



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 12/16/2025

To: Board of Supervisors

Department or Agency Name(s): Sonoma County Public Infrastructure

Staff Name and Phone Number: Johannes J. Hoevertsz, 707-565-2550

Vote Requirement: Majority

Supervisory District(s): Second

Title:

License Extension for Sonoma County Wildlife Rescue at 403 Mecham Road, Petaluma

Recommended Action:

- A) Authorize the Director of the Sonoma County Public Infrastructure (SPI) to execute a fourth amendment to the revocable license agreement with the Sonoma County Wildlife Rescue, for use of County property located at 403 Mecham Road, Petaluma, to extend the term for five years to April 30, 2031, and to provide for an option to extend the term of the Agreement for an additional five years through April 30, 2036;
- B) Authorize the SPI Director to execute future amendments and associated documents required for the operation of the Agreement, as reasonably requested by SPI staff, and in consultation with County Counsel, which are consistent with the essential terms of the original agreement and do not extend the term of the Agreement;
- C) Make findings as required by Government Code Section 26227 that the proposed Agreement extension and continued use of the subject property are necessary to meet the health, welfare and safety needs of the population of the County, and that the subject premises is not and will not be needed for County purposes during the extended term of the Agreement.

Executive Summary:

This item seeks Board approval to authorize the SPI Director to execute an amendment to the revocable license agreement with the Sonoma County Wildlife Rescue (SCWR), for use of real property located at 403 Mecham Road in Petaluma.

SCWR provides rescue and rehabilitation services to sick, injured and orphaned wildlife. The current agreement expires on April 30, 2026, and the proposed amendment would extend the term through April 30, 2031, and provide an optional, five-year option to extend the term through April 30, 2036.

Discussion:

The County owns and manages property at 403 Mecham Road, Petaluma, a former ranch, located in a rural area of Sonoma County, situated north of Petaluma and southwest of Cotati, directly across Mecham Road from the County's Central Disposal Site. The County acquired the property in mid-1999 for the purpose of landfill buffer. The land is an irregularly shaped, 134.79-acre parcel with topography ranging from moderately

rolling to moderate-to-steep slope (Attachment 1). The property is currently utilized, pursuant to revocable license agreements, by SCWR (animal rescue and rehabilitation facility) and Joseph Camozzi (for cattle grazing), and by Crown Castle International Corporation who operate a telecommunications site, pursuant to a lease with the County.

Sonoma County Wildlife Rescue: SCWR is a non-profit organization, with 14 full-time staff, dedicated to the rescue, rehabilitation, and release of injured and orphaned wildlife. SCWR services are performed under license, inspection and oversight by the State of California Department of Fish and Game. In addition to SCWR's main charity work rescuing and rehabilitating animals from human-wildlife conflict situations and providing education through tours with the public and schools, they also provide five, fee-based programs that serve wildlife and the community. These programs are: A Wildlife Exclusion Program, Barn Owl Maintenance Program, Predator Education Exclusion Program, Wild Academy California, and One With The Wild Wellness Program.

Since May 2006, SCWR has utilized the Premises at 403 Meham Road as their wildlife rescue and rehabilitation facility, handling wildlife from Sonoma County and surrounding areas. The current license agreement expires on April 30, 2026. The following are the basic terms of the Agreement and proposed changes provided in the amendment:

- Premises:** 8.31 acres of land; improved with a 2,063 sq. ft. building, attached 720 sq. ft. garage; 280 sq. ft. outbuilding; and a non-exclusive right to use the existing driveway access.
- Term:** The proposed Amendment will extend the term through April 30, 2031, and provide 1, five-year option to extend the term through April 30, 2036.
- Rent:** In consideration of the Agreement, SCWR is required to provide: (1) an emergency hotline for the public, available 40 hours per week; (2) office services 40 hours per week; and (3) animal rehabilitation services forty (40) hours per week. SCWR's current hours of operation are 7 days/week, 9AM-5PM. In the event that SCWR fails to provide services to County for more than one month, \$400 per month is immediately due to the County for that month and each month thereafter that such services are not provided.
- Termination:** County may terminate the Agreement for any reason with 12 months' prior notice to SCWR. SCWR may terminate the Agreement for any reason with 90 days' prior notice to the County.

Procedural Authority. Government Code Section 26227 allows your Board to contract with other public agencies and nonprofits to make real property available, which is not needed for County purposes during the time of possession, to operate those programs which your Board determines will serve the best interests of the County and the general public. Extension of the License Agreement with SCWR will provide continuity of local, vital emergency rescue and rehabilitation services of wildlife for Sonoma County and surrounding areas. The County has no foreseeable need to use the Premises for its own purposes during the extended term.

Strategic Plan:

N/A.

Racial Equity:**Was this item identified as an opportunity to apply the Racial Equity Toolkit?**

No

Prior Board Actions:

04/26/16 – Board approved the Third Amendment to the Revocable License Agreement between the County of Sonoma and SCWR.

12/14/10 – Board approved the Second Amendment to the Revocable License Agreement between the County of Sonoma and SCWR.

05/01/07 – General Services Director signed the First Amendment to the Revocable License Agreement between the County of Sonoma and SCWR pursuant to Board of Supervisor's Action No. 15 dated 8/7/07.

05/01/06 – General Services Director signed the Revocable License Agreement between the County of Sonoma and SCWR pursuant to Board of Supervisors' Resolution 06-0279.

FISCAL SUMMARY

Expenditures	FY 25-26 Adopted	FY 26-27 Projected	FY 27-28 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures	0	0	0
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	0	0	0

Narrative Explanation of Fiscal Impacts:

There are no direct fiscal impacts as a result of this Board item. As described in the Agreement, maintenance costs to the Premises will be covered by the County (through the Integrated Waste adopted budget (41122).) In the past five (5) years, maintenance costs have not exceeded \$2,000. Major emergency/unforeseen repairs will be paid with use of fund balance (41122).

Consideration (rent) for use of the Premises by SCWR is \$400 per month, which may be waived as long as services, as described in the Agreement, are provided by SCWR.

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

- 1 – Map
- 2 – Fourth Amendment

Related Items “On File” with the Clerk of the Board:

None.