



# 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 14, 2025**

**9:00 AM**

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

## **9:00 A.M. CALL TO ORDER**

9:02 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 the Closed Session Calendar Opened

Speakers:

Duane Dewitt  
Ryan

9:07 A.M. Public Comment on the Closed Session Calendar Closed

9:08 A.M. The Board Recessed to Closed Session.

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

1. The Board of Supervisors will consider the following in closed session: Conference with [2024-1370](#)  
Real Property Negotiators - 3850 and 3880 Brickway Boulevard, Santa Rosa, CA 95403.  
Agency negotiators: Johannes Hoevertsz, Director of Sonoma County Public  
Infrastructure, and Warren Sattler, Real Estate Manager. Negotiating parties: County  
of Sonoma and NGCRE Investment V, LLC. Under negotiation: Price, terms and  
conditions of a proposed acquisition. (Government Code Section 54956.8.)

No reportable action was taken - the Board gave direction to its Real Property Negotiators.

2. The Board of Supervisors will consider the following in closed session: Conference with Real Property Negotiator - 400 Aviation Boulevard, Santa Rosa, CA 95403. Agency negotiator: Johannes Hoevertsz, Director of Sonoma County Public Infrastructure, and Warren Sattler, Real Estate Manager. Negotiating parties County of Sonoma and American Ag Credit FLCA. Under Negotiation: Price, terms and conditions of a proposed acquisition. (Government Code Section 54956.8.) [2024-1371](#)

No reportable action was taken - the Board gave direction to its Real Property Negotiators.

3. 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).) [2025-0031](#)

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

4. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Anticipated Litigation. Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2), (e)(1). 1 Case. [2025-0042](#)

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

5. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Existing Litigation - Eric Seibold vs. the County of Sonoma Workers' Compensation Appeals Board Nos. ADJ1068541, ADJ10687710, and (3 claims are unassigned) (Government Code Section 54956.9(d)(1).) [2024-1407](#)

By a vote of 5 to 0, the Board of Supervisors approved the settlement of Mr. Seibold's worker's compensation claims by way of Compromise and Release Agreement in the amount of \$197,083, less permanent disability advances. The Board further directed the Human Resources Director or her designee to execute all documents necessary to effectuate the settlement.

6. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Existing Litigation - Shayna Long v. County of Sonoma, Sonoma County Fair and Exposition, Inc., et al., Case No. SCV-272969 (Sonoma County Superior Court). (Government Code Section 54956.9(d)(1).) [2025-0015](#)

By a vote of 5 to 0, the Board of Supervisors approved the settlement of Ms. Long's lawsuit related to a slip and fall injury at the Fairgrounds for \$125,000, without any admission of liability, and Plaintiff executed a full waiver and release of all claims related to the lawsuit.

**ITEM #7 WITHDRAWN BY ADDENDUM**

7. The Board of Commissioners of the Community Development Commission will consider the following in closed session: Conference with Legal Counsel - Existing Litigation - *Jon Paulsen et al., v. Midpen Housing Corporation, Sonoma County Community Development Commission*, Sonoma County Superior Court Case No. SCV264327. (Government Code Section 54956.9(d)(1).) [2025-0051](#)

This Closed Session Calendar Item was withdrawn by addendum prior to the meeting and was not considered by the Board at the January 14th meeting.

**ITEM #8 WITHDRAWN BY ADDENDUM**

8. The Board of Commissioners of the Community Development Commission will consider the following in closed session: Conference with Real Property Negotiator - 665 Sebastopol Road. Agency negotiator: Michelle Whitman Executive Director, Community Development Commission. Negotiating parties MidPen Housing Corporation, California nonprofit public benefit corporation, MP Roseland Village Associates, LP and Sonoma County Community Development Commission. Under Negotiation: Terms and conditions for Disposition of Property at 665 Sebastopol Road. (Government Code Section 54956.8.) [2025-0052](#)

This Closed Session Calendar Item was withdrawn by addendum prior to the meeting and was not consider by the Board at the January 14th meeting.

9. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Existing Litigation - Dry Creek Inn L.P., A California Limited Partnership v. County of Sonoma, et al., Case No. SCV-271745 (Sonoma County Superior Court). (Government Code Section 54956.9(d)(1).) [2025-0106](#)

By a vote of 5 to 0, the Board of Supervisors approved the settlement of for the payment of \$300,000-inclusive of attorney's fees and costs-in exchange for a full and final release of all claims and dismissal of with prejudice of the pending lawsuit, which was within the delegated settlement authority previously granted by the Board. The final Release and Settlement Agreement was executed by all parties on December 23, 2024, and the settlement was finalized on December 31, 2024.

**ITEM #9A ADDED BY ADDENDUM**

- 9A The Board of Supervisors of the County of Sonoma and Directors of the Sonoma County Agricultural Preservation and Open Space District will consider the following in closed session: Conference with Real Property Negotiator - Sonoma County Assessor Parcel Numbers: 097-290-001-000; 097-290-002-000; 097-290-003-000; 097-290-004-000; 097-290-005-000; 097-290-006-000; 097-290-007-000. Agency negotiator: Bert Whitaker, Director of Regional Parks and Misti Arias General Manager of Ag & Open Space. Jeff Stump Save the Redwoods League. Under Negotiation: Terms and conditions of the proposed acquisition and conservation easement. (Government Code Section 54956.8.) [2025-0139](#)

No reportable action was taken - the Boards gave direction to their Real Property Negotiator.

**IV. 10:00 A.M. RECONVENE FROM CLOSED SESSION**

10:08 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)

10:10 A.M.

Item 7 Withdrawn by Addendum

Item 8 Withdrawn by Addendum

Item 9A Withdrawn by Addendum

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

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

**VI. 10:00 A.M. CONSENT CALENDAR**

10:11 A.M.

**10. Fee Waiver 2025-0002**

Approve a Fee Waiver in the amount of \$1,430 by Disabled American Veterans, CA Chapter 48 Sonoma for use of the Santa Rosa Veterans Memorial Building on February 22, 2025. (Third District)

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

**Attachments:** Summary Report

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

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

**11. Disbursement of Fiscal Year 24-25 Fourth District Community Investment Fund Grant Awards. 2025-0045**

Approve Community Investment Fund grant awards and Authorize the County Administrator, or designee, to execute an agreement with the following entities for a Community Investment Fund Grant for FY 23-24: Dia de Los Muertos Windsor, \$1,500; Geyserville Chamber of Commerce, \$3,000; People4Parks Windsor (Windsor Parks and Recreation Foundation), \$1,000; Positive Images, \$1,000; Santa Rosa Symphony, \$1,000; YWCA Sonoma County, \$500; Farm to Fight Hunger, \$500; and Magnolia Global Academy for Leaders (Magnolia Project), \$750. (Fourth District)

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

**Attachments:** Summary Report

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

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

## 12. FY 24-25 Tourism Impact Fund Grant Awards

[2025-0041](#)

- A) Authorize the County Executive, or designee, to execute an agreement with the following grantees: Equitable Access California, \$15,000; Food For Thought, \$10,000; Guerneville School District, \$3,000; Gravenstein Health Action Coalition, Inc., \$5,000; Northern California Center for Well-Being (Health Professionals for Equity and Community Empowerment), \$3,000; Redwood Trails Alliance, \$6,000; River to Coast Children's Services, \$10,000; Russian River Chamber of Commerce, \$3,000; West County Health Centers, Inc., \$2,500; and Bodega Bay Fisherman's Festival, \$6,000.
- B) Authorize the County Executive, or designee, to amend this agreement to lengthen the time schedules and make minor modifications to the allowed uses that do not increase the amount awarded under the agreements. (Fifth District)

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

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

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

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

**Nay:** Rabbitt

## 13. Measure H Oversight Committee Creation

[2025-0064](#)

Adopt a Resolution creating the Measure H Oversight Committee.

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

**Attachments:** [Summary Report](#)  
[Attach A - Measure H Tax Measure](#)  
[Attach B - Resolution](#)

Board Action: Moved by Supervisor Gore, Seconded by Supervisor Coursey; Approved as recommended by Resolution 25-0016.

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

## 14. Adjustment to the Living Wage Hourly Rate

[2025-0027](#)

Adopt a Resolution to increase Sonoma County's Living Wage rate to \$23.15 per hour effective July 1, 2025.

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

**Attachments:** [Summary Report](#)  
[Attach A - Sonoma County Ordinance 6488](#)  
[Attach B - Resolution](#)

Board Action: Moved by Supervisor Gore, Seconded by Supervisor Coursey; Approved as recommended by Resolution 25-0017.

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

15. Legal Services Agreement with Robbins, Geller, Rudman and Dowd, LLP, for legal representation in potential affirmative litigation against social media companies for harm caused to youth. [2025-0034](#)

Authorize County Counsel, or his designee, to enter into Legal Services Agreement with Robbins, Geller, Rudman, and Dowd, LLP for representation in affirmative litigation against social media companies.

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

**Attachments:** [Summary Report.pdf](#)  
[December 10, 2024 Letter Agreement.pdf](#)

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

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

16. District Attorney FY 2024-2025 Workers' Compensation Insurance Fraud Investigation Program. [2024-1132](#)

Adopt a Resolution authorizing the District Attorney, or their designee, to execute a grant agreement with the California Department of Insurance to participate in the Workers' Compensation Insurance Fraud Investigation Program and accept \$312,643 in grant funding for the term July 1, 2024, through June 30, 2025, and execute any future amendments or extensions to the Grant Award Agreement including rollover funding from prior year or increased funding allocation.

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

**Attachments:** [Summary Report](#)  
[Program Resolution](#)  
[Grant Award Agreement](#)

Board Action: Moved by Supervisor Gore, Seconded by Supervisor Coursey; Approved as recommended by Resolution 25-0018.

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

17. District Attorney FY 2024-2025 Automobile Insurance Fraud Investigation Program. [2024-1133](#)

Adopt a Resolution authorizing the District Attorney, or their designee, to execute a grant agreement with the California Department of Insurance to participate in the Automobile Insurance Fraud Investigation Program and accept \$177,025 in grant funding for the term July 1, 2024, through June 30, 2025, and execute any future amendments or extensions to the Grant Award Agreement including rollover funding from prior year or increased funding allocation.

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

**Attachments:** [Summary Report](#)  
[Program Resolution](#)  
[Grant Award Document](#)

Board Action: Moved by Supervisor Gore, Seconded by Supervisor Coursey; Approved as recommended by 25-0019.

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

18. Side Letter of Agreement amending the current Memorandum of Understanding between the County of Sonoma and the Sonoma County Law Enforcement Association [2024-1422](#)

Adopt a Resolution approving the Side Letter of Agreement to amend the current Memorandum of Understanding (MOU) between the County of Sonoma and the Sonoma County Law Enforcement Association (SCLEA) for the term June 12, 2023 through March 31, 2026.

**Department or Agency Name(s):** Human Resources

**Attachments:** [Summary Report](#)  
[Resolution](#)  
[Attachment A - Side Letter of Agreement - Correctional Deputies I/II 84 Hours](#)  
[Attachment B - Side Letter of Agreement re: North County Detention Facility - Dated July 28, 2020](#)

Board Action: Moved by Supervisor Gore, Seconded by Supervisor Coursey; Approved as recommended by Resolution 25-0020.

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

19. Public Defender Department Analyst [2024-1293](#)

- A) Adopt a position Resolution to adjust the Public Defender's Department Allocation List to add a 1.0 FTE time-limited Department Analyst position, effective January 7, 2025, through June 30, 2026.
- B) Adopt a budget Resolution to increase appropriations and expenditures in the Fiscal Year 2024 -2025 adopted budget for the Public Defender's Office and Community Corrections Partnership (AB109) Special Revenue Fund.

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

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

Board Action: Moved by Supervisor Gore, Seconded by Supervisor Coursey; Approved as recommended by Resolutions 25-0021 and 25-0022.

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

20. Cooperative Funding Agreement with Sonoma County Transportation Authority (SCTA) to provide Funding from the Go Sonoma Roads Program with Measure DD Sales Tax Funds. [2024-1411](#)

Approve and authorize the Chair to execute a Cooperative Funding Agreement with the Sonoma County Transportation Authority for the purpose of providing Go Sonoma Roads Program (Measure DD) Sales Tax funding to the County for repair and maintenance of existing roads.

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

**Attachments:** [Summary Report](#)  
[Sonoma County Go Sonoma Roads Coop 20240715](#)

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

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

**21. Time Limited Administrative Aide for Sheriff's Payroll Unit**[2025-0032](#)

Adopt a Resolution amending the Sheriff's Office Department Allocation List to add 1.0 Time Limited Full-Time Equivalent (FTE) Administrative Aide, effective January 7, 2025, to support project implementation in the Sheriff's Office Payroll Unit.

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

**Attachments:** [Summary Report](#)  
[FY 24-25 Position Resolution](#)

Board Action: Moved by Supervisor Gore, Seconded by Supervisor Coursey; Approved as recommended by Resolution 25-0023.

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

**22. Cotati Tank No. 3 Recoating - Contract Award and Consulting Agreement for Coating Inspection Services**[2025-0008](#)

- A) Adopt and approve the Project Manual and Drawings ("plans and specifications") entitled "Cotati Tank No. 3 Recoating."
- B) Award the contract to Viking Industrial for \$6,962,100 for construction of Cotati Tank No. 3 Recoating and authorize the Chair to execute the contract.
- C) Authorize Sonoma County Water Agency's General Manager to sign Section 00 65 23 (Agreement and Release of Any and All Claims), with County Counsel review, if any unresolved claims are listed by the contractor.
- D) Authorize Sonoma County Water Agency's General Manager to execute an agreement with Gaya Coating Consulting Inc., in substantially the form as the draft presented to this Board, for coating inspection services through June 30, 2026, in the not-to-exceed amount of \$340,000.

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

**Attachments:** [Summary Report](#)  
[Attachment 1 - Draft Agreement](#)  
[Attachment 2 - Consultant Selection Memorandum](#)

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

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

### **APPOINTMENTS/REAPPOINTMENTS**

**23. Approve the Re-Appointment of Trayce Beards to the Sonoma County Aging and Disability Commission serving a two-year term beginning January 24, 2025 and ending on January 24, 2027. (Third District)**[2025-0003](#)

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

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

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

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



24. Approve the Appointment of Charles J Striplen to the Board of Zoning Adjustments and the Planning Commission to serve coterminous terms beginning January 14, 2025. (Third District) [2025-0085](#)

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

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

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

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

25. Approve the Reappointment of Paula Jorgensen and Wanda Winkler to the Rains Creek/Hiatt Road County Water District for a four-year term beginning December 4, 2024, and ending December 4, 2028. (Fourth District) [2025-0057](#)

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

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

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

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

26. Approve the Appointment of Dr. Daisy Morales to the First 5 Sonoma County Commission as an At-Large representative of Transitional Kindergarten-12 school systems for a term beginning January 27, 2025, and ending on January 26, 2027. (Countywide) [2025-0018](#)

**Department or Agency Name(s):** Human Services

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

[Attachment 1 - Application Recommended for Appointment Dr. Morales](#)

[Attachment 2 - Application Not Recommended for Appointment J. Decker](#)

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

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

27. Approve the Appointment of Nate Luna to the At-Large Seat of the Parks Measure M Citizens Oversight Committee for a term beginning January 14, 2025, and ending on January 14, 2028. (Countywide) [2025-0011](#)

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

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

[Application Recommended for Appointment](#)

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

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

---

**PRESENTATIONS/GOLD RESOLUTIONS****PRESENTATIONS AT A DIFFERENT DATE**

28. Adopt a Gold Resolution Honoring and Acknowledging Robert and Carrol Herrerias on the Occasion of their 75th Wedding Anniversary and Their Lifetime Commitment to Family and Community. (Second District) **2025-0110**

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

**Attachments:** Summary Report  
Gold Resolution

Board Action: Moved by Supervisor Gore, Seconded by Supervisor Coursey; Approved as recommended by Resolution 25-0024.

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

29. Adopt a Gold Resolution honoring Mike Nicholls' distinguished service on the Lower Russian River Municipal Advisory Council. (Fifth District) **2025-0025**

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

**Attachments:** Summary Report  
Gold Resolution

Board Action: Moved by Supervisor Gore, Seconded by Supervisor Coursey; Approved as recommended by Resolution 25-0025.

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

30. Adopt a Gold Resolution honoring Cynthia Strecker's distinguished service on the Lower Russian River Municipal Advisory Council. (Fifth District) **2025-0026**

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

**Attachments:** Summary Report  
Gold Resolution

Board Action: Moved by Supervisor Gore, Seconded by Supervisor Coursey; Approved as recommended by Resolution 25-0026.

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

10:18 A.M. Public Comment on Consent Opened

Speakers:

D'Wayne DeWitt  
Jack Buckhorn  
Elizabeth Hernandez  
Marty Bennett  
Janice Karmen  
Ryan Williams

10:28 A.M. Public Comment on Consent Closed

## VII.

REGULAR CALENDAR

## 31. 9:35 A.M. Flood Hazard Area Realignment

[2025-0058](#)

- A) Conduct a public hearing and adopt an Ordinance finding the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15268 and amending the Official Zoning Database to update the boundaries of the Floodway (F1) and Floodplain (F2) Combining Districts to correspond to new flood hazard area maps adopted by the Federal Emergency Management Agency (Majority Required) (Countywide); and
- B) Provide direction to Permit Sonoma to proceed with a technical review of the Federal Emergency Management Agency's new flood hazard maps for the Russian River Watershed to identify possible modeling errors and locations of focus for a potential restudy, and develop a resource request to complete the work.

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

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

[Attachment 1. ORD24-0011 Rezoning Ordinance and Exhibit A - Table of Zone Changes.pdf](#)

[Attachment 1. Exhibit A - Table of Zone Changes.pdf](#)

[Attachment 2 ORD24-0011 Staff Presentation.pdf](#)

[Attachment 3. PLP24-0013 Planning Commission Resolution 10.17.pdf](#)

10:30 A.M.

Presenters:

Scott Orr, Assistant Director, Permit Sonoma

Azine Spalding, Project Planner, Permit Sonoma

Ross Markey, Division Manager, Permit Sonoma

Jennifer Klein, Chief Deputy County Counsel, County Counsel

10:45 A.M. Public Hearing Opened

10:45 A.M. Public Comment Opened

Speakers:

Peter Hackett

Ed

Kathy

Unknown

Unknown

10:54 A.M. Public Comment Closed

11:18 A.M. Public Comment Closed

Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Coursey; Approved as recommended by Ordinance 6502.

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

**Nay:** Hopkins

---

32. Declaring Hewett Street Property Exempt Surplus Land, and Declaring Intent to Sell[2024-1278](#)

Adopt a Resolution:

- A) Declaring real property owned by the Sonoma County Water Agency located at 330 Hewett Street in the City of Santa Rosa, Sonoma County, California, identified as Assessor's Parcel Number 010-700-015, surplus land.
- B) Declaring the property "exempt surplus land" pursuant to Government Code Section 54221 (f) (1)(N) et seq. ("Surplus Land Act").
- C) Declaring said property owned by Sonoma County Water Agency is not required for public use, is no longer necessary for the uses and purposes of Sonoma Water, and the disposition of the property will not adversely affect Sonoma Water in any respect.
- D) Authorizing and delegating authority to the General Manager of Sonoma County Water Agency to provide notification that Sonoma County Water Agency intends to sell the surplus land as "exempt surplus land" as required by Government Code Section 25520 et seq. and to hold an auction to sell the Hewett Street property.
- E) Set the date, time, and place for the auction; and the terms and procedures for opening and reviewing of sealed bids and oral bids for the purchase of the property.
- F) Authorizing and delegating authority to the General Manager of Sonoma County Water Agency to negotiate and execute a real property purchase agreement and any other related documents necessary to complete the transaction, in a form approved by County Counsel, subject to final approval of the Board of Directors.

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

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

**Attachments:** [Summary Report.pdf](#)  
[Reso 1 - Exempt Surplus Land](#)  
[Reso2 Alternative Declaring Surplus Land](#)  
[Att 1 - Map](#)  
[Att 2 - Purchase and Sale Agmt](#)  
[Att 3 - Sealed Bid Form](#)  
[Att 4 - Notice of Adoption of Intent to Sell](#)  
[Att 5 - Notice of Affordable Housing Requirement](#)  
[Att 6 - Prior Board Actions](#)  
[Att 7 - PowerPoint Presentation](#)

11:19 A.M.

Presenters:

Dan Mason, Right-of-Way Agent, Sonoma County Water Agency  
Adam Brand, Chief Deputy County Counsel, County Counsel

11:27 A.M. Public Comment Opened

Speakers:

Duane Dewitt  
Gregory Fearon  
Jason

11:33 A.M. Public Comment Closed

Board Action: Moved by Supervisor Coursey, Seconded by Supervisor Gore; Approved as recommended by Resolution 25-0027.

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

**Absent:** Hermosillo

33. Consider Options to Establish a Two-Year County Imposed Development Impact Fee Reduction Program. [2024-1297](#)

Direct staff to return with a resolution to reduce impact fees for affordable housing.

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

**Attachments:** [Summary Report](#)  
[Attachment A - Entitlement Pipeline](#)  
[Attachment B - Current Fee Summary](#)  
[Attachment C - Program Options](#)  
[Attachment D - Ongoing Efforts to Encourage Affordable Housing](#)  
[Attachment E - Comparison Matrix](#)  
[Attachment F - Presentation](#)  
[Revised Impact Fees - BOS Presentation ADA.pdf](#)

11:36 A.M.

Presenters:

Jennifer Larocque, Administrative Analyst, County Administrator's Office  
Ethan Pawson, Deputy County Counsel, County Counsel  
Christel Querijero, Deputy County Administrator, County Administrator's Office

11:41 A.M. Public Comment Opened

Speakers:

Duane DeWitt  
Al Lerma  
Pat McDonald  
Nicholas  
Harry  
Jocelyn  
Abby  
Renee  
V. Hernandez  
Jamie  
Brenda  
Beth  
Efran Carillo  
Unknown  
Unknown  
Jen Klose

12:11 P.M. Public Comment Closed

Motion: Supervisor Gore - Moved to approve staff option 1. Additionally, the motion added a request to provide an update, potentially on consent or if appropriate during budget, in six months. The

motion included capping all affordable units (1C).

Second: Supervisor Rabbitt

Board Action: Approved direction to staff to implement option 1C with a resolution to actualize the direction to be forthcoming.

12:44 P.M. The Board recessed.

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

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

**VIII. 11:00 A.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.)

12:51 P.M. The Board reconvened.

12:51 P.M. Public Comment on Matters Not Listed on the Agenda Opened

Speakers:

Duane DeWitt  
Katherine Dodd  
Unknown

1:00 P.M. Public Comment on Matters Not Listed on the Agenda Closed

**IX. REPORT ON CLOSED SESSION AT NEXT SCHEDULED MEETING**

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

1:00 P.M. The Board reported on assigned Boards, Councils, Commissions and other attended meetings.

**XI. ADJOURNMENT**

1:06 P.M. The Board adjourned the meeting.

The meeting was adjourned to January 17, 2025 at 9:00 A.M.

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