



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, August 2, 2022

8:30 AM

**Board of Supervisors Chambers
575 Administration Drive 102A
Santa Rosa, CA 95405**

8:30 A.M. CALL TO ORDER

8:38 A.M. The Board meeting was called to order.

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

Absent: David Rabbitt

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(Items may be added or withdrawn from the agenda consistent with State law)

8:41 A.M.

Item 13 Continued to August 30, 2022

Board Action: Approved as amended.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

II. CONSENT CALENDAR

1. Award of Project-Based Vouchers [2022-0674](#)
 - A) Approve Sonoma County Housing Authority's (SCHA) recommendations to award Project-Based Vouchers and authorize the Community Development Commission Executive Director, or designee, to enter into all necessary agreements required to implement the awards.
 - B) Authorize the Community Development Commission Executive Director, or designee, to amend the resulting Project-Based Voucher Housing Assistance Payments contracts during the term of the agreement to substitute units as needed.

Department or Agency Name(s): Community Development Commission

Attachments: [Summary Report](#)

Board Action: Approved as recommended.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

2. Regional Parks As-Needed Professional Services Agreements [2022-0758](#)

Authorize Chairperson of the Board of Supervisors to execute twelve (12), new multi-year, As-Needed Professional Service Agreements totaling an estimated \$300,000 annually. The individual consultants fall within two (2) different professional service disciplines, each with its own "not to exceed" amount listed in the Discussion section of the item.

Department or Agency Name(s): Regional Parks

Attachments: [Summary Report](#)

Board Action: Approved as recommended.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

3. Maxwell Farms Regional Park Renovation and Improvement Project Bid Award [2022-0766](#)
- A) Approve the Construction Plans and Project Manual (“plans and specifications”) entitled “Maxwell Farms Regional Park Renovation and Improvement Project” on file with the Clerk of the Board.
 - B) Adopt a budget resolution increasing existing appropriations by adjusting the FY 2022-23 Maxwell Farms Redevelopment Capital Project budget by \$3,352,045 from the following sources: \$1,650,00 = from District 1 FY 2022-23 Community Infrastructure Projects Fund), \$1 million State Grant, \$500,000 Parks Measure M Category 3, and \$202,045 from Park Mitigation Fees Area 6 for construction costs.
 - C) Award the construction contract to Bauman Landscape and Construction Inc. for the base bid and alternates 1, 2 and 5 for a total amount of \$7,277,944 and authorize the Chair of the Board to execute the contract.
 - D) Authorize the Director of Regional Parks (or their designee) to make as-needed minor changes to the project required by the final conditions, agency approvals and other project conditions so long as the total does not exceed 10% of the total project cost.
- (4/5th Vote Required) (First District)

Department or Agency Name(s): Regional Parks

Attachments: [Summary Report](#)
[Budget Resolution](#)
[Bid Tabulation](#)

Board Action: Approved as recommended by Resolution 22-0299.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

4. Engineering and Design of River Diversion Structure Modernization Project [2022-0730](#)
- A) Authorize Sonoma County Water Agency’s General Manager to execute an agreement with Brelje & Race Engineering Consultants, in a form approved by County Counsel, for engineering and design services through August 30, 2027, in the not-to-exceed amount of \$456,900.
 - B) Adopt a Resolution Authorizing an Adjustment to the Board Adopted Budget for Fiscal Year 2022-2023 for the Common Facilities Fund in the amount of \$90,190, for the Engineering and Design of River Diversion Structure Modernization Project.
- (4/5th Vote Required) (Fifth District)

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

Attachments: [Summary Report](#)
[Resolution](#)
[Selection Memo](#)

Board Action: Approved as recommended by Resolution 22-0300.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

5. Emergency Work on Santa Rosa Plain Water Supply Resiliency Project in Response to Drought Conditions [2022-0753](#)

Receive Report and Make Findings that there is an ongoing need to Continue Emergency Work Without Competitive Bidding to Protect Health, Property and Essential Public Services in response to drought conditions. (4/5th Vote Required)

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

Attachments: [Summary Report](#)

Board Action: Approved as recommended.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

6. Receive report on Emergency Need to Perform Work to Stabilize Dangerous Conditions Resulting from Pipeline Corrosion at the Russian River County Sanitation District's Guerneville Lift Station and Force Main on Orchard Avenue, Guerneville [2022-0754](#)

A) Receive report on emergency need to perform work to stabilize dangerous conditions resulting from pipeline corrosion on the discharge pipeline at the Guerneville Lift Station and the force main on Orchard Avenue, Guerneville.

B) Make findings that there is an ongoing emergency need to stabilize dangerous conditions resulting from the pipeline corruptions and continue to suspend competitive bidding requirements for emergency repairs.

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

Department or Agency Name(s): Sonoma County Water Agency and Russian River County Sanitation District

Attachments: [Summary Report](#)

Board Action: Approved as recommended.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

7. Consent to Annexation to City of Cloverdale - Portion of Kelly Road [2022-0686](#)
- A) Approve Resolution providing County consent, as an affected landowner, for a portion of Kelly Road to be annexed to the City of Cloverdale
 - B) Delegate authority to the Director of the Transportation and Public Works Department to convey the subject roadway and execute all other instruments and agreements to effect the consent and transfer the subject portion of roadway to City of Cloverdale, in form approved by County Counsel.
 - C) Find that the proposed conveyance is in the public interest, that the use of the property will not substantially conflict or interfere with any County use, and that the subject property interest is not required for County use.
- (4/5th Vote Required) (Fourth District)

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

Attachments: [Summary Report](#)
[Resolution](#)
[Annexation Map 2022 03 22](#)
[City of Cloverdale Letter to Sonoma County - Kelly Road 07.19.2022.pdf](#)

Board Action: Approved as recommended by Resolution 22-0301.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

APPOINTMENTS/REAPPOINTMENTS

8. Approve the Appointment of Michelle Whitman to the Sonoma County Ag + Open Space Advisory Committee for a two-year term starting August 2, 2022 and ending August 2, 2024. (Fifth District) [2022-0772](#)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report](#)

Board Action: Approved as recommended.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

9. Approve the Re-Appointment of Maricarmen Reyes to the Springs Municipal Advisory Council for a two-year term beginning June 16, 2022 and ending June 16, 2024. (First District) [2022-0849](#)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report.pdf](#)

Board Action: Approved as recommended.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

10. Approve the Re-Appointment of Michael Sangiacomo to the Agricultural Preservation and Open Space Fiscal Oversight Commission for a four-year term beginning August 2, 2022 and ending August 2, 2026. (First District) [2022-0827](#)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report](#)

Board Action: Approved as recommended.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

11. Approve the Re-Appointment of Jennifer Buffo to the Sonoma County Tourism Board serving a two-year term beginning August 5, 2022 and expiring August 5, 2024. (Second District) [2022-0654](#)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report](#)

Board Action: Approved as recommended.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

12. Approve the Reappointment of Lyndsey Burcina to the Commission on Human Rights Board for a two-year term beginning July 14, 2022 and ending July 14, 2024. (Fifth District) [2022-0767](#)

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report](#)

Board Action: Approved as recommended.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

13. Approve the Appointment of Erin McDermott to the Sonoma County Community Development Committee as a Housing Choice Voucher Tenant Representative. (Countywide) [2022-0718](#)

Approve the Appointment of Erin McDermott to the Sonoma County Community Development Committee as a Housing Choice Voucher Tenant Representative. (Countywide)

Department or Agency Name(s): Community Development Commission

Attachments: [Summary Report](#)

This Appointment was Continued.

8:42 A.M. Public Comment on Consent Calendar Opened

Speakers:

Duane Dewitt

Anais Broer

8:47 A.M. Public Comment on Consent Calendar Closed

III.

REGULAR CALENDAR

14. COVID-19 Emergency Response Update

[2022-0627](#)

Receive a staff update on current COVID-19 response and enhanced COVID-19 strategy efforts and vaccination coordination.

Department or Agency Name(s): Health Services

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

8:48 A.M.

Presenters:

Tina Rivera, Health Services, Director

Dr. Sundari Mase, Health Services, Health Officer

Gabriel Kaplan, Health Services, Public Health Division Director

Kismet Baldwin, Health Services, Deputy Public Health Officer

Denia Candela, Health Services, Equity Program Manager

Paul Gullixson, County Administrator's Office, Communications Manager

9:08 A.M. The Board recessed.

9:29 A.M. The Board reconvened.

10:24 A.M. Public Comment Opened

Speakers:

Dwayne Dewitt

Anthony Fab

Jennifer Rosdell

10:31 A.M. Public Comment Closed

This Regular Calendar Item was Information only.

15. Vacation Rental Ordinance and Establishment of Vacation Rental License Program [2022-0780](#)
ORD21-0005 Ordinance and Vacation Rental Urgency Moratorium

Hold a public hearing and adopt:

- A) An Ordinance amending Sonoma County Code Chapter 26 and the Local Coastal Program, including the Local Coastal Plan and Chapter 26C on regulation of Vacation Rentals;
- B) A Resolution introducing, reading the title of, and waiving further reading of an Ordinance adding Chapter 4 Section VIII to the Sonoma County Code to create a Vacation Rental license program;
- C) A Resolution authorizing submittal of amendments to the Sonoma County Local Coastal Program pertaining to vacation rentals;
- D) An Urgency Ordinance amending the moratorium on vacation rentals to allow processing of permits in the pipeline.

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

Attachments: [Summary Report.pdf](#)

[Att 1: Planning Commission Staff Report \(2022\)](#)

[Att 2: Planning Commission Resolution \(2022\)](#)

[Att 3: Ordinances and Exhibits - Land use and Vacation Rental License \(2022\)](#)

[Att 4: Resolution Introducing, Reading Title, and Waiving Further Reading of the Vacation Rental License Ordinance.pdf](#)

[Att 5: Vacation Rentals in R1, Map \(2022\)](#)

[Att 6: CORRECTED Vacation Rental Urgency Moratorium \(2022\).pdf](#)

[Att 6: Vacation Rental Urgency Moratorium \(2022\).pdf](#)

[Att 7: Local Coastal Plan Amendment Resolution \(2022\)](#)

[Att 8: ORD21-0005 Staff PowerPoint.pdf](#)

[Att 9 Vacation Rental Ordinance Public Comment Eichar 07292022.pdf](#)

10:34 A.M.

Presenters:

Tennis Wick, Permit Sonoma, Director

Scott Orr, Permit Sonoma, Deputy Director

Gary Helfrich, Permit Sonoma, Planner III

Brian Oh, Permit Sonoma, Comprehensive Planning Manager

Sita Kuteria, County Counsel, Deputy County Counsel

12:13 P.M. Public Comment Opened

Speakers:

Barry

Lauren

Mark

Adam

Duane Dewitt
Herbert
George
Charles
Ann
Bora
Dani
David
Lindsay
Carolyn
Josette
Alex
David Eicher
Alex Baker
George
Matt
Nic
Kim
Celia
Marti
Laurence
Eric
Vesta
Jerry
Heather
Todd
Natalie
Ellen
Carol Lexa
Doug Thorogood
M
Sheeva
Norman Gilroy
Dr. H. Singh
Larry Swimer
Esther
Claire Fetrow
Randy Knight
Daniel Gill
Stephen Haskin
Jean
Julie
Anthony Zabit

1:42 P.M. Public Comment Closed

The Board (Gorin, Coursey, Hopkins, Gore voting in favor, Rabbitt absent) approved the following recommendation with amendments as noted:

- A) An Ordinance amending Chapter 26 (Zoning Code), including the vacation rental permit ordinance and the X combining zone with both 5% and 10% cap options, and amending the Local Coastal Program, including adding a vacation rental permit ordinance to Chapter 26C (Coastal Zoning Code) and adding a program to the Local Coastal Plan; and
- B) A Resolution authorizing submittal of amendments to the Sonoma County Local Coastal Program pertaining to vacation rentals; and
- C) An urgency ordinance amending the moratorium on vacation rentals to allow processing of permits submitted on or before May 10.

The Board also gave direction to Staff to make the following changes to the proposed Vacation Rental License Ordinance to be reintroduced at a later Board meeting:

- A) Increase fines to \$1,500 for a first violation, \$3,000 for a second violation within one year, and \$5,000 for subsequent violations within one year.
- B) Add a lighting standard to address nighttime lighting and light trespass.
- C) Increase the license and certification revocation penalty from 2 years to up to 5 years.
- D) Remove the requirement that certified property managers live within 30 miles of the vacation rental.

Board Action: Approved as amended.

Aye: Gorin, Coursey, Hopkins, and Gore

Absent: Rabbitt

IV. PUBLIC COMMENT ON CLOSED SESSION ITEMS

3:20 P.M. Public Comment on Closed Session Items Opened

Speakers:

Duane Dewitt

3:21 P.M. Public Comment on Closed Session Items Closed

V. CLOSED SESSION CALENDAR

3:22 P.M. The Board recessed to Closed Session.

16. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Existing Litigation - Paulsen (Roseland Village) v. Mid Pen Housing, CDC; Sonoma County Superior Court, Case No. SCV 264327 (Government Code Section 54956.9(d)(1).) [2022-0833](#)

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

17. Conference with Legal Counsel - Existing Litigation - California Coastkeeper v. County of Sonoma; Sonoma County Superior Court Case No. SCV268718 (Government Code Section 54956.9(d)(1).) Board Meeting: August 2, 2022 [2022-0850](#)

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

18. 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. [2022-0852](#)
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.)

No reportable action was taken by the Board-direction was given to the agencies' Real Property Negotiators.

VI. REGULAR AFTERNOON CALENDAR**VII. 1:25 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.)

3:09 P.M. Public Comment Opened

Speakers:

Duane DeWitt
Ms. Diamond
Adina Flores
Shelby Pryor
Unknown

3:20 P.M. Public Comment Closed

5:07 P.M. Public Comment Re-Opened

Speakers:

Unknown
Rob McGilly
Unknown
Rich Hannon
Roseanne Snyder
Mary Morrison
John Jenkel

5:17 P.M. Public Comment Closed

VIII. RECONVENE FROM CLOSED SESSION

4:00 P.M. The Board reconvened.

Supervisor Hopkins left the meeting during Closed Session.

IX. REPORT ON CLOSED SESSION

5:17 P.M. County Counsel Robert Pittman reported on Closed Session Items.

19. **1:30 P.M.** Vacation of public road right-of-way of a segment of Hillcrest Avenue and Brevis Avenue between Hillcrest Avenue and Fair View Avenue. [2022-0278](#)

Conduct public hearing, and after close of the public hearing, adopt a resolution (1) finding that the action is exempt from CEQA and (2) ordering vacation of a segment of Hillcrest Avenue and Brevis Avenue between Hillcrest Avenue and Fair View Avenue as shown on Subdivision Map titled Cazadero Town Site Subdivision No. 2 filed in Book 20 of Maps, Page 19, of Sonoma County Records. (Fifth District)

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

Attachments: [Summary Report](#)
[Resolution](#)
[Exhibit A - LEGAL DESC-Abandonment-signed](#)
[Exhibit B - Parcel Map](#)
[Notice of Hearing-Land of Sheets](#)
[Attachment C](#)
[Attachment D](#)
[Letter from Neighbors Contesting Vacation](#)
[Lands of Curtis Email Contesting Vacation](#)

4:07 P.M.

Speakers:

Johannes J. Hoevertsz, Transportation and Public Works, Director

4:12 P.M. Public Comment Opened

Speakers:

Mr. Baswell
Matthew Demas
Kathy Sheets
Unknown
Kristi Sheets
Unknown

4:25 P.M. Public Comment Closed

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

Aye: Gorin, Coursey, and Gore

Absent: Rabbitt, and Hopkins

20. Consolidation of Transportation and Public Works, and General Services Departments [2022-0705](#)
- A) Approve consolidation of the Transportation and Public Works Department and the General Services Department.
 - B) Approve move of General Services Energy and Sustainability Division to the County Administrator's Office.
 - C) Direct these departments and the Human Resources Department, County Administrator's Office, County Counsel's Office, Auditor-Controller-Treasurer-Tax Collector and any other necessary departments to initiate and complete the necessary legal and administrative actions to implement the consolidation with the objective of completing these necessary steps and effectuating the merged departments in early 2023.

Department or Agency Name(s): County Administrator, Transportation and Public Works and General Services

Attachments: [Summary Report](#)
[Power point presentation](#)

4:35 P.M.

Presenters:

Johannes J. Hoevertsz, Transportation and Public Works, Director

Monique Chapman, Transportation and Public Works, Administrative Services Director

4:44 P.M. Public Comment Open

Speakers:

None

4:45 P.M. Public Comment Closed

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

Aye: Gorin, Coursey, and Gore

Absent: Rabbitt, and Hopkins

21. Board of Supervisors 2022 Calendar Items of Significant Interest

[2022-0673](#)

Review the adopted 2022 Board Calendar of Items of Significant Interest.

Department or Agency Name(s): Board of Supervisors

Attachments: [Summary Report.pdf](#)
[Initial 2022 Calendar of Significant Agenda Items](#)
[Current 2022 Calendar of Significant Agenda Items 07.25.pdf](#)
[2022 Significant Items Comparison Chart rev 7.25.pdf](#)

4:47 P.M.

Presenters:

Sheryl Bratton, County Administrator's Office, County Administrator

4:55 P.M. Public Comment Opened

Speakers:

Claudia Vecchio
Kelly

5:02 P.M. Public Comment Closed

Board Action: Information only.

22. Permit and Resource Management Department: Review and possible action on the following: [2022-0756](#)
- Acts and Determinations of Administrative Certificate of Compliance
 - Acts and Determinations of Airport Land Use Commission
 - Acts and Determinations of Design Review Committee
 - Acts and Determinations of Environmental Review Committee
 - Acts and Determinations of Landmarks Commission
 - Acts and Determinations of Planning Commission/Board of Zoning Adjustments
 - Acts and Determinations of Project Review and Advisory Committee
 - Administrative Determinations of the Director of Permit and Resource Management
- (All materials related to these actions and determinations can be reviewed at:
<https://permitsonoma.org/boardscommissionsandcommittees>)

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

Attachments: [2022.06.29 PC Actions.pdf](#)
[ENP 22-0010 Certificate of Compliance.pdf](#)
[ENP 22-0011 Certificate of Compliance.pdf](#)
[ENP 22-0015 Certificate of Compliance.pdf](#)

5:03 P.M.

Board Action: Approved as recommended.

Aye: Gorin, Coursey, and Gore

Absent: Rabbitt, and Hopkins

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

5:04 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 Les Peterson and Maurine Olson.

The meeting was adjourned to August 9, 2022 at 8:30 A.M.

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