administrator, County Administrator’s Office
Elizabeth Coleman, Deputy County Counsel, County Counsel

11:42 A.M. Public Comment Opened

Speakers:

Ms. Hunter
Mr. McGee
Doug
Ms. Anos
Delores Fernando
No Name
Sandra
Chase
Bailey
Ann
Kathleen
Nico
Ms. Smith
Kathy
Caitlin
Vladimir
Adela
No Name
Cassandra
Miriam
Efren Carrillo

Jennifer
Norma
Lilana
Josh
Keith
Latrell
Ms. Mateo
Kendall Jarvis
Tom
No Name
No Name

12:53 P.M. Public Comment Closed

2:05 P.M. The Board Closed item to allow staff to draft amendments.

4:00 P.M. The Board Reopened item and Staff presented a redlined Amended Ordinance.

4:05 P.M. Public Comment Reopened

Speakers:

D'Wayne DeWitt
Unknown
Robert

4:09 Public Comment Closed

Board Action: Moved by Supervisor Coursey, Seconded by Supervisor Gorin; Approved as amended by Resolution 24-0348 and outlined in the redlined ordinance included with the item. Additionally, the Board gave direction to create a working group.

Aye: Gorin, Coursey, Gore, and Hopkins

Nay: Rabbitt

VIII.

REGULAR AFTERNOON CALENDAR

IX.

1:30 P.M. - PRESENTATIONS/GOLD RESOLUTIONS

2:07 P.M.

Chair Rabbitt presented to Dave Seter a Gold Resolution Honoring him as Sonoma County Poet Laureate.

Chair Rabbitt presented to Jan Kobaleda-Kegler, Behavioral Health Division Director, Melissa Ladrech, Mental Health Services Act Coordinator; and members from the Life Worth Living: Sonoma County Suicide Prevention Alliance a Gold Resolution proclaiming the month of September 2024 as Suicide Prevention Month in Sonoma County.

Chair Rabbitt presented to Gina Fortino Dickson, Commissioner, Commission on the Status of Women a Gold Resolution proclaiming August 26, 2024 as Women’s Equality Day in Sonoma County.

2:26 P.M. The Board Recessed to break.

2:55 P.M. The Board Reconvened from break.

37. 1:45 P.M. - ZCE15-0008 Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District; 3083 and 3127 Middle Two Rock Rd, Petaluma

[2024-0893](#)

Conduct a public hearing and adopt an Ordinance finding the project exempt from the California Environmental Quality Act and approving a zone change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District from two adjacent parcels at 3083 Middle Two Rock Rd, Petaluma; APN: 021-160-045 and 3127 Middle Two Rock Rd; APN: 021-160-044. (Second District) (Majority Vote Requirement)

Department or Agency Name(s): Permit and Resource Management

Attachments: [ZCE15-0008 Board Summary.pdf](#)
[Attachment 1 ZCE15-0008 BOS Ordinance.pdf](#)
[Attachment 1a ZCE15-0008 - Existing and Proposed Zoning Map.pdf](#)
[Attachment 2- ZCE15-0008 PC Staff Report.pdf](#)
[Attachment 3 ZCE15-0008 Planning Commission Actions and Resolution.pdf](#)
[Attachment 4- ZCE15-0008 Project Proposal Statement.pdf](#)
[Attachment 5- ZCE15-0008 Project Site Plan.pdf](#)
[Attachment 6- ZCE15-0008 Groundwater Availability Map.pdf](#)
[Attachment 7- ZCE15-0008 PowerPoint Presentation.pdf](#)
[REVISED Attachment 7- ZCE15-0008 Presentation.pdf](#)
[Attachment 8- ZCE15-0008 Public Comments.pdf](#)

2:56 P.M.

Presenters:

Mark Shurvinton, Planner I, Permit Sonoma
Cecily Condon, Division Manager, Permit Sonoma
Tennis Wick, Director, Permit Sonoma

3:06 P.M. Public Hearing Opened

3:06 P.M. Public Comment Opened

Speakers:

Colleen Mahoney
Eric Groser
Kelly Geysler
Kurt Grosser

3:19 P.M. Public Comment Closed

3:19 P.M. Public Hearing Closed

Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Hopkins; Approved as recommended by Ordinance 6495.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

38. 2:00 P.M. Adopt a Resolution to Adopt a Mitigated Negative Declaration and Approve a General Plan Amendment, Use Permit, and Design Review for a New Hardware Store at 1794 Highway 116 South and 26 Bloomfield Road, Sebastopol, CA, APN 063-040-034 and APN 063-040-035; (Permit Sonoma File Number PLP23-0011). [2024-0900](#)

Hold a public hearing and adopt a Resolution to 1) adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, 2) approve a General Plan Amendment to change the Rural Residential (RR) land use to Limited Commercial (LC) to match the zoning designation and parcel use history, and 3) approve the Use Permit and Design Review request for a new hardware store located at 1794 Highway 116 South and 26 Bloomfield Road, Sebastopol, CA, APN 063-040-034 and APN 063-040-035 (Fifth District).

Department or Agency Name(s): Permit and Resource Management

Attachments: [Summary Report.pdf](#)

[Attachment 1: PLP23-0011 Board of Supervisors Resolution.pdf](#)

[Attachment 1a: Conditions of Approval and Mitigation Monitoring Plan](#)

[Attachment 1b Exhibit B General Plan Land Use Amendment Map.pdf](#)

[Attachment 2: PLP23-0011 Planning Commission Resolution.pdf](#)

[Attachment 2a: Draft Conditions of Approval and Mitigation Monitoring Plan.pdf](#)

[Attachment 3: PLP23-0011 Planning Commission Staff Report.pdf](#)

[Attachment 4: PLP23-0011 Planning Commission Memo dated June 20, 2024.pdf](#)

[Attachment 4a: Planning Area 6 - Analysis of Land Use Map Amendment](#)

[Requests.pdf](#)

[Attachment 4b: Resolution 08-0808 GP 2020 Adoption.pdf](#)

[Attachment 4c: Ord 5801 Approved Zone Changes and Land Use Maps.pdf](#)

[Attachment 5: PLP23-0011 Proposed Initial Study/Mitigated Negative Declaration \(IS/MND\).pdf](#)

[Attachment 6: PLP23-011 Proposal Statement.pdf](#)

[Attachment 7: PLP23-0011 Project Plans.pdf](#)

[Attachment 8: PLP23-0011 Parcel History Tables.pdf](#)

[Attachment 9: PLP23-0011 Project Area Maps and Photos.pdf](#)

[Attachment 10: PLP23-0011 Public Comment.pdf](#)

[Attachment 11: PLP23-0011 Staff PowerPoint Presentation.pdf](#)

[REVISED RPLP23-0011 Board of Supervisors Presentation.pdf](#)

3:33 P.M.

Presenters:

Tennis Wick, Director, Permit Sonoma

Claudette Diaz, Project Planner, Permit Sonoma

Katrina Braehmer, Supervising Planner, Permit Sonoma

Jennifer Klein, Chief Deputy County Counsel, County Counsel

3:51 P.M. Public Hearing Opened

3:51 P.M. Public Comment Opened

Speakers:

Doug Bishop

3:54 P.M. Public Comment Closed

3:54 P.M. Public Hearing Closed

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 24-0349.

Aye: Gorin, Coursey, Gore, Hopkins, and Rabbitt

X. 2:30 P.M. - PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA BUT WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD AND ON BOARD MEMBER REPORTS

(Comments are restricted to matters within the Board's jurisdiction. The Board will hear public comments at this time for up to thirty minutes. Each person is usually granted time to speak at the discretion of the Chair. Any additional public comments will be heard at the conclusion of the meeting. While members of the public are welcome to address the Board, under the Brown Act, Board members may not deliberate or take action on items not on the agenda.)

4:10 P.M. Public Comment on Matters Not Listed on the Agenda Opened

Speakers:

D'Wayne DeWitt

Bob

Bonita

Maria

Laura

Ellen

4:27 P.M. Public Comment on Matters Not Listed on the Agenda Closed

XI. REPORT ON CLOSED SESSION

4:27 P.M. County Counsel, Robert Pittman, reported out on the Tuesday, August 20, 2024, Closed Session.

XII. BOARD MEMBER REPORTS ON ASSIGNED BOARDS, COUNCILS, COMMISSIONS OR OTHER ATTENDED MEETINGS

4:30 P.M. The Board reported on assigned Boards, Councils, Commissions and other attended meetings.

XIII. ADJOURNMENT

4:33 P.M. The Board adjourned the meeting in the memory of Rancho Adobe Fire District Capt. Kyle Heard, June Moes, Jessica Avila Munoz, and Javier Torres.

The meeting was adjourned to August 28, 2024 at 8:30 A.M.

Respectfully submitted, Marcie Woychik, Chief Deputy Clerk of the Board