



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

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

Rebecca Hermosillo, 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, January 28, 2025

9:00 AM

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

9:00 A.M. CALL TO ORDER

9:01 A.M. The Board Meeting was called to order.

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

9:02 A.M.

Present: Rebecca Hermosillo, David Rabbitt, Chris Coursey, James Gore, and Lynda Hopkins

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

II. PUBLIC COMMENT ON CLOSED SESSION ITEMS

9:03 A.M. Public Comment on Closed Session Opened

Speakers:

Duane DeWitt

9:05 A.M. Public Comment on Closed Session Closed

9:05 A.M. The Board Moved to Closed Session

III. CLOSED SESSION CALENDAR

1. The Board of Supervisors and the Board of Directors of the Sonoma County Water Agency will consider the following in closed session: Conference with Legal Counsel - Existing Litigation - Potter Valley Hydroelectric Project, FERC Project No. 77. (Government Code Section 54956.9(d)(1).) [2025-0112](#)

No reportable action was taken - the Boards gave direction to Legal Counsel and Staff.

2. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Anticipated Litigation. Potential Initiation of litigation pursuant to Gov. Code section 54956.9(d)(4). 1 case. [2025-0039](#)

This Closed Session Calendar Item was withdrawn prior to the meeting and was not considered by the Board at today's meeting.

3. The Board of Supervisors and the Board of Directors of the Community Development Commission will consider the following in closed session: Conference with Legal Counsel - Existing Litigation - Vannucci v. County of Sonoma, et al. 18-cv-01955-VC (US District Court, N.D. Cal.). (Government Code Section 54956.9(d)(1).)

[2025-0154](#)

No reportable action was taken - the Boards gave direction to Legal Counsel and Staff.

IV. RECONVENE FROM CLOSED SESSION

10:02 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(Items may be added or withdrawn from the agenda consistent with State law)

10:04 A.M.

Item 2 Continued to February 4, 2025 Board Meeting

Item 26 Continued to a date to be determined

Item 28 Withdrawn from Regular Calendar

Item 29 Withdrawn from Regular Calendar

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

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

VI. CONSENT CALENDAR

4. Fee Waiver - Bodega Bay Fisherman's Festival

[2025-0061](#)

Approve a fee waiver in the amount of \$5,180 for permit and health fees for the annual Bodega Bay Fisherman's Festival, to be held on May 3-4, 2025. (Fifth District)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended.

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

5. Federal Funding Policies and 2025 Community Participation Plan [2025-0035](#)

Board of Supervisors:

- A) Approve Fiscal Year 2025-2026 Community Development Block Grant, HOME Investment Partnerships Program, Emergency Solutions Grant, Community Development Block Grant Cares Act, and Low-and Moderate-Income Housing Asset Fund-Homeless Services Funding Policies for affordable housing, non-housing capital projects, fair housing programs, homeless prevention, homeless services, emergency shelter, and rapid rehousing programs;
- B) Approve the proposed 2025 Community Participation Plan.

Board of Commissioners:

- C) Authorize submittal of a \$500,000 Community Development Block Grant fund request by the Community Development Commission for the Housing Rehabilitation Loan and Earthquake Resistance Bracing System programs, and a \$310,000 HOME Investment Partnerships fund request by the Sonoma County Housing Authority for the Tenant-Based Rental Assistance Program, for consideration during the Fiscal Year 2025-2026 Consolidated Plan funding cycle.

Department or Agency Name(s): Community Development Commission

Attachments: [Summary Report.pdf](#)
[Attachment 1 - Draft 2025-2026 Federal Funding Policies.pdf](#)
[Attachment 2 - Proposed 2025 Community Participation Plan.pdf](#)

Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Coursey; Approved as recommended.

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

6. Quarterly Ad Hoc Update - Fourth Quarter of 2024 [2025-0013](#)

Receive fourth quarter updates on 2024 Board Ad Hoc Committees activities.

Department or Agency Name(s): County Administrator

Attachments: [Summary Report](#)
[Attach A - Fourth Quarter Ad Hoc Reports](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended.

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

7. Amendment to the United States Department of Agriculture (USDA) Partnership for Climate-Smart Commodities Grant for the Sonoma-Marin Ag and County Climate Coalition (SMACCC) [2025-0077](#)

- A) Accept an amendment for an additional \$753,500 for the USDA Partnership for Climate-Smart Commodities Grant for the Sonoma-Marin Ag and County Climate Coalition.
- B) Adopt a Resolution adjusting the adopted FY 2024-25 County Administrator's Office budget by \$150,700. (4/5 Vote Required)
- C) Delegate authority to the County Executive, Assistant County Administrator, or Deputy County Administrator to accept allocations of funding, execute grant and sub-recipient agreement(s), and any amendments thereto, and execute for and on behalf of the County of Sonoma, any actions necessary for obtaining additional funding offered by the USDA Partnership for Climate-Smart Commodities Grant program, provided no grant match funding is required by the County.

Department or Agency Name(s): County Administrator

Attachments: [Summary Report](#)
[Attach A - Budget Adjustment Resolution](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended by Resolution 25-0028.

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

8. Resolution Authorizing Examination of Sales or Transactions and Use Tax Records for Measure H (Fire Sales Tax) [2025-0089](#)

Adopt a Resolution Authorizing Examination of Sales or Transactions and Use Tax Records for Measure H

Department or Agency Name(s): County Administrator

Attachments: [Summary Report](#)
[Attach A - Resolution Authorizing Examination of Sales or Transactions and Use Tax Records for Measure H](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended by Resolution 25-0029.

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

9. Establishment of the Sonoma County Child Care and Children's Health Community Advisory Council [2025-0157](#)

Adopt a Resolution Establishing the Sonoma County Child Care and Children's Health Community Advisory Council

Department or Agency Name(s): County Administrator

Attachments: [Summary Report.pdf](#)
[Resolution Establishing Community Advisory Council .pdf](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended by Resolution 25-0030.

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

10. Conflict of Interest Code Update for Non-County Agencies

[2025-0047](#)

- A) Acting as the Board of Commissioners of the Sonoma County Community Development Commission, adopt a Resolution Adopting a Conflict of Interest Code.
- B) Acting as the Board of Directors of the Sonoma County Water Agency, adopt a Resolution Adopting a Conflict of Interest Code.
- C) Acting as the Board of Directors of the Sonoma County Valley Sanitation District, adopt a Resolution Adopting a Conflict of Interest Code.

D) Acting as the Board of Supervisors in its role as the code reviewing body, adopt Resolutions amending, adopting or dissolving the conflict of interest code for the Airport Land Use Commission, Alexander Valley Union School District, Bellevue Union School District, Cinnabar School District, Cloverdale Fire Protection District, Cloverdale Health Care District, Cloverdale Unified School District, Dunham School District, Fire Memorial Task Force, Forestville Union School District, Forestville Water District, Fort Ross School District, Geyserville Unified School District, Gold Ridge Fire Protection District, Grand Jury, Green Valley Cemetery District, Guerneville School District, Healdsburg Unified School District, Healthy Petaluma District, Indian Gaming Local Community Benefit Committee, Kashia School District, Kenwood Fire Protection District, Library Commission, Monte Rio Recreation & Park District, Monte Rio Union School District, North Sonoma Coast Fire Protection District, North Sonoma County Healthcare District, Oak Grove Union School District, Old Adobe Union School District, Piner-Olivet Union School District, Regional Climate Protection Authority, Rincon Valley Union School District, Roseland School District, Schell-Vista Fire Protection District, Sebastopol Union School District, Sonoma County Community Development Commission, Sonoma County Fire District, Sonoma County Water Agency, Sonoma Resource Conservation District, Sweetwater Springs Water District, Sonoma Valley County Sanitation District, and Windsor Unified School District.

Department or Agency Name(s): County Counsel

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended by Resolutions 25-0031 and 25-0076.

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

Sonoma Valley County Sanitation District

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

Ayes: Hermosillo, Hopkins

Absent: Mayor Farrar-Rivas

Attachments: [Summary Report.pdf](#)
[Resolution of Board of Commissioners for CDC Adopting COIC.pdf](#)
[Resolution Sonoma County Water Agency Adopting COIC.pdf](#)
[Resolution of Sonoma Valley County Sanitation District Adopting COIC.pdf](#)
[Resolution Approving Airport Land Use Commission COIC.pdf](#)
[Resolution Approving Alexander Valley Union School District COIC.pdf](#)
[Resolution Approving Bellevue Union School District COIC.pdf](#)
[Resolution Approving Cinnabar School District COIC.pdf](#)
[Resolution Approving Cloverdale FPD COIC.pdf](#)
[Resolution Approving Cloverdale HCD COIC.pdf](#)
[Resolution Approving Cloverdale USD COIC.pdf](#)
[Resolution Approving Dunham School District COIC.pdf](#)
[Resolution Approving Fire Memorial Task Force COIC.pdf](#)
[Resolution Approving Forestville USD COIC.pdf](#)
[Resolution Approving Forestville Water District COIC.pdf](#)
[Resolution Approving Fort Ross SD COIC.pdf](#)
[Resolution Approving Geyserville USD COIC.pdf](#)
[Resolution Approving Gold Ridge FPD COIC.pdf](#)
[Resolution Approving Grand Jury COIC.pdf](#)
[Resolution Approving Green Valley Cemetery District COIC.pdf](#)
[Resolution Approving Guerneville School District COIC.pdf](#)
[Resolution Approving Healdsburg Union School District COIC.pdf](#)
[Resolution Approving Healthy Petaluma District COIC.pdf](#)
[Resolution Approving Kashia School District COIC.pdf](#)
[Resolution Approving Kenwood FPD COIC.pdf](#)
[Resolution Approving Library Commission COIC.pdf](#)
[Resolution Approving Monte Rio Rec & Park District COIC.pdf](#)
[Resolution Approving Monte Rio USD COIC.pdf](#)
[Resolution Approving North Sonoma Coast FPD COIC.pdf](#)
[Resolution Approving North Sonoma County Healthcare District COIC.pdf](#)
[Resolution Approving Oak Grove USD COIC.pdf](#)
[Resolution Approving Old Adobe USD COIC.pdf](#)
[Resolution Approving Piner Olivet USD COIC.pdf](#)
[Resolution Approving Regional Climate Protection COIC.pdf](#)
[Resolution Approving Rincon Valley USD COIC.pdf](#)
[Resolution Approving Roseland School District COIC.pdf](#)
[Resolution Approving Schell-Vista FPD COIC.pdf](#)
[Resolution Approving Sebastopol USD COIC.pdf](#)
[Resolution Approving CDC COIC.pdf](#)
[Resolution Approving Sonoma County Fire District COIC.pdf](#)
[Resolution Approving Sonoma County Water Agency COIC.pdf](#)
[Resolution Approving Sonoma Resource Conservation District COIC.pdf](#)
[Revised Resolution Sonoma Resource Conservation District final.pdf](#)
[Resolution Approving Sweetwater Springs Water District COIC.pdf](#)
[Resolution Approving Sonoma Valley County Sanitation District COIC.pdf](#)
[Resolution Approving Windsor USD COIC.pdf](#)
[Resolution Dissolving Indian Gaming Local Community Benefit Committee.pdf](#)

11. County of Sonoma Conflict of Interest Code Update **2025-0048**

Adopt the resolution revising the conflict of interest code for the County of Sonoma.

Department or Agency Name(s): County Counsel

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

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended by Resolution 25-0077.

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

12. Professional Service Agreement with Bay Area Council Economic Institute **2025-0076**

Delegate authority to the Director of Sonoma County Economic Development Collaborative to execute an agreement, in a form approved by County Counsel, with Bay Area Council Economic Institute, in an amount not to exceed \$160,000 and with a term expiring June 30, 2026, to implement an expanded Economic Research Program.

Department or Agency Name(s): Economic Development Collaborative

Attachments: [Summary Report Agreement](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended.

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

13. Extension Continuation of Proclamation of Local Emergency Due to November 2024 Atmospheric River Storm Event **2025-0074**

Review and make findings continuing the need for the proclamation of a local emergency in the Sonoma County Operational area due to the November 2024 Atmospheric River Storm Event.

Department or Agency Name(s): Emergency Management

Attachments: [Summary Report](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended.

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

14. Bridge Housing Site Management and Support Services Agreement

[2024-1329](#)

- A) Authorize the Director of Health Services, or designee, to execute an agreement with Felton Institute to provide Bridge Housing supportive services and site management at 440 Arrowood Drive, Santa Rosa, for an initial term from date of execution and ending June 30, 2027 in an amount not to exceed \$5,038,810, subject to review and approval by County Counsel, and to execute up to two (2) additional one-year renewal options for a maximum five-year agreement value of \$9,274,590, based on funding availability.
- B) Authorize the Director of Health Services, or designee, to execute modifications to the agreement with Felton Institute to increase the total not-to-exceed amount up to \$500,000 in order to address increased service needs or other contractual amendments, subject to available funding and review and approval by County Counsel.
- C) Authorize the Director of Health Services, or designee, to enter a Memorandum of Understanding with the County of Marin Department of Health and Human Services with a three-year term ending December 31, 2027, for the dedicated use of 20 beds at 440 Arrowood Drive, Santa Rosa.
- D) Adopt a Resolution authorizing budgetary adjustments to the Department of Health Services Fiscal Year 2024-2025 Adopted Budget by increasing revenue appropriations by \$140,000 to offset budgeted expenditures. (4/5th Vote Required)

Department or Agency Name(s): Health Services

Attachments: [Summary Report](#)
[Attachment 1 - Budget Resolution](#)
[Attachment 2 - Draft Felton Agreement](#)
[Attachment 3- Draft Marin County MOU](#)
[Attachment 4 – BHBH Grant Award Letter.pdf](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended by Resolution 25-0078.

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

15. Miscellaneous Classification, Compensation, and Allocation Changes [2025-0065](#)
- A) Approve a motion to adopt revisions to the Water Agency Director of Engineering and Water Agency Deputy Director of Engineering classifications, effective January 21, 2025.
 - B) Adopt a Concurrent Resolution amending Salary Resolution 95-0926, Salary Tables, to revise the classification titles of County Equity Program Manager to County Equity Manager and Water Agency Deputy Chief Engineer to Water Agency Deputy Director of Engineering and establish the new classification and salary for Water Agency Principal Land Surveyor, effective January 21, 2025.
 - C) Adopt a Resolution approving the reclassification of the studied Water Agency Land Surveyor, with the retention of affected incumbent and amending the Sonoma County Water Agency's Department Allocation List, effective January 21, 2025.

Department or Agency Name(s): Human Resources

Attachments: [Summary Report](#)
[Attachment 1 - Water Agency Director of Engineering Classification Specification](#)
[Attachment 2 - Revised Water Agency Deputy Director of Engineering Classification Specification](#)
[Attachment 3- Resolution 1](#)
[Attachment 4 - Resolution 1, Appendix A, Salary Tables](#)
[Attachment 5 - Resolution 2](#)
[Attachment 6 - Classification Study Report on Water Agency Land Surveyor](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended by Resolutions 25-0079 and 25-0080.

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

16. Sheriff's Office and County-wide Hiring Incentive Programs [2025-0069](#)
- Adopt a Concurrent Resolution adopting Hiring Incentive Programs for use at the Sheriff's Office and County-wide for difficult-to-fill positions in job classifications that meet defined criteria.

Department or Agency Name(s): Human Resources

Attachments: [Summary Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - Sheriff's Office Hiring Incentive Program Documents](#)
[Attachment 3 - Countywide Hiring Incentive Program Documents](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended by Resolution 25-0081.

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

17. Maddux Ranch Regional Park Improvements and Program Support 2025-0087

- A) Authorize the Director of Regional Parks to utilize \$500,000 of District 4 Community Infrastructure Funds for the design and implementation of park improvements and program support with the Community Soil Foundation at Maddux Ranch Regional Park.
- B) Authorize the Director of Regional Parks, in consultation with County Counsel, to enter into a funding agreement in the amount of \$175,000 with the Community Soil Foundation, through their 501(c)3 fiscal sponsor, Extended Child Care, to support education programs at Maddux Ranch Regional Park and to take all necessary action to implement the agreement, including executing minor amendments, and authorize expenditures as needed to support program objectives.
- C) Make a finding that the expenditures proposed in this Board item are in compliance with Government Code Section 26227, and that these expenditures are “necessary to meet the social needs of the population of the County.
- D) Adopt a budget Resolution authorizing budgetary adjustments to the Fiscal Year 2024/25 adopted budget to increase revenue and expenditure appropriations to transfer \$500,000 from the Community Infrastructure Fund to Regional Parks in support of the proposed park improvements and program support. (Fourth District) (4/5 Vote Required)

Department or Agency Name(s): Regional Parks and Board of Supervisors

Attachments: Summary Report
Budget Resolution

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended by Resolution 25-0082.

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

18. Projectmates Software and Implementation Services for Project Management 2025-0043

- A) Authorize Sonoma County Water Agency’s General Manager to execute an agreement with Systemates, Inc., in substantially the form as the draft presented to this Board, for Projectmates software and implementation services through January 31, 2027, in the not-to-exceed amount of \$225,720.
- B) Authorize Sonoma County Water Agency’s General Manager to amend the agreement, if required, to extend the term two additional years, at an additional cost to Sonoma County Water Agency not more than \$196,133.
- C) Adopt a Resolution authorizing adjustment to the Board Adopted Budget for Fiscal Year 2024-2025 for the Sonoma County Water Agency General Fund in the amount of \$119,063 for the SCWA Project Management Software Agreement.
(4/5th Vote Required)

Department or Agency Name(s): Sonoma County Water Agency

Attachments: Summary Report
Attachment 1: Agreement with Systemates, Inc.
Attachment 2: Resolution
Attachment 3: Competitive Selection Process Memo

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended by Resolution 25-0083.

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

APPOINTMENTS/REAPPOINTMENTS

19. Approve the Re-appointment of Arthur Deicke to the Flood Control Advisory Committee-Mark West Watershed Zone 1A for a two year term beginning January 28, 2025, and ending January 28, 2027. (Fourth District) [2025-0111](#)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended.

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

20. Approve the Re-Appointment of Jenny Helman to the Sonoma County Aging and Disability Commission for a two-year term beginning January 28, 2025 and continuing until January 28, 2027. (Fourth District) [2025-0083](#)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended.

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

21. Approve the Appointment of George Calys to the Sonoma County Coast Municipal Advisory Council as the Sea Ranch/Annapolis representative for a term beginning January 28, 2025, and ending on December 31, 2026. (Fifth District) [2025-0059](#)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended.

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

22. Board of Supervisors Countywide Appointments to the Workforce Investment Board [2024-1423](#)

Approve the following Countywide Appointments:

- A) Approve the Appointment of Sean Nunez to the Workforce Investment Board for a term beginning January 28, 2025, and ending on January 27, 2027. (Countywide)
- B) Approve the Appointment of Marlyn Garcia to the Workforce Investment Board for a term beginning January 28, 2025, and ending on January 27, 2027. (Countywide)
- C) Approve the Appointment of Gary Beerbower to the Workforce Investment Board for a term beginning January 28, 2025, and ending on January 27, 2027. (Countywide)

Department or Agency Name(s): Human Services

Attachments: [Summary Report](#)
[Attachment 1 Proposed Workforce Investment Board Member Roster](#)
[Attachment 2 Applications Recommended for Appointment.pdf](#)

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended.

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

PRESENTATIONS/GOLD RESOLUTIONS

PRESENTATIONS AT A DIFFERENT DATE

23. Adopt a Gold Resolution Honoring and Acknowledging John FitzGerald for Thirty-Six Years of Exemplary Service as a Member of the Flood Control Advisory Committee Petaluma River Watershed Zone 2A. (Second District) [2025-0040](#)

Department or Agency Name(s): Board of Supervisors

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

Board Action: Moved by Supervisor Hermosillo, Seconded by Supervisor Rabbitt; Approved as recommended by Resolution 25-0084.

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

10:06 A.M. Public Comment on Consent Calendar Opened

Speakers:

Duane DeWitt
Paul
Edward
Paolo
Ryan

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

VII.

REGULAR CALENDAR

24. 10:00 A.M. Rancho Adobe Fire Protection District Development Impact Fee Program **2024-1116**

- A) At the request of Rancho Adobe Fire Protection District, conduct a Public Hearing to consider nexus study to establish and collect development impact fees for fire protection services on behalf of Rancho Adobe Fire Protection District and introduce and adopt an ordinance to impose the Fire District's impact fees; and
- B) Authorize the Chair to execute the attached Services Agreement with Rancho Adobe Fire Protection District to collect and pass-through the impact fees.

Department or Agency Name(s): County Administrator

Attachments: Summary Report
Attach A - District Nexus Study
Attach B - Ordinance
Attach C - Collection Services Agreement
Attach D - District Resolution
Attach E - Presentation
Rancho Impact Fee Support Letter.pdf

10:17 A.M.

Presenters:

Christel Querijero, Deputy County Administrator, County Administrator's Office
Maggie Luce, Administrative Analyst, County Administration's Office
Chief Jeff Veliquette, Rancho Adobe Fire Protection District
Blair Aas, Vice President, SCI Consulting Group

10:33 A.M. Public Hearing Opened

10:33 A.M. Public Comment Opened

Speakers:

Duane DeWitt

10:34 A.M. Public Hearing Closed

10:34 A.M. Public Comment Closed

Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Hermosillo; Approved as recommended by Ordinance 6503.

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

25. 10:15 A.M. - Appeal of Revocation for UPE07-0112 located at 3660 Copperhill Lane, Santa Rosa [2024-0866](#)

Permit Sonoma recommends that the Board of Supervisors hold a public hearing and adopt a Resolution upholding the Board of Zoning Adjustments revocation of UPE07-0112.

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

Attachments: [Summary Report.pdf](#)
[Att A Draft BOS Resolution.pdf](#)
[Att B Revocation Resolution.pdf](#)
[Att C BZA Staff Report Package.pdf](#)
[Att D Condition Compliance Checklist](#)
[Att E Site Plans](#)
[Att F Public Comment and Correspondence Packet.pdf](#)
[Att G UPE07-0112 Approval and Environmental Review](#)
[ATT H UPE07-0112 BZA Appeal Letter April 5, 2024.pdf](#)
[UPC19-0012 Public Comments Received January 27 2025.pdf](#)
[UPE07-0112 PubCom Rose Zoia 01.24.25.pdf](#)
[UPE07-0112 PubCom James Whittall 01.29.25 \(002\).pdf](#)
[Condition Compliance Timeline.pdf](#)
[UPE07-0112 PowerPoint 2025.1.28.pdf](#)

10:36 A.M.

Presenters:

Tennis Wick, Director, Permit Sonoma
Emi Theriault, Deputy Director of Planning, Permit Sonoma
Cecily Condon, Project Review Manager, Permit Sonoma
Jennifer Klein, Chief Deputy County Counsel, County Counsel

10:50 A.M. Public Hearing Opened
10:52 A.M. Appellant/Permit Holder (Pam Wallis)
11:08 A.M. Land Owner (Rose Zoia)
11:18 A.M. Public Comment Opened

Rebuttals

11:35 A.M. Land Owner (Rose Zoia)
11:34 A.M. Public Comment Closed
11:37 A.M. Permit Holder (Pam Wallis, Glen Smith, John Farrow)

11:56 A.M. Public Hearing Closed

Board Action: The item was continued to February 11, 2025 on Consent Calendar.

26. 10:30 A.M. - Appeal of a Use Permit Approval to allow a commercial cannabis cultivation and centralized processing operation at 4707 Bloomfield Road in Petaluma. [2024-1230](#)
Permit Sonoma File No. UPC19-0012; APN 027-050-022.

Hold a public hearing and adopt a Resolution denying the appeal, adopting a Mitigated Negative Declaration, and upholding the Board of Zoning Adjustment's decision to approve the commercial cannabis operation for 5,000 square feet of indoor cannabis cultivation, 10,000 square feet of mixed-light cultivation, accessory propagation, and centralized processing. (Second District)

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

Attachments: [Summary Report.pdf](#)
[Attachment 1 Appeal Resolution.pdf](#)
[Exhibit A of the Resolution Draft Conditions of Approval.pdf](#)
[Attachment 2 August 22, 2024 BZA Staff Report and Attachments.pdf](#)
[Attachment 3 August 22, 2024 BZA Minutes.pdf](#)
[Attachment 4 UPC19-00012 Updated ISMND.pdf](#)
[Attachment 5 Appeal Submission.pdf](#)
[Attachment 6 Appellant Letter dated 1/16/25.pdf](#)
[Attachment 7 Staff PowerPoint Presentation.pdf](#)
[Attachment 8 Appellant PowerPoint Presentation.pdf](#)
[Public Comment: UPC19-0012 20250117 McGrath 1.pdf](#)

Board Action: Item Continued to a date to be determined

27. Creation of Stand-Alone Registrar of Voters Department

[2025-0075](#)

Adopt a Resolution introducing, reading the title of, and waiving full reading of an Ordinance to separate the Registrar of Voters from the Clerk-Recorder-Assessor Department; provide for the appointment of the registrar of voters by the Board of Supervisors, and shift supervision of the Registrar of Voters under the County Executive.

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

Attachments: [Summary Report](#)
[Resolution introducing, reading the title of, and waiving full reading of the proposed Ordinance](#)
[Ordinance reorganizing the Registrar of Voters](#)
[Background Information](#)

12:24 P.M.

Presenters:

Christina Rivera, County Executive Officer, County Administrator's Office
Deva Proto, Director, Clerk-Recorder-Assessor-Registrar of Voters

12:30 P.M. Public Comment Opened

Speakers:

Ryan
Gregory
No Name
Chris

12:36 P.M. Public Comment Closed

Board Action: Moved by Supervisor Gore, Seconded by Supervisor Hermosillo; Approved as recommended by Resolution 25-0087.

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

12:42 P.M. The Board Recessed to lunch break.

- VIII. REGULAR AFTERNOON CALENDAR**
28. Acquisition and Financing of Real Property at 3850 and 3880 Brickway Boulevard, Santa Rosa **2024-1308**
- A) Authorize the Clerk of the Board to publish a Notice of Intent to Purchase real property located 3850 and 3880 Brickway Boulevard, Santa Rosa, California (Assessor's Parcel Nos. 059-360-008 and 059-360-007).
 - B) Authorize the Director of Public Infrastructure to execute a contingent Purchase and Sale Agreement for acquisition of the subject real property, for a purchase price not to exceed \$32,000,000, as well as to take all actions and execute all agreements and instruments to facilitate the contemplated acquisition, including agreements for due diligence services, escrow instructions, and related transactional documents, in form approved by County Counsel.
 - C) Direct Staff to initiate the process for issuance of a Certificate of Participation via Public Sale for public hearing, and delegate authority to:
 - i) The Auditor-Controller-Treasurer-Tax Collector to negotiate and execute an agreement with KNN Public Finance, LLC, for municipal advisory services in an amount not to exceed \$120,000, in form approved by County Counsel;
 - ii) The Auditor-Controller-Treasurer-Tax Collector to negotiate and execute agreements with specialized debt issuance and public sale services providers as required for the Certificate of Participation financing, in form approved by County Counsel and subject to availability of funding therefor; and
 - iii) County Counsel to award, negotiate, and execute special bond counsel legal services with Jones Hall, APLC, in an amount not to exceed \$70,000. (4/5ths vote)
 - D) Adopt a Budget Resolution approving adjustments to the FY 24-25 Budget in the amount of \$852,400 in the County Center Modernization Fund for the acquisition due diligence costs and earnest deposit.
- (4/5th Vote Required)

Department or Agency Name(s): Public Infrastructure

Attachments: [Summary Report.pdf](#)
[Attachment 1 - Floor Plan of Building-Site Plan.pdf](#)
[Attachment 2 - Notice of Intent.pdf](#)
[Attachment 3 - Budget Resolution.pdf](#)
[Attachment 4 - Debt Issuance Overview.pdf](#)
[Attachment 5 - Purchase and Sale Agreement.pdf](#)
[Attachment 6 - County Leased and Owned Space Near Brickway.pdf](#)
[Attachment 7- CGC Sites Searched by Real Estate \(v3abr cws pja\).pdf](#)

Board Action: Item Withdrawn from Regular Calendar.

29. Acquisition of 400 Aviation Boulevard, Santa Rosa, CA (APN 059-350-112)

[2024-1378](#)

- A) Authorize the Clerk of the Board to post the Notice of Intent to Purchase 400 Aviation Boulevard, Santa Rosa, CA (APN: 059-350-112) pursuant to California Government Code section 6063.
- B) Authorize the Director of Public Infrastructure to proceed with the terms of the Purchase and Sale Agreement (PSA) with American AgCredit FLCA, as Seller, executed by the Director of Public Infrastructure on October 31 for 400 Aviation Boulevard, Santa Rosa, CA (APN: 059-350-112), consisting of a 7.65 acre parcel containing a 132,000 gross square foot, 3-story, steel frame, fully furnished, Class A office building completed in 2016 by the Seller for their U.S. headquarters, for \$56,100,000 for use as County offices.
- C) Adopt a budget Resolution approving adjustments to the FY24/25 Public Infrastructure Department Budget in the amount of \$650,000.

(4/5th Vote Required)

Department or Agency Name(s): Public Infrastructure

Attachments: [Summary Report.pdf](#)
[Attachment 1-Purchase and Sale Agreement.pdf](#)
[Attachment 2-Notice of Intent to Purchase.pdf](#)
[Attachment 3-Budget Resolution.pdf](#)
[Attachment 4-County Notice of Exercise of Purchase Option.pdf](#)
[Attachment 5-Brickway-Aviation-CGC Present Value.pdf](#)
[Attachment 6-Further Analysis of 400 Aviation Blvd Purchase Price.pdf](#)
[Attachment 7-CGC Sites Searched by Real Estate \(v3abr cws pia\).pdf](#)

Board Action: Item Withdrawn from Regular Calendar.

IX. 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.)

2:25 P.M. The Board Reconvened from lunch break.

2:25 P.M. Public Comment on Matters Not Listed on the Agenda Opened

Speakers:

Dane
Don
Nina
Chris
D'Wayne
Katherine
Ronald
Sydney
Cameron
Michael
Debra
Jill
Ryan

2:52 P.M. Public Comment on Matters Not Listed on the Agenda Closed

X. REPORT OUT ON CLOSED SESSION FOR JANUARY 14, 2025

3:01 P.M. County Counsel, Robert Pittman, reported out on the Tuesday, January 14, 2025, Closed Session.

XI. REPORT OUT ON CLOSED SESSION FOR JANUARY 17, 2025

3:07 P.M. County Counsel, Robert Pittman, reported out on the Tuesday, January 17, 2025, Closed Session.

XII. REPORT OUT ON CLOSED SESSION FOR JANUARY 28, 2025

3:07 P.M. County Counsel, Robert Pittman, reported out on the Tuesday, January 28, 2025, Closed Session.

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

This item was taken out of order.

2:53 P.M.

The Board reported on assigned Boards, Councils, Commissions and other attended meetings.

XIV. ADJOURNMENT

3:13 P.M. The Board adjourned the meeting in the memory of Emma Gutiérrez.

The meeting was adjourned to February 4, 2025 at 9:00 A.M.

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