

AFFIDAVIT OF NOTICING

File No: ORD24-0007
Applicant: County of Sonoma
Address: Countywide

I, _____, posted three copies of the attached poster at the following locations on or near the subject property described below on: _____.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date) (Signature)

I, Kylie Martin, delivered via email the attached notice as follows:

- ☒ To Scott Orr, Interim Director on 11/26/25
- ☒ To Cecily Condon, Deputy Director on 11/26/25
- ☒ BOS District All Director and Commissioners on 11/26/25
- ☒ To County Counsel Jennifer Klein, Sita Kuteira, Christa Shaw & Ivan Jimenez on 11/26/25
- ☒ To the County Clerk's Office on 11/26/25 (via email)
- ☒ To the newspaper on 11/20/25 for publication on 11/29/25
- ☐ To the Web team on _____ to post on our Environmental Notices Site
- ☒ To each owner of record within Select feet of the subject property and to applicant/owner
- ☒ To interested parties who requested notification on 11/26/25 (mail and/or email)
- ☒ Bcc Lozeau Drury LLP, Adams Broadwell Joseph & Cardozo, & Kevin Johnston, per legal request on 11/26/25

IMPORTANT: Include email notifications for Cannabis Related notices:

- ☐ To County Administrator (CAO) & McCall Miller, Cannabis Ombudsperson at CAO on _____
- ☐ To State Dept. of Fish and Wildlife Services – cannabis related, on _____
- ☐ To State North Coast Regional Water Quality Control Board – cannabis related, on _____
- ☐ State Water Resources Board, on _____
- ☐ NOAA Fisheries (National Marine Fisheries Services) – cannabis related, on _____
- ☐ BCC Richard Rudnansky per legal request on _____
- ☐ Dept of Cannabis Control- Cannabis related, on _____

IMPORTANT: Appeals of Penalty Relief withdrawals:

- ☐ Friends of Mark West Watershed on _____
- ☒ A copy of this notice was uploaded to the electronic permit record for File No: ORD24-0007 on 11/26/25

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

11/26/25

Kylie Martin

Digitally signed by Kylie Martin
Date: 2025.11.26 14:06:14 -08'00'

(Date)

(Signature)

SONOMA COUNTY BOARD OF SUPERVISORS NOTICE OF A PUBLIC HEARING AND PRE-ADOPTION SUMMARY FOR AN ORDINANCE AMENDING SONOMA COUNTY CODE CHAPTER 26 (ZONING) TO ESTABLISH A SET OF OBJECTIVE DESIGN STANDARDS (ODS) FOR MULTI-UNIT HOUSING DEVELOPMENT PROJECTS

The Sonoma County Board of Supervisors will conduct a public hearing to consider the project described below.

HEARING DATE & TIME: Tuesday, December 9, 2025, at or after 2:00 PM

HEARING LOCATION: Board of Supervisors Chambers, Room 102-A, Sonoma County Administration Building, 575 Administration Drive, Santa Rosa, CA 95403.

PROJECT: Objective Design Standards for Housing, Permit Sonoma File No. ORD24-0007

PROJECT LOCATION: Countywide (unincorporated areas, outside the Coastal Zone)

PROJECT ACTIONS: The Board of Supervisors will hold a public hearing to consider a proposed ordinance amending Sonoma County Code Chapter 26 (Zoning Regulations) to establish Objective Design Standards (ODS) for multi-unit housing development projects, implementing the Sonoma County General Plan Housing Element Policy HE-2c and Program 12b. The proposed design standards pertain to structure and site design, including but not limited to massing and articulation, exterior finishes, window orientation and placement, provisions for common open space, lighting, and neighborhood compatibility.

PRE-ADOPTION SUMMARY OF ORDINANCE:

The proposed ordinance would amend the text of Sonoma County Code Chapter 26 (Zoning Code) as follows:

- Amend Article 04 (Glossary), Article 06 (Agriculture and Resource Zones), Article 08 (Residential Zones), Article 10 (Commercial Zones), Article 14 (Special Purpose Zones), Article 16 (Supplemental Development Standards), Article 24 (Residential Use Standards), Article 59 (Affordable Housing Combining District), Article 88 (General Exceptions and Special Use Standards), Article 89 (Affordable Housing Program Requirements and Incentives), and Article 90 (Local Area Development Guidelines) to add and adjust definitions, add references to new Article 83 (Objective Design Standards for Housing Development Projects), clarify permit and design review requirements, organize standards, and correct cross references.
- Amend Article 82 (Design Review) to clarify design review requirements for housing development projects with reference to new Article 83 and move provisions relating to parking to Article 86 (Parking Regulations).
- Add new Article 83 (Objective Design Standards for Housing Development Projects) to establish an initial basic set of objective design standards applicable to multi-unit housing development projects, excluding those consisting solely of a single-family dwelling and accessory units.
- Amend Article 86 (Parking Regulations) to accommodate standards relocated from Article 82 (Design Review) and add standards for bicycle parking provisions for multifamily and mixed-use developments.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission heard the item on November 6, 2025, and passed a resolution recommending that the Board of Supervisors amend Sonoma County Code Chapter 26 (Zoning Regulations) to establish Objective Design Standards for multi-unit housing development projects.

ENVIRONMENTAL DETERMINATION: Permit Sonoma has determined that the proposed amendments to Sonoma County Code are exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15061(b)(3) (the common sense exemption) because CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility the project will result in a direct or indirect physical change in the environment because the code amendments do not make changes to allowed land uses and only create objective design standards as an alternative to pre-existing discretionary design standards within the County's existing authority. The project is further exempt under CEQA Guidelines Section 15308, which provides that actions by regulatory agencies for protection of the environment are categorically exempt from CEQA, because proposed standards would only improve protections of the environment.

GETTING INVOLVED:

Project materials are or will be available online at: <https://sonoma-county.legistar.com/Calendar.aspx>; at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa CA 95403 during business hours; and digitally through the project planner.

Public comment prior to the Board meeting: You may submit an emailed public comment to the project planner, identifying the specific item and agenda number on which you are commenting. The Project Planner is Isabella Wotring at Isabella.Wotring@sonomacounty.gov or (707) 565-2618. Written comments can also be mailed to Permit Sonoma Attn: Isabella Wotring, 2550 Ventura Ave, Santa Rosa, CA 95403. All comments submitted to the Project Planner in advance of the hearing will be provided to the Board of Supervisors.

Public comment during the Board meeting: Members of the public who join the meeting, in person in the Board Chambers, will have an opportunity to provide live comments during the hearing. Please refer to the meeting agenda for instructions on how to join the meeting. The agenda will be posted in advance of the meeting date on the Board of Supervisors website: <https://sonoma-county.legistar.com/Calendar.aspx>.

In compliance with the Americans with Disabilities Act of 1990, if you require accommodation to participate in this meeting, please contact the Clerk of the Board at (707) 565-2241 or bos@sonoma-county.org at least 72 hours before the meeting. To request an accommodation for review of the file, please contact the project planner.

If you challenge the decision on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Sonoma County Board of Supervisors, directly or via Permit Sonoma, at, or prior to, the public hearing.

DATE: November 29, 2025, Press Democrat

From: [DM Legals, Pressdemocrat](#)
To: [Kylie Martin](#)
Cc: [Isabella Wotring](#)
Subject: Re: PRMD Request to Publish Legal Notice - ORD24-0007
Date: Friday, November 21, 2025 9:09:42 AM
Attachments: [image001.png](#)
[Proof_6934740_legal_notice.pdf](#)

EXTERNAL

Hi,
Attached is the proof for your approval, thank you.

PressDemocrat
NewsGroup

Sincerely,
Inside Class Team

Legal Advertising

pressdemocrat.com

On Thu, Nov 20, 2025 at 11:37 AM Kylie Martin <Kylie.Martin@sonomacounty.gov> wrote:

Hi Press Democrat,

Please publish the attached Legal Notice one time in the Press Democrat on **Saturday, November 29, 2025**.

You may bill the PD Account #701857 for the PRMD, and please Reply All when you confirm receipt of this e-mail.

Thank you so much!

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DATE: November 29, 2025, Press Democrat

This notice was posted on 11/26/2025
and will remain posted for a period of thirty days
through 12/27/2025

Doc No.PST-202500203

Deva Marie Proto, County Clerk

BY:  _____
Ashley Corbin, Deputy Clerk

From: [Kylie Martin](#)
Cc: [Isabella Wotring](#)
Bcc: "Scott Orr"; Cecily Condon; "Christa Shaw"; Jennifer Klein; Sita Kuteira; Ivan Jimenez; "michael@lozeaudrury.com"; "sophie@lozeaudrury.com"; "Tim Freeman"; "Jean Kapolchok"; "District1"; "Katie Mason"; "Rebecca Hermosillo"; Larry Reed; Pat Gilardi; Andrea Krout; "Tom Bahning"; "Chuck Striplen"; "Sean Hamlin"; Shaun McCaffery; Chris Grabill; Jenny Chamberlain; district4; Eric Koenigshofer; "eiklaw@yahoo.com"; Webster Marquez; Tracy Lyons
Subject: ORD24-0007 (countywide) - BOS ODS Notice 11/26/2025
Date: Wednesday, November 26, 2025 8:06:00 AM
Attachments: [2025-12-09 BOS ODS - Legal Notice PreA Summary.pdf](#)

Good morning,

Please find attached the Board of Supervisor Notice sent to the paper for publishing on November 29, 2025, for the project in the subject line. Please direct any questions and/or comments to the Project Planner at (707) 565-2618 or Isabella.Wotring@sonomacounty.gov. You may also reach out to the Supervising Planner at (707) 565-1903 or Katrina.Braehmer@sonomacounty.gov.

Thank you and Happy Thanksgiving,

Kylie Martin

Administrative Assistant

Permit Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

www.PermitsSonoma.org

Office: (707) 565-1900 | Direct: (707) 565-1223

Kylie.Martin@sonomacounty.gov



Permit Center hours: Monday, Tuesday, Thursday, Friday 8:00 AM to 4:00 PM. Wednesday 10:30 AM to 4:00 PM.