



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

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

Sheryl Bratton, County Administrator  
Robert Pittman, County Counsel

**Tuesday, July 19, 2022**

**8:30 AM**

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

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

8:34 A.M. The Board meeting was called to order.

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

Staff Present: Sheryl Bratton, County Administrator and Robert Pittman, County Counsel

**PLEDGE OF ALLEGIANCE**

**I. APPROVAL OF THE AGENDA**

(Items may be added or withdrawn from the agenda consistent with State law)

8:36 A.M.

Item 32 Withdrawn from Regular Calendar by Addendum

Item 30A, 30B, and 30C Added to Closed Session Calendar by Addendum

Item 30B on Closed Session Calendar Continued to August 2, 2022

Board Action: Approved as amended.

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

**II. CONSENT CALENDAR**

**1. Gold Ridge Resource Conservation District Fund Transfer**

**[2022-0689](#)**

Approve Resolution of the Board of Supervisors, County of Sonoma, State of California, authorizing the Auditor-Controller Treasurer-Tax Collector to establish a temporary fund transfer for Gold Ridge Resource Conservation District in an amount up to \$600,000. (Fourth and Fifth Districts)

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

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

[Att 1 - Resolution Establishing Temporary Fund Transfer.pdf](#)

[Att 2 -- Gold Ridge RCD Resolution.pdf](#)

Board Action: Approved as recommended by Resolution 22-0280.

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

2. Modern Voting System Contract Amendment with Dominion [2022-0092](#)

Authorize the Clerk-Recorder-Assessor-Registrar of Voters to execute a second amendment to the contract with Dominion Voting Systems, Inc. for equipment, licensing, maintenance, and support services for the voting system extending the contract term to June 30, 2029, increasing the contract amount by \$628,849 for a new not to exceed amount of \$3,415,350 and amending the scope to clarify Special Election ballot setup services and acquisition of 10 additional accessible marking device machines.

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

**Attachments:** [Agenda Item Summary Report - Dominion - Remediated.pdf](#)  
[Resolution for Dominion Contract Extension - Remediated.pdf](#)  
[2018-2026 Dominion Agreement-Final Signed - Remediated.pdf](#)  
[Dominion - First Amendment - Remediated.pdf](#)  
[Dominion - Second Amendment - Remediated.pdf](#)

Board Action: Approved as recommended by Resolution 22-0298.

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

3. June 7, 2022, Statewide Direct Primary Election, Official Canvass [2022-0709](#)

Adopt the resolution accepting the official canvass of the vote for the June 7, 2022, Statewide Direct Primary Election.

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

**Attachments:** [Summary Report](#)  
[Resolution](#)  
[Summary of Official Results](#)

Board Action: Approved as recommended by Resolution 22-0281.

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

4. Golden State Finance Authority [2022-0524](#)

- A) Adopt a resolution endorsing Sonoma County's participation in the Golden State Finance Authority (a Joint Powers Authority) as a member and authorizing the Chair to execute the Amended and Restated Joint Exercise of Powers Agreement.
- B) Nominate the current RCRC Board appointee Lynda Hopkins to serve as the GSFA appointee and James Gore as alternate.

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

**Attachments:** [Summary Report](#)  
[Board Resolution GSFA JPA](#)  
[GSFA JPA no Signature Pages.pdf](#)

Board Action: Approved as recommended by Resolution 22-0282.

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

5. Continue Proclamation of Local Emergency Due to the Kincade Fire in the Sonoma County Operational Area [2022-0696](#)

Adopt Resolution Continuing the Proclamation of Local Emergency Issued on October 31, 2019 for another 60 Days Due to Damage Arising from the Kincade Fire in the Sonoma County Operational Area.

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

**Attachments:** [Summary Report](#)  
[Resolution.pdf](#)  
[WORD Resolution.docx](#)

Board Action: Approved as recommended by Resolution 22-0283.

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

6. Transfer Agreement with Bodega Harbour Homeowners Association for improvements situated on APN 100-120-001, 565 Highway 1 in Bodega Bay [2022-0714](#)

- A) Authorize the General Services Director to execute a Real Estate Transfer Agreement and a Quit Claim Deed with Bodega Harbour Homeowners Association (BHHA), for conveyance of property improvements owned by the BHHA, consisting of a pedestrian staircase and propane tank equipment and infrastructure, said improvements situated on APN 100-120-001, 565 Highway 1 in Bodega Bay; and to execute any other documents reasonably required to effect acquisition of the property, including a certificate of acceptance.
- B) Adopt a Resolution of the Board of Supervisors, authorizing the General Services Director to take those actions necessary for the County to acquire the above property improvements owned by the BHHA, situated on APN 100-120-001, 565 Highway 1 in Bodega Bay.  
(Fifth District)

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

**Attachments:** [Summary Report.pdf](#)  
[1-Resolution.pdf](#)  
[2-Site Plan.pdf](#)  
[3-Transfer Agreement & QCD.pdf](#)

Board Action: Approved as recommended by Resolution 22-0284.

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

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7. Miscellaneous Classification, Compensation, and Allocation Changes [2022-0496](#)

1. Adopt a Concurrent Resolution amending the Memorandum of Understanding between the County and Service Employees International Union, Local 1021, Salary Table Scales, to establish the new classification and salary for Supervising Assessment Specialist and abolish the classifications of Assessor's Change in Ownership Supervisor and Assessment Process Supervisor, effective July 12, 2022.
2. Adopt a Concurrent Resolution amending Salary Resolution 95-0926, Salary Tables, to establish the new classifications and salaries for Homelessness Services Division Director and Residential Clinical Manager, effective July 12, 2022.
3. Adopt a Resolution amending the Department Allocation Lists for Clerk-Recorder-Assessor-Registrar of Voters and the Department of Health Services, effective July 12, 2022.

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

**Attachments:** [Summary Report](#)  
[Attachment 1 - Concurrent Resolution](#)  
[Attachment 2 - Resolution 1, Attachment A, Appendix A - Salary Tables](#)  
[Attachment 3 - Resolution 1, Attachment B - Side Letter Agreement](#)  
[Attachment 4 - Resolution 2](#)  
[Attachment 5 - Resolution 2, Attachment A](#)  
[Attachment 6 - Resolution 3](#)

Board Action: Approved as recommended by Resolutions 22-0285, 22-0286, and 22-0287.

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

8. Sonoma County Area Agency on Aging Area Plan Standard Agreement for FY 2022-23 with California Department of Aging [2022-0597](#)

- A) Adopt a resolution authorizing the Director of the Human Services Department to execute the Sonoma County Area Agency on Aging Standard Agreement #AP-2223-27 with the California Department of Aging for Fiscal Year 2022-23.
- B) Authorize the Director of the Human Services Department to accept funding from the California Department of Aging totaling \$3,358,064 that will be allocated for services to older adults under the Older Americans Act.
- C) Authorize the Director of the Human Services Department to amend and execute future Standard Agreement amendments to adjust for revenue levels based on changes to funding.

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

**Attachments:** [Summary-Sonoma County Area Agency on Aging Area Plan Standard Agreement for FY 2022-23 with California Department of Aging](#)  
[Attachment 1 - CDA Resolution](#)

Board Action: Approved as recommended by Resolution 22-0288.

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

9. Sonoma County Aging and Disability Resource Connection Funding from the State of California Department of Aging [2022-0618](#)

Adopt a resolution authorizing the Director of the Human Services Department to execute contract #AD-2223-17 with the State of California Department of Aging to receive funding for the Aging and Disability Resource Connection for a total amount of \$219,336 with a period of performance from July 1, 2022 through June 30, 2023.

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

**Attachments:** [Summary Report - Sonoma County Aging and Disability Resource Connection Funding from the State of California Department of Aging](#)  
[Attachment 1: State of California Department of Aging Resolution](#)  
[Attachment 2: The State of California Department of Aging Standard Agreement #AD-2223-17](#)

Board Action: Approved as recommended by Resolution 22-0289.

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

10. Implement Stormwater Education Program for Unincorporated Sonoma County and Ukiah [2022-0665](#)

Authorize Sonoma County Water Agency's General Manager to execute an agreement with West Yost Associates, Inc., for Sonoma County Water Agency to implement a Stormwater Education Program through June 30, 2023, in the not-to-exceed amount of \$20,000 (West Yost Associates, Inc., is paying Sonoma County Water Agency) in a form approved by County Counsel.

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

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

Board Action: Approved as recommended.

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

11. Phase 1 and Phase 2 Storm Water Consulting [2022-0666](#)

Authorize Sonoma County Water Agency's General Manager to execute an agreement with Stone Creek Environmental Consulting, LLC, in a form approved by County Counsel, for storm water consulting services through July 31, 2025, in the not-to-exceed amount of \$300,000.

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

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

Board Action: Approved as recommended.

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

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12. Lake Mendocino Mussel Infestation Prevention Program [2022-0679](#)

Adopt a Resolution ratifying and approving the signing and filing of grant applications to the California Department of Parks and Recreation Division of Boating and Waterways, and taking other actions related to the administration of the grant and implementation of the program.

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

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

Board Action: Approved as recommended by Resolution 22-0290.

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

13. Funding of Fisheries Biology and Field Studies Course at Casa Grande High School in Support of the Stream Maintenance Program [2022-0680](#)

Authorize Sonoma County Water Agency's General Manager to execute an agreement with United Anglers of Casa Grande, Inc., in a form approved by County Counsel, for funding of the fisheries biology and field studies course at Casa Grande High School in support of Sonoma Water's Stream Maintenance Program through June 30, 2025, in the not-to-exceed amount of \$105,000. (Second District)

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

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

Board Action: Approved as recommended.

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

14. Regulatory and Permitting Assistance [2022-0682](#)

Authorize Sonoma County Water Agency's General Manager on behalf of Sonoma County Water Agency and Occidental County Sanitation District, Russian River County Sanitation District, Sonoma Valley County Sanitation District, and South Park County Sanitation District to execute an agreement with Larry Walker Associates, Inc., for as-needed regulatory and permitting assistance through June 30, 2027, in the not-to-exceed amount of \$500,000 in a form approved by County Counsel.

**Department or Agency Name(s):** Sonoma County Water Agency, Occidental County Sanitation District, Russian River County Sanitation District, Sonoma Valley County Sanitation District (Directors: Gorin, Gore, Ding) and South Park County Sanitation District

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

Sonoma Valley County Sanitation District

Ayes: Gorin, Gore

Absent: Mayor Ding

Board Action: Approved as recommended.

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

## 15. Funding of Green Business Program

[2022-0693](#)

- A) Authorize Sonoma County Water Agency's General Manager and County of Sonoma's County Administrator to execute an agreement to provide funding for business-related water quality and conservation efforts through June 30, 2026, in the not-to-exceed amount of \$120,000 in a form approved by County Counsel.
- B) Authorize Sonoma County Water Agency's General Manager, on behalf of Sonoma Valley County Sanitation District, and County of Sonoma's County Administrator to execute an agreement to provide funding for business-related water quality and conservation efforts through June 30, 2026, in the not-to-exceed amount of \$80,000 in a form approved by County Counsel.

**Department or Agency Name(s):** Sonoma County Water Agency, Sonoma Valley County Sanitation District (Directors: Gorin, Gore and Ding)

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

Sonoma Valley County Sanitation District

Ayes: Gorin, Gore

Absent: Mayor Ding

Board Action: Approved as recommended.

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

## 16. State and Federal Affairs Legislative Advocacy

[2022-0697](#)State Advocacy

- A) Authorize Sonoma County Water Agency's General Manager acting on behalf of Sonoma County Water Agency, Occidental County Sanitation District, Russian River County Sanitation District, Sonoma Valley County Sanitation District, and South Park County Sanitation District to execute an agreement with Pacific Policy Group, LLC, in a form approved by County Counsel, for state legislative outreach and representation through December 31, 2023, in the not-to-exceed amount of \$153,000.

Federal Advocacy

- B) Authorize Sonoma County Water Agency's General Manager acting on behalf of Sonoma County Water Agency, Occidental County Sanitation District, Russian River County Sanitation District, Sonoma Valley County Sanitation District, and South Park County Sanitation District to execute an agreement with Thorn Run Partners, LLC, in a form approved by County Counsel, for federal affairs advocacy representation through December 31, 2023, in the not-to-exceed amount of \$200,778.
- C) Authorize Sonoma County Water Agency's General Manager acting on behalf of Sonoma County Water Agency, Occidental County Sanitation District, Russian River County Sanitation District, Sonoma Valley County Sanitation District, and South Park County Sanitation District to execute an agreement with Natural Resource Results LLC, in a form approved by County Counsel, for federal affairs advocacy representation through December 31, 2023, in the not-to-exceed amount of \$193,500.
- D) Authorize Sonoma County Water Agency's General Manager acting on behalf of Sonoma County Water Agency, Occidental County Sanitation District, Russian River County Sanitation District, Sonoma Valley County Sanitation District, and South Park County Sanitation District to execute an agreement with Van Ness Feldman, LLP, in a form approved by County Counsel, for federal affairs advocacy representation through December 31, 2023, in the not-to-exceed amount of \$188,496.

**Department or Agency Name(s):** Sonoma County Water Agency, Occidental County Sanitation District, Russian River County Sanitation District, Sonoma Valley County Sanitation District (Directors: Gorin, Gore, Ding) and South Park County Sanitation District

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

Sonoma Valley County Sanitation District

Ayes: Gorin, Gore

Absent: Mayor Ding

Board Action: Approved as recommended.

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



17. Petaluma Aqueduct Rehabilitation at SMART Crossing - Contract Award [2022-0698](#)
- A) Adopt and approve the Project Manual and Drawings ("plans and specifications") entitled "Petaluma Aqueduct Rehabilitation at SMART Crossing."
  - B) Award the contract with TerraCon Constructors, Inc. for construction of Petaluma Aqueduct Rehabilitation at SMART Crossing Project and authorize the Chair to execute the contract.
  - C) Authorize the General Manager of Sonoma Water 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.

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

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

Board Action: Approved as recommended.

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

18. Mitigated Negative Declaration for Freestone Flat Road Bridge Replacement over Salmon Creek Project (C11004) [2022-0526](#)

Adopt a Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving the Freestone Flat Road Bridge Replacement Project over Salmon Creek (C11004). (Fifth District)

**Department or Agency Name(s):** Transportation and Public Works

**Attachments:** [Summary Report](#)  
[Resolution](#)  
[Response to Landmarks Commission](#)  
[Mitigated Negative Declaration](#)

Board Action: Approved as recommended by Resolution 22-0291.

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

### **APPOINTMENTS/REAPPOINTMENTS**

19. Approve the Appointment of Nancy Padian to the Commission on the Status of Women, representing the First District for a two-year term beginning July 19, 2022 and ending July 19, 2024. (First District) [2022-0694](#)

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

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

Board Action: Approved as recommended.

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

20. Approve the Appointment of Maite Iturri to the Sonoma Valley Citizens Advisory Commission to a County-Alternate seat for a four-year term beginning July 19, 2022 and ending July 19, 2026. (First District) [2022-0699](#)

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

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

Board Action: Approved as recommended.

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

21. Approve the Re-Appointment of Arthur Dawson, Kate Eagles, and Angela Nardo-Morgan to the North Sonoma Valley Municipal Advisory Council for two-year terms beginning July 19, 2022 and ending July 19, 2024. (First District) [2022-0763](#)

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

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

Board Action: Approved as recommended.

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

22. Approve the Appointment of Katrina Phillips to the Commission on Human Rights, effective July 28, 2022, and expiring July 28, 2024. (Third District) [2022-0710](#)

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

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

Board Action: Approved as recommended.

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

23. Approve the Appointment of Adam Jorge to the Sonoma County Regional Parks Foundation Board for a two-year term beginning on July 19, 2022 and ending on July 19, 2024. (Third District) [2022-0713](#)

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

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

Board Action: Approved as recommended.

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

24. Approve the Appointment of D'Ayona Jerome to the Commission on Human Rights for a term of two years beginning July 19, 2022 and ending July 19, 2024. (Fifth District) [2022-0695](#)

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

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

Board Action: Approved as recommended.

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

25. Approve the Appointment of Angie Dillon-Shore to the Commission on the Status of Women for a two-year term beginning on July 19, 2022 and ending July 19, 2024. (Fifth District) [2022-0708](#)

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

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

Board Action: Approved as recommended.

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

## **PRESENTATIONS/GOLD RESOLUTIONS**

### **PRESENTATIONS AT A DIFFERENT DATE**

26. Adopt a Gold Resolution of the Board of Supervisors, County of Sonoma, Celebrating the Sesquicentennial of Glen Ellen. (First District) [2022-0716](#)

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

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

[Gold Resolution: Sesquicentennial of Glen Ellen](#)

Board Action: Approved as recommended by Resolution 22-0292.

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

27. Adopt a Gold Resolution acknowledging the importance of breastfeeding awareness and support. (Countywide) [2022-0700](#)

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

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

[Attachment 1 - Resolution](#)

Board Action: Approved as recommended by Resolution 22-0293.

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

28. Gold Resolution in honor of Probation Services Week July 17-23, 2022 [2022-0659](#)

**Department or Agency Name(s):** Probation

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

[Gold Resolution.pdf](#)

Board Action: Approved as recommended by Resolution 22-0294.

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

8:39 A.M. Public Comment on Consent Calendar Opened

Speakers:

None

8:39 A.M. Public Comment on Consent Calendar Closed

III.

**REGULAR CALENDAR**

29. Evacuation Zone Access for Agriculture and Livestock Producers Ad Hoc Committee Workshop [2022-0621](#)

- A) Receive Ad Hoc Committee Report Update on Evacuation Zone Access for Agriculture and Livestock Producers.
- B) Review program options, select preferred choice, and direct staff to develop and implement a County Agriculture and/or Livestock Access Program.
- C) Provide program development input for the Immediate Needs Disaster Fund; and t the creation of an Agriculture/Livestock Low Wage Worker Disaster Pay Program.

**Department or Agency Name(s):** Emergency Management, Agricultural Commissioner, Office of Equity and Sheriff's Office

**Attachments:** [Sonoma County Evacuation Zone Access Ad Hoc Summary Report](#)  
[Sonoma Sonoma County Evacuation Zone Access Ad Hoc Staff Report FINAL JUL2022](#)  
[Sonoma BOS Evac Zone Access Ad Hoc Workshop 19JUL2022 FINAL BILINGUAL.pdf](#)

8:41 A.M.

Presenters:

Chris Godley, Emergency Management, Director  
Alegria De La Cruz, Office of Equity, Director  
Andrew Smith, Agricultural Commissioner, Agricultural Commissioner - Sealer  
Stephanie Larson, University of California Cooperative Extension, Director  
Jim Naugle, Sheriff's Office, Assistant Sheriff

10:18 A.M. Public Comment Opened

Speakers:

Anabel  
Rosa Ramirez  
Mike Martini  
David Carnes  
No Name  
Cazim Lopez Cruz  
No Name  
Abraham  
Pedro  
Fausto  
Lena Blanco  
Enicio  
No Name  
Guadalupe  
Gustavo  
Geraldo  
Jorge  
Alva  
Ms. Flores

Zora

Dr. Clark

Abby

No Name

No Name

Max

Raul Calvo

Matteo

11:18 A.M. Public Comment Closed

11:18 A.M. The Board recessed to break.

11:32 A.M. The Board reconvened.

11:32 A.M. Public Comment Reopened

Speakers:

Emwiig

Dr. Jenny fish

Randi Black of UCCE

Omar Figueroa

Beth Bruzzone

Jack Buckhorn

Sarah

11:47 A.M. Public Comment Closed

This Regular Calendar Item was Continued to August 30, 2022.

**IV. PUBLIC COMMENT ON CLOSED SESSION ITEMS**

1:13 P.M. Public Comment on Closed Session Items Opened

Speakers:

None

1:13 P.M. Public Comment on Closed Session Items Closed

**V. CLOSED SESSION CALENDAR**

30. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Existing Litigation - Rhonda Sue Miller v. County of Sonoma, et al. [2022-0765](#)  
4:21-cv-00491-YGR (US District Court, N.D. Cal.). (Government Code Section 54956.9(d)(1).)

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

**ITEMS #30A, #30B, AND #30C ADDED TO THE CLOSED SESSION CALENDAR BY ADDENDUM**

- 30A. Conference with Legal Counsel - Anticipated Litigation. Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2). Credible threat of litigation against the County of Sonoma regarding the Vacation Rental Moratorium by Sonoma Homeowner Rights Association. [2022-0814](#)

**Attachments:** [2022.07.08.Kuteira.pdf](#)

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

- 30B. The Board of Supervisors of the County of Sonoma and the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District will consider the following in closed session: Conference with Real Property Negotiator [2022-0810](#)  
Address of property under negotiation: 2660 N Highway 1 Hwy, Bodega Bay (APN: 101-030-002)  
District negotiator: Misti Arias, General Manager  
County negotiator: Bert Whitaker, Director of Regional Parks  
Negotiating parties: Chuan S. Wang for Y & N Chanslor Ranch LLC, Seller  
Under Negotiation: Terms and conditions of the proposed acquisition of fee interest in the property (Government Code Section 54956.8.)

Item 30B was continued to the August 2 Board meeting prior to today's meeting and was not considered by the Board of Supervisors.

This Closed Session Calendar Item was Continued to August 2, 2022.

- 30C. 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. [2022-0825](#)  
18-cv-01955-VC (US District Court, N.D. Cal.). (Government Code Section 54956.9(d)(1).)

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

**VI. REGULAR AFTERNOON CALENDAR****VII. RECONVENE FROM CLOSED SESSION**

1:50 P.M. The Board reconvened.

**VIII. REPORT ON CLOSED SESSION**

5:15 P.M. County Counsel Robert Pittman reported on Closed Session Items.

**IX. 1:00 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.)

1:50 P.M. Public Comment Opened

Speakers:

Adina Flores  
Shelby  
Maria  
Lauren Requarth  
Denise Hill  
Kevin Christensen  
Doug Thorogood  
Maddy Hirshfield  
Rob McGilly  
No Name  
No Name  
Rosanne Schneider  
Alex C.  
Karin Umphrey  
John  
No Name  
Mary Morrison  
Amanda  
John Jenkel

2:28 P.M. Public Comment Closed



31. **1:30 PM** - PLP19-0009 Hyatt Place Wine Country Hotel Project at 3750 North Laughlin Road, Santa Rosa [2022-0554](#)

The Permit Resource and Management Department (Permit Sonoma) recommends that the Board of Supervisors conduct a public hearing and take the following actions:

- A) Adopt a Resolution to adopt the Revised Mitigated Negative Declaration, adopt a parcel-specific policy amendment to the Airport Industrial Area Specific Plan and approve the Use Permit and Design Review subject to the Conditions of Approval.
- B) Adopt an ordinance to enter into a Development Agreement with the project applicant includes a funding contribution toward a new fire engine, road and intersection improvements, entryway improvements for the Sonoma County Airport, and, a dedication of public right of way along the subject site's frontage with Airport Boulevard.

(Fourth District)

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

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

[Att 1. PLP19-0009 Draft Conditions of Approval.pdf](#)

[Att 2. PLP19-0009 Ordinance Approving the Development Agreement.pdf](#)

[Att 3. PLP19-0009 Planning Commission Staff Report](#)

[Att 4. PLP19-0009 Planning Commission Actions](#)

[Att 5. PLP19-0009 Project Plans](#)

[Att 6. PLP19-0009 Development Agreement.pdf](#)

[Att 7. PLP19-0009 Public Comment](#)

[Att 7a. PLP19-0009 Public Comment - GeoPraxis Response](#)

[Att 8. PLP19-0009 PLP19-0009 Proposed Initial Study and Mitigated Negative Declaration.pdf](#)

[Att 9. PLP19-0009 Board of Supervisors Resolution.pdf](#)

[Att 10. PLP19-0009 Staff PowerPoint.pdf](#)

[Att 11a. PLP19-0009 Applicant Response to Public Comment.pdf](#)

[Att 11b. PLP19-0009 Applicant Response to Public Comment.pdf](#)

[Att 11c. PLP19-0009 Applicant Response to Public Comment.pdf](#)

[Att 12. PLP19-0009 Applicant Presentation](#)

2:28 P.M.

Presenters:

Tennis Wick, Permit Sonoma, Director

Scott Orr, Permit Sonoma, Deputy Director

Jennifer Klein, County Counsel, Chief Deputy County Counsel

Claudette Diaz, Permit Sonoma, Planner III

Cecily Condon, Permit Sonoma, Division Manager

Scott Schellinger, Applicant

Eric Price, Applicant

Cecily Barclay, Applicant

3:11 P.M. Public Hearing Opened

3:11 P.M. Public Comment Opened

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**Speakers:**

Sonya Caravel  
Tom Conlon  
Marlon Young  
Maddy Hirshfield

3:20 P.M. Public Comment Closed

3:20 P.M. Public Hearing Closed

Board Action: Moved by Supervisor Rabbitt, Seconded by Supervisor Gorin; Approved as recommended by Resolution 22-0295 and Ordinance 6385.

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

3:24 P.M. The Board recessed to return to Closed Session.

4:04 P.M. The Board reconvened from Closed Session.

**ITEM #32 REMOVED FROM THE REGULAR CALENDAR BY ADDENDUM**

32. **3:30 PM** - Right-of-Way Vacation for a portion of a right-of-way on Old Maple Avenue in Sonoma; RWV21-0003 [2022-0019](#)

After close of public hearing, adopt a resolution (1) finding that the project is exempt from the California Environmental Quality Act; and (2) ordering vacation of a portion of a right-of-way on Old Maple Avenue as shown on the map entitled "Record of Survey" filed for record in Book 810 of Maps at Page 27, Official Records, Sonoma County Records. (First District)

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

**Attachments:** [Summary Report for RWV21-0003 Version 2. ARM edits 7.5.22.docx](#)

[Attachment 1: Exhibit A](#)

[Attachment 2: Exhibit B](#)

[Attachment 3: Board Resolution](#)

[Attachment 4: Resolution Exhibit A](#)

[Attachment 5: Resolution Exhibit B](#)

[Attachment 6: Staff PowerPoint](#)

[POWERPOINT Staff PowerPoint](#)

This Regular Calendar Item was Withdrawn.

33. **3:45 PM** -UPC17-0020: Appeal of approval of a Two-Year Review to allow continuation of the outdoor cultivation operation at 334 Purvine Road in Petaluma. [2022-0725](#)

To conduct a public hearing and adopt a Resolution denying the appeal and upholding the Board of Zoning Adjustment's decision to approve a Two-Year Review of outdoor cannabis cultivation activities without modification to adopted Conditions of Approval at 334 Purvine Road (UPC17-0020), and to allow continuation of outdoor cannabis cultivation for the remaining permit term through May 15, 2025.

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

**Attachments:** [UPC17-0020 Summary Report.pdf](#)  
[Att 1 UPC17-0020 Board of Supervisors Resolution.pdf](#)  
[Att 2 UPC17-0020 Exhibit A of the Resolution - Adopted Conditions of Approval, 9-30-2019.pdf](#)  
[Att 3 UPC17-0020 Appeal submitted by Sanjay Bagai, 6-20-2022.pdf](#)  
[Att 4 UPC17-0020 Appeal Exhibits submitted by Sanjay Bagai, 6-27-2022.pdf](#)  
[Att 5 UPC17-0020 BZA Staff Report package, 6-9-2022.pdf](#)  
[Att 6 UPC17-0020 BZA Resolution, 6-9-2022.pdf](#)  
[Att 7 UPC17-0020 BZA Hearing Minutes, 6-9-2022.pdf](#)  
[Att 8 UPC17-0020 Water Use Exhibits.pdf](#)  
[Att 9 UPC17-0020 Public Comment 6-9-2022 through 7-6-2022.pdf](#)  
[UPC17-0020 STAFF Powerpoint BOS 7-19-2022.pdf](#)

4:04 P.M.

Presenters:

Tennis Wick, Permit Sonoma, Director  
Scott Orr, Permit Sonoma, Deputy Director  
Crystal Acker, Permit Sonoma, Supervisor Planner  
Sita Kutiera, County Counsel, Deputy County Counsel  
Appellant: Sanjay Bagai  
Applicant: Sam Magruder

4:39 P.M. Public Hearing Opened

4:57 P.M. Public Comment Opened

Speakers:

Bill Krawetz  
Deborah Heppstein  
Nancy Richardson  
Martha

5:05 P.M. Public Comment Closed

5:06 P.M. Public Hearing Closed

Board Action: Approved as recommended by Resolution 22-0297.

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

**Nay:** Rabbitt

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

5:18 P.M. The Board reported on assigned Boards, Councils, Commissions and other attended meetings.

**XI. ADJOURNMENT**

5:19 P.M. The Board adjourned the meeting in the memory of Edward "Eddy" Elmo Benedetti and Richard "Dick" Sharke.

The meeting was adjourned to August 2, 2022 at 8:30 A.M.

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