



# SONOMA COUNTY BOARD OF SUPERVISORS MEETING MINUTES

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 Administrator  
Robert Pittman, County Counsel

**Tuesday, December 5, 2023**

**8:30 AM**

**Virtual/ Board of Supervisors Chambers  
575 Administration Drive 102A  
Santa Rosa, CA 95403**

## **8:30 A.M. CALL TO ORDER**

8:32 A.M. The Board Meeting was called to order.

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

8:32 A.M.

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

**Absent:** James Gore

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

### **II. PUBLIC COMMENT ON CLOSED SESSION ITEMS**

8:33 A.M. Public Comment on Closed Session Calendar Opened

Speakers:

Duane DeWitt

8:36 A.M. Public Comment on Closed Session Calendar Closed

8:37 A.M. The Board Moved to Closed Session.

### **III. CLOSED SESSION CALENDAR**

1. The Board of Supervisors and the Board of Directors of the In-Home Support Services Public Authority will consider the following in closed session: Conference with Labor Negotiators: Agency Negotiator: Jeff Bailey, IEDA; Angela Struckmann - Director, Sonoma County Human Services Department; Paul Dunaway - Director, Adult & Aging Division; Eric Glentzer - Public Authority Manager. Employee organization: SEIU Local 2015. (Government Code section 54957.6. [2023-1416](#))

No reportable action was taken - the Boards gave direction to their Labor Negotiators.

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

10:00 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(Items may be added or withdrawn from the agenda consistent with State law)

10:01 A.M.

Item 3 Withdrawn from Consent Calendar

Item 7A Added to Consent Calendar by Addendum

Item 7B Recommended to be Added to Consent Calendar

Item 25 Continued to December 11, 2023 Board Meeting by Addendum

Board Action to add item 7B: Moved by Supervisor Rabbitt, Seconded by Supervisor Gorin.

**Ayes:** Gorin, Rabbitt, Hopkins, Coursey

**Absent:** Gore

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

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

**Absent:** Gore

## VI.

**9:30 A.M. CONSENT CALENDAR**

2. Lafranchi (Laguna) (0590) Conservation Easement Acquisition [2023-1386](#)

Adopt a resolution of the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District to:

- A) Authorize up to \$4,370,000 and escrow fees and costs for the purchase of a conservation easement interest in the Lafranchi (Laguna) Property;
- B) 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;
- C) Authorize the President of the Board of Directors to execute a conservation easement interest in a portion of the Property, and associated certificates of acceptance;
- D) Make certain determinations pursuant to the California Environmental Quality Act and direct the filing of a notice of exemption;
- E) Dedicate the conservation easement to open space purposes pursuant to Public Resources Code Section 5540; and
- F) Direct the recordation of the conservation easement and authorize and direct the General Manager to take all other actions necessary to complete the transaction described, including making any technical, non-substantive changes in the easement deed and other closing documents prior to recordation with the prior approval of Ag + Open Space's Counsel, and the drawing of warrants as necessary to pay for the Ag + Open Space's share of the closing costs.

(Fifth District)

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

**Attachments:** [Summary Report](#)  
[Resolution](#)  
[Location Map](#)  
[Conservation Easement, with Exhibits](#)  
[Project Structure Map](#)

Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Gorin; Approved as recommended by Resolution 23-0564.

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

**Absent:** Gore

3. Appoint a School Districts and Community Colleges District Member to the Treasury Oversight Committee [2023-1353](#)

Adopt a Resolution appointing Lisa Cavin to the Treasury Oversight Committee as the School Districts and Community College District Representative for a four-year term beginning on January 1, 2024 and ending on December 31, 2027.

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

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

Board Action: The Board withdrew the item from the Consent Calendar.

4. Joint Powers Agreement: Sonoma Valley Community Advisory Commission [2023-1359](#)

Resolution authorizing the Chair to execute a Joint Powers Agreement between the County of Sonoma and the City of Sonoma continuing the Sonoma Valley Citizens Advisory Commission, for a period of five years from January 1, 2024, To December 31, 2028 and changing the name of the Commission to the Sonoma Valley Community Advisory Commission. (First District)

**Department or Agency Name(s):** Board of Supervisors

**Attachments:** [Summary Report](#)  
[Attachment 1: Joint Powers Agreement](#)  
[Attachment 2: SVCAC Boundary Map](#)  
[Attachment 3: SVCAC Rules and Procedures](#)  
[Attachment 4: SVCAC Rules and Procedures Redline](#)  
[Attachment 5: Resolution](#)

Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Gorin; Approved as recommended by Resolution 23-0566.

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

**Absent:** Gore

5. ParcelQuest Agreement for Clerk-Recorder-Assessor [2023-1331](#)

Authorize the Clerk-Recorder-Assessor to execute an agreement with ParcelQuest to continue to provide certain public records and maps in exchange for a portion of the revenue generated by ParcelQuest for a three-year term ending December 31, 2026.

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

**Attachments:** [Summary Report](#)  
[Database Information Agreement](#)

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

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

**Absent:** Gore

6. AB 1600 Development Fees Annual Reports for FY 2022-23 [2023-1341](#)

- A) Receive, accept, and review the information contained in the AB 1600 Development Fees Annual Reports for FY 2022-2023 for the Regional Parks Department, the Sonoma County Public Infrastructure Department, the Sonoma Valley Fire District and the Sonoma County Fire District.
- B) Adopt a Resolution approving and making findings related to said Annual Reports.

**Department or Agency Name(s):** County Administrator

**Attachments:** [Summary Report](#)  
[Resolution AB 1600 Annual Report FY 2023-24](#)  
[AB 1600 Development Fees Annual Report](#)  
[Sonoma Valley Fire District Board Resolution](#)  
[Sonoma County Fire District Board Resolution](#)

Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Gorin; Approved as recommended by Resolution 23-0567.

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

**Absent:** Gore

7. Quarterly County Grant Program Update [2023-1368](#)

Receive the third quarterly report (July to September 2023) on the County Grant Program, which represents departmental efforts to seek grant funding and position for external funding opportunities.

**Department or Agency Name(s):** County Administrator

**Attachments:** [Summary Report](#)  
[Attach 1 - Quarterly Grant Department Reports](#)

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

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

**Absent:** Gore

**ITEM 7A ADDED TO THE CONSENT CALENDAR BY ADDENDUM**

7A. Quarterly Ad Hoc Update [2023-1374](#)

Receive the third quarterly update (July to September 2023) from the Ad Hoc Committees established for or continued into calendar year 2023.

**Department or Agency Name(s):** County Administrator

**Attachments:** [Summary Report](#)  
[BOS Summary Report V2\\_ADA.pdf](#)

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

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

**Absent:** Gore

7B. Adoption of resolution proclaiming a local emergency due to Avian Influenza [2023-1477](#)

Approve a resolution of the Board of Supervisors proclaiming the existence of a local emergency due to the existence of Avian Influenza within the Sonoma County Operational Area.

**Attachments:** [BOS Proclamation Local Emergency Avian Influenza remediated.pdf](#)  
[Summary Report Avian Flu Local Emergency remediated.pdf](#)

Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Gorin; Approved as recommended by Resolution 23-0581.

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

**Absent:** Gore

8. United States Department of Justice, Office on Violence Against Women Grant to Improve the Criminal Justice Response [2023-1377](#)

Authorize the District Attorney to enter into an agreement with United States Department of Justice, Office on Violence Against Women for the Grant to Improve the Criminal Justice Response.

- A) Adopt a resolution authorizing the District Attorney to execute a contract with the United States Department of Justice, Office on Violence Against Women to accept the award in the amount of \$575,000 for the term October 1, 2023 to September 30, 2026.
- B) Adopt a resolution adding a 0.5 FTE time-limited Victim Witness Advocate II position to the department allocation table through December 31, 2026.
- C) Adopt a resolution authorizing adjustment to the Fiscal Year 2023/2024 Adopted Budget necessary to appropriate these grant funds totaling \$152,425 (4/5th vote)  
(4/5th Vote Required)

**Department or Agency Name(s):** District Attorney

**Attachments:** [Summary Report](#)  
[Resolution A - Grant Acceptance](#)  
[Resolution B - Position Allocation](#)  
[Resolution C - Budget Adjustment](#)  
[Grant Award Document](#)

Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Gorin; Approved as recommended by Resolutions 23-0568, 23-0569 and 23-0570.

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

**Absent:** Gore

9. Permit Sonoma Management Review Implementation Update [2023-1366](#)

Receive the Implementation Update - Informational Only

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

**Attachments:** [Summary Report.pdf](#)  
[Attachment 1 Implementation Schedule.pdf](#)

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

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

**Absent:** Gore

10. Housing Element Update (formerly Rezoning Sites for Housing) Environmental Review Services Contract, Third Amendment [2023-1367](#)

Authorize the Director of Permit Sonoma to negotiate and execute a third amendment to the agreement with Rincon Consultants, Inc., for the preparation, processing and revision of the updated Housing Element and an Environmental Impact Report to analyze the environmental impact of the County's Housing Element Update, increasing the total contract amount from \$888,447.90 to \$1,002,886.90, and extending the contract through March 1, 2024.

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

**Attachments:** [Summary Report.pdf](#)  
[Attachment 1 Professional Services Agreement.pdf](#)  
[Attachment 2 First Contract Amendment.pdf](#)  
[Attachment 3 Second Contract Amendment.pdf](#)  
[Attachment 4, Third Contract Amendment.pdf](#)

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

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

**Absent:** Gore

11. Acquisition of real property at 15 Boyes Blvd., Boyes Hot Springs, CA [2023-1291](#)

- A) Authorize the Clerk of the Board to publish a notice of intent to purchase real property located at 15 Boyes Blvd., Boyes Hot Springs, CA (APN 056-401-019) which consists of approximately 13,174 sq ft of commercially zoned vacant land.
- B) Authorize the Director of Sonoma County Public Infrastructure to execute a contingent property purchase agreement for acquisition of the subject real property substantially in the form of the agreement attached, for a purchase price of \$633,000, with payment of an earnest money deposit of \$50,000 and subject to County's satisfaction of due diligence investigations deemed appropriate by the County.
- C) Authorize the Director of Sonoma County Public Infrastructure to take all actions and execute all agreements and instruments required and recommended to facilitate the contemplated acquisition, including agreements for due diligence services, escrow instructions, certificate of acceptance and related transactional documents, in form approved by County Counsel.
- D) Subject to consultation with Permit Sonoma, process and file all required documentation for the proposed acquisition of the subject real property consistent with the California Environmental Quality Act (CEQA).
- E) Adopt a Resolution authorizing budget adjustments to the FY 23-24 Non-Departmental and Capital Projects Budgets in the amount of \$708,000 for transactional costs, due diligence expenses, payment of earnest deposit and balance of purchase price.

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

**Department or Agency Name(s):** Public Infrastructure

**Attachments:** [Summary Report.pdf](#)  
[1-Notice of Intent.pdf](#)  
[2-Proposed Property Purchase Agreement.pdf](#)  
[3-Budget Resolution.pdf](#)

Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Gorin; Approved as recommended by Resolution 23-0571.

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

**Absent:** Gore

12. FY 2024 SB1 State of Good Repair Grant Program [2023-1322](#)
- Adopt a resolution approving the SB1 State of Good Repair Project List for Fiscal Year 2024 for the County of Sonoma/Sonoma County Transit.
- Department or Agency Name(s):** Public Infrastructure
- Attachments:** [Summary Report](#)  
[Resolution](#)
- Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Gorin; Approved as recommended by Resolution 23-0572.
- Aye:** Gorin, Rabbitt, Hopkins, and Coursey
- Absent:** Gore
13. Retirement Board Eighth Alternate Board Member Position [2023-1365](#)
- Adopt a Resolution ordering that no election be held and directing the County Clerk to cast a unanimous ballot for the only nominated candidate, Neil Baker, for the Retirement Board Eighth Alternate Board Member position (Retired member), of the Sonoma County Employees' Retirement Association.
- Department or Agency Name(s):** Retirement
- Attachments:** [Summary Report](#)  
[Resolution](#)
- Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Gorin; Approved as recommended by Resolution 23-0573.
- Aye:** Gorin, Rabbitt, Hopkins, and Coursey
- Absent:** Gore
14. Contract for Replacement of Sheriff's Office Body Worn Cameras and Tasers [2023-1388](#)
- Authorize the Sheriff to execute the documents necessary to enter into a new contract for Body Worn Camera Services, replacement of the Law Enforcement Division's Tasers, and related equipment, software, and services with Axon Enterprise, Inc. for a contract term of five years, from April 15, 2024, through April 14, 2029, for a total cost of \$3,720,949.
- Department or Agency Name(s):** Sheriff's Office
- Attachments:** [Summary Report](#)  
[Axon Master Services and Purchasing Agreement](#)  
[Sourcewell Axon Contract](#)
- Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Gorin; Approved as recommended.
- Aye:** Gorin, Rabbitt, Hopkins, and Coursey
- Absent:** Gore



15. Public Policy Facilitation Services Related to Russian River Water Forum Phase II [2023-1226](#)

Authorize Sonoma County Water Agency's General Manager to execute an agreement with Kearns & West, Inc., in a form approved by County Counsel, for public policy facilitation services related to the Russian River Water Forum Phase II through June 30, 2024, in the not-to-exceed amount of \$400,000.

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

**Attachments:** [Summary Report](#)  
[Att1:Competitive Selection Memo](#)  
[Att2:Proposal for PGE Draft License](#)

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

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

**Absent:** Gore

16. Sonoma County Williams Act Settlement Annual Report of Findings [2023-1446](#)

Accept Sonoma County Superintendent of Schools Report on Williams Lawsuit Settlement findings for Fiscal Year 2023-24.

**Department or Agency Name(s):** Sonoma County Office Of Education

**Attachments:** [Summary Report](#)  
[2023 Annual Reporting of Findings](#)

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

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

**Absent:** Gore

### APPOINTMENTS/REAPPOINTMENTS

17. Approve the appointment of Emma Mann to the Flood Control Committee Petaluma Basin Zone 2A representing the Second District for a coterminous term beginning December 5, 2023. (Second District) [2023-1382](#)

**Department or Agency Name(s):** Board of Supervisors

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

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

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

**Absent:** Gore

10:11 A.M. Public Comment for Consent Calendar Opened

Speakers:

Dwane DeWitt

10:13 A.M. Public Comment for Consent Calendar Closed

## VII.

## REGULAR CALENDAR

18. Support for the Bay Area Housing Finance Authority (BAHFA) November 2024 General Obligation Bond for Affordable Housing; the California State Association of Counties (CSAC) AT HOME program; the All Home Regional Action Plan (RAP), and authorization to enter into a Collaboration Agreement with All Home for pro bono technical assistance. [2023-1406](#)
- A) Approve a Resolution expressing the County of Sonoma's support for the Bay Area Housing Finance Agency's (BAHFA) proposal to place a general obligation bond on the November 2024 ballot to finance the production, protection and preservation of affordable housing in Sonoma County and throughout the Bay Area.
  - B) Approve a Resolution expressing support for AT HOME, the California State Association of Counties' roadmap to reducing and mitigating homelessness.
  - C) Approve a Resolution supporting the Regional Impact Council/All Home's Regional Action Plan (RAP), which provides a roadmap for reducing unsheltered homelessness by 75 percent across the Bay Area region.
  - D) Authorize the Board Chair to enter into a Collaboration Agreement with All Home for the receipt of technical assistance (to the DHS/HS Team) for systems analysis, housing gaps, measurement of impact, regional collaboration, and similar assistance relating to the homeless system of care.

**Department or Agency Name(s):** Community Development Commission and Health Services

**Attachments:** [Summary Report](#)  
[Attachment A: BAHFA FAQs.pdf](#)  
[Attachment B: Resolution Supporting BAHFA.pdf](#)  
[Attachment C: Resolution Supporting CSAC AT HOME.pdf](#)  
[Attachment D: Resolution Supporting All Home RAP.pdf](#)  
[Attachment E: Collaboration Agreement.pdf](#)  
[Attachment F: All Home Regional Action Plan.pdf](#)  
[Attachment G: April 18, 2023 BAHFA Presentation.pdf](#)  
[Presentation BAHFA Sonoma County.pdf](#)

10:14 A.M.

Presenters:

Michelle Whitman, Community Development Commission, Executive Director  
Tina Rivera, Department of Health Services, Health Services Director  
Dave Kiff, Community Development Commission, Homelessness Division Director

10:50 A.M. Public Comment Opened

Speakers:

Jake Mackenzie  
Michael  
Stephanie

Gregory

No Name

11:01 A.M. Public Comment Closed

Board Action: Moved by Supervisor Gorin, Seconded by Supervisor Rabbitt; Approved as recommended by Resolutions 23-0574, 23-0575, and 23-0576.

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

**Absent:** Gore

## 19. Options to Augment Protections for Unincorporated Residential Tenants

[2023-1435](#)

- A) Review and discuss augmented local renter's protections options, and
- B) Provide direction on what additional efforts, if any, staff should complete.

**Department or Agency Name(s):** County Counsel and County Administrator

**Attachments:** [Summary](#)

[Attachment A - Existing State Law Eviction Protections.pdf](#)

[Attachment B - COVID-19 Tenant Protections.pdf](#)

[Attachment C - Sonoma County Superior Court Unlawful Detainer Data](#)

[Attachment D - Point In Time Count Data](#)

[Attachment E - Presentation - English](#)

[Attachment F - Presentation - Spanish](#)

11:03 A.M.

Presenters:

Travis Shenk, County Administrator's Office, Administrative Analyst  
Elizabeth Coleman, County Counsel, Deputy County Counsel

11:32 A.M. Public Comment Opened

Speakers:

Jeanette

Pat

Lori

No Name

Rina

Tiffany

Justin

Steven

Jennifer

Leah

No Name

Victoria

12:01 P.M. Public Comment Closed

Board Action: Informational Only

20. Potter Valley Project Update and Formation of the Eel-Russian Project Authority [2023-1409](#)
- A) Receive update on the Potter Valley Project license surrender process.
  - B) Approve, and authorize the Chair to execute, the Joint Exercise of Powers Agreement between the Mendocino County Inland Water and Power Commission, County of Sonoma, and Sonoma County Water Agency, and creating the Eel-Russian Project Authority.
  - C) Request Chair appoint a representative from Sonoma Water's Board of Directors and a representative from the County Board of Supervisors to serve on the Eel-Russian Project Authority Board of Directors and appoint an alternate for each.

**Department or Agency Name(s):** Board of Supervisors and Sonoma County Water Agency

**Attachments:** [Summary Report.pdf](#)  
[Att1:Proposal](#)  
[Att2:Agreement](#)  
[Att3 Powerpoint.pdf](#)

12:50 P.M.

Presenters:

Grant Davis, Sonoma County Water Agency, Director  
Pamela Jeane, Sonoma County Water Agency, Assistant General Manager  
Cory O'Donnell, County Counsel, Deputy County Counsel

1:25 P.M. Public Comment Opened

Speakers:

Michael

1:27 P.M. Public Comment Closed

Board Action for A) and B): Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as Recommended.

**Ayes:** Gorin, Rabbitt, Hopkins, Coursey

**Absent:** Gore

Board Action for C:) Chair Coursey appointed Supervisor Rabbitt for the Sonoma County Water Agency area and Supervisor Gore to serve for the County for Eel-Russian Project Board. The appointments will be annual and serve through 2024.

Supervisor Gorin appointed as alternate for the Sonoma County Water Agency and Supervisor Hopkins as an alternate for the County for the Eel-Russian Project Board.

1:35 P.M. The Board Recessed to lunch break.

**VIII. REGULAR AFTERNOON CALENDAR**

21. Public Hearing to Authorize the Use of Eminent Domain to Acquire Property Rights for the Watmaugh Road Bridge Replacement Project [2023-1329](#)

- A) Conduct a public hearing to determine the necessity to acquire real property for the Watmaugh Road Bridge Replacement Project.
- B) Approve the proposed Resolution of Necessity and authorize acquisition of real property rights as required for the Project.
- C) Authorize and direct County Counsel and the Director of Public Infrastructure to take all necessary steps to obtain the real property rights required for the Project, including initiation of litigation if necessary.
- D) Delegate authority to the Director of Public Infrastructure to execute a Purchase and Sale Agreement, a certificate of acceptance therefor in accordance with Government Code section 27281, and all other instruments and materials, in form approved by County Counsel, as needed to acquire the subject real property rights.

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

**Department or Agency Name(s):** Public Infrastructure

**Attachments:** [Summary Report](#)  
[Resolution](#)  
[Attachment 1 - Wamaugh Location Map](#)  
[Attachment 2 - Offer Package](#)  
[Death Certificate](#)  
[Quitclaim Deed](#)  
[Watmaugh Presentation](#)

2:12 P.M. The Board Reconvened from lunch break.

2:12 P.M.

Presenters:

Janice Thompson, Public Infrastructure, Deputy Director  
Samuel Baumgartner Krantz, Public Infrastructure, Senior Engineer  
Jeremy Fonseca, County Counsel, Deputy County Counsel  
Rich Stabler, Permit Sonoma, Environmental Specialist

2:30 P.M. Public Hearing Opened

2:31 P.M. Public Comment Opened

Speakers:

None

2:31 P.M. Public Comment Closed

2:33 P.M. Public Hearing Closed

Board Action: Moved by Supervisor Gorin, Seconded by Supervisor Hopkins; Approved as recommended by Resolution 23-0577.

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

**Absent:** Gore

22. **1:35 PM** - PLP20-0014 General Plan Amendment and Zone Change Technical Corrections - Round 9

[2023-1392](#)

To conduct a public hearing, adopt a resolution and adopt an ordinance finding the project exempt from the California Environmental Quality Act and approving the proposed amendments to the Sonoma County General Plan and the Official Zoning Database. (4/5th Vote Required) (First, Second, Fourth and Fifth Districts)

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

**Attachments:** [PLP20-0014 BOS Summary .pdf](#)  
[Att 1 PLP20-0014 Rezoning Ordinance with Exhibit A. Table of Proposed Zone Changes.pdf](#)  
[Att 2 PLP20-0014 Resolution with Exhibit A. Table of Proposed General Plan Amendments.pdf](#)  
[Att 3 PLP20-0014 Planning Commission Staff Report, October 19, 2023.pdf](#)  
[Att 4 PLP20-0014 Planning Commission Resolution, October 19, 2023.pdf](#)  
[Att 5 PLP20-0014 Planning Commission Staff Report, November 2, 2023.pdf](#)  
[Att 6 PLP20-0014 Planning Commission Resolution, November 2, 2023.pdf](#)  
[Att 7 PLP20-0014 BOS Staff Presentation.pdf](#)

2:34 P.M.

Presenters:

Scott Orr, Permit Sonoma, Deputy Director  
Azine Spalding, Permit Sonoma, Planner I

2:41 P.M. Public Hearing Opened

2:41 P.M. Public Comment Opened

Speakers:

None

2:41 P.M. Public Comment Closed

2:41 P.M. Public Hearing Closed

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Rabbitt; Approved as recommended by Resolution 23-0578 and Ordinance 6455.

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

**Absent:** Gore



23. 1:45 P.M. -ZCE21-0012 - Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District at 2150 W. Dry Creek Road (APN 089-190-034) [2023-1389](#)

Permit Sonoma recommends that the Board of Supervisors hold 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 for the project site at 2150 W. Dry Creek Road. (Fourth District)

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

**Attachments:** [ZCE21-0012 Summary.pdf](#)  
[Att 1 ZCE21-0012 Ordinance.pdf](#)  
[Att 2 ZCE21-0012 Sectional District Map.pdf](#)  
[Att 3 ZCE21-0012 Planning Commission Resolution.pdf](#)  
[Att 4 ZCE21-0012 Planning Commission Staff Report.pdf](#)  
[Att 5 ZCE21-0012 Project Proposal Statement.pdf](#)  
[Att 6 ZCE21-0012 Vicinity Map.pdf](#)  
[Att 7 ZCE21-0012 Site Plan.pdf](#)  
[Att 8 ZCE21-0012 Fire Hazard Severity Zone Map.pdf](#)  
[Att 9 ZCE21-0012 Email from Fire Marshall Mosiurchak.pdf](#)  
[Att 10 ZCE21-0012 Staff PowerPoint BOS.pdf](#)

2:43 P.M.

Presenters:

Scott Orr, Permit and Resource Management, Deputy Director  
Peter Kaljian, Permit and Resources Management, Planner I  
Ross Markey, Permit and Resource Management, Division Manager

2:45 P.M. Public Hearing Opened

2:45 P.M. Public Comment Opened

Speakers:

None

2:45 P.M. Public Comment Closed

2:45 P.M. Public Hearing Closed

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Rabbitt; Approved as recommended by Ordinance 6456.

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

**Absent:** Gore

24. **1: 55 PM** - Housing Action Plan Implementation Round 1: Programs 4a, 4b, and 15b[2023-1387](#)

Conduct a public hearing. After closing the public hearing:

- A) Adopt a resolution (Attachment 1):
  - i. Certifying independent consideration and review of the North Santa Rosa Station Area Specific Plan EIR as a responsible agency under the California Environmental Quality Act (CEQA) and adopting the findings required by CEQA Guidelines § 15091, a statement of overriding considerations, and a Mitigation Monitoring and Reporting Program;
  - ii. Determining that adoption of amendments to land use, zoning and Sonoma County Code Chapter 26 (Zoning) for specified parcels on Lance Drive in Santa Rosa (APNs 036-111-009, -010, -016, -002 and -011; 0-1705 Lance Drive, Santa Rosa; "Lance Drive Parcels") is exempt from further CEQA review pursuant to Public Resources Code § 21155.4 and CEQA Guidelines § 15182(b); and
  - iii. Approving amendments to the General Plan Land Use Map and designations for the Lance Drive Parcels and 3400 Ross Road, Graton (APN 130-090-009).
- B) Adopt an ordinance amending the Official Zoning Database to rezone the Lance Drive Parcels and 3400 Ross Road, Graton (Attachment 2); and
- C) Adopt an ordinance amending Sonoma County Code Chapter 26 (Zoning) as set forth in Attachment 3.

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

**Attachments:** [Summary Report.pdf](#)  
[Att 1 Board of Supervisors Resolution.pdf](#)  
[Att 2 Ordinance Amending the Official Zoning Database.pdf](#)  
[Att 3 Ordinance Amending Chapter 26.pdf](#)  
[Att 4 Lance Drive Aerial.pdf](#)  
[Att 5 Sonoma County Adopted 6th Cycle Housing Element and Appendices.pdf](#)  
[Att 6 Draft EIR 6th Cycle Housing Element.pdf](#)  
[Att 7 Final EIR 6th Cycle Housing Element.pdf](#)  
[Att 8 6th Cycle Housing Element Racial Equity Analysis.pdf](#)  
[Att 9 North Station Area Specific Plan.pdf](#)  
[Att 10 North Santa Rosa Station Area Specific Plan Draft EIR and Appendices.pdf](#)  
[Att 11 North Santa Rosa Station Area Specific Plan Final EIR.pdf](#)  
[Att 12 City Council Resolution No. 28188, September 25, 2012.pdf](#)  
[Att 13 City Council Resolution No. 28187, September 18, 2012.pdf](#)  
[Att 14 City Council Ordinance No. 3993, September 25, 2012.pdf](#)  
[Att 15 Notice of Public Hearing.pdf](#)  
[Att 16 Staff PowerPoint.pdf](#)  
[Att 17 Public Comments.pdf](#)  
[Att 18 Planning Commission Staff Report.pdf](#)  
[Att 19 Planning Commission Final Resolution.pdf](#)  
[WORD Att 19 Planning Commission Final Resolution.docx](#)

2:47 P.M.

Presenters:

Scott Orr, Permit and Resource Management, Deputy Director

Eric Gage, Permit and Resource Management, Planner III

Ross Markey, Permit and Resource Management, Division Manager

Christa Shaw, County Counsel, Deputy County Counsel IV

2:58 P.M. Public Hearing Opened

2:58 P.M. Public Comment Opened

Speakers:

Teresa Altizio

Rosita Davinci

3:03 P.M. Public Comment Closed

3:03 P.M. Public Hearing Closed

Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Hopkins; Approved as recommended by Resolution 23-0579 and Ordinances 6457 and 6458.

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

**Absent:** Gore

**ITEM #25 WILL BE CONTINUED AND INCORPORATED INTO THE DECEMBER 11TH CLIMATE WORKSHOP**

25. Comprehensive Energy Upgrades for Existing County Facilities **2023-1328**

- A) Receive a summary of the preliminary findings from the Comprehensive Energy Upgrades analysis for existing County facilities.
- B) Provide direction to staff about which energy upgrades and funding options to prioritize for further analysis.

**Department or Agency Name(s):** County Administrator

**Attachments:** Att 1 Improvement Package Summaries and Cost Analyses.pptx  
Att 2 Facility Improvement Matrix.pdf  
Att 3 Presentation.pptx

This item Continued to December 12, 2023.

This Regular Calendar Item was Continued and Incorporated into the December 11, 2023 Climate Workshop.

26. Sideshows, Street Races, and Reckless Driving Exhibitions Ordinance [2023-1333](#)

Adopt a resolution introducing, reading the title of, and waiving the reading of a proposed ordinance amending Chapter 19 of the Sonoma County Code to add a new Article VII - Sideshows, Street Races, and Reckless Driving Exhibitions.

**Department or Agency Name(s):** Sheriff's Office

- Attachments:** [Summary Report.pdf](#)  
[Resolution introducing, reading the title of, and waiving further reading of the proposed ordinance.pdf](#)  
[Ordinance Amending Chapter 19 of the Sonoma County Code.pdf](#)  
[Pre-Adoption Summary Proposed Ordinance .pdf](#)  
[Sideshow PowerPoint.pdf](#)  
[PPT Sideshow PowerPoint.pptx](#)

3:05 P.M.

Presenters:

Eddie Engram, Sheriff  
Heidi Keith, Sheriff's Office, Chief of Financial and Administrative Services

3:20 P.M. Public Comment Opened

Speakers:

Dwane DeWitt

3:23 P.M. Public Comment Closed

Board Action: Moved by Supervisor Hopkins, Seconded by Supervisor Gorin; Approved as recommended by Resolution 23-0580.

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

**Absent:** Gore

**IX. REPORT ON CLOSED SESSION**

3:24 P.M. County Counsel, Robert Pittman, reported out on the Monday, December 4, 2023 Closed Session.

3:24 P.M. County Counsel, Robert Pittman, reported out on the Tuesday, December 5, 2023 Closed Session.

**X. BOARD MEMBER REPORTS ON ASSIGNED BOARD, COUNCILS, COMMISSIONS OR OTHER ATTENDED**

**MEETINGS**

3:25 P.M. The Board reported on assigned Boards, Councils, Commissions and other attended meetings.

**XI. 3:30 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.)

3:27 P.M. Public Comment on Matters Not Listed on the Agenda Opened

Speakers:

Duane Dewitt  
Bonita Graham  
Rob McGilly  
Amanda Carreras  
Daria Perez Velasquez  
Heidi  
Lana Schrader  
Rich  
Daniel  
Mary Morrison  
Jimarea  
Victoria Yanez  
John Jenkel  
No Name

3:57 P.M. Public Comment on Matters Not Listed on the Agenda Closed

**XII. ADJOURNMENT**

3:58 P.M. The Board adjourned the meeting in the memory of Marla Wendy Hicks, Bill Pinella, and William Dodson.

The meeting was adjourned to Monday, December 11, 2023 at 8:30 A.M.

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