

**ACTION SUMMARY**  
**BOARD OF SUPERVISORS**  
**SONOMA COUNTY**  
**575 ADMINISTRATION DRIVE, ROOM 102A**  
**SANTA ROSA, CA 95403**

**TUESDAY**

**DECEMBER 11, 2018**

**8:30 A.M.**

Susan Gorin	First District	Sheryl Bratton	County Administrator
David Rabbitt	Second District	Bruce Goldstein	County Counsel
Shirlee Zane	Third District		
James Gore	Fourth District		
Lynda Hopkins	Fifth District		

**8:34 A.M. CALL TO ORDER**

Supervisors Present: Susan Gorin, David Rabbitt, Shirlee Zane, James Gore, Lynda Hopkins

Staff Present: Sheryl Bratton, County Administrator and Bruce Goldstein, County Counsel

**PLEDGE OF ALLEGIANCE**

I. [APPROVAL OF THE AGENDA \(Items may be added or withdrawn from the agenda consistent with State law\)](#)

Board Action: Approved as Amended  
The Board withdrew the Agenda Addendum.  
UNANIMOUS VOTE

II. CONSENT CALENDAR

**HUMAN RESOURCES**

AND

**AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT/ SONOMA COUNTY WATER AGENCY**

(Directors: Gorin, Rabbitt, Zane, Gore, Hopkins)

AND

**COMMUNITY DEVELOPMENT COMMISSION**

(Commissioners: Gorin, Rabbitt, Zane, Gore, Hopkins)

1. [Amendments to the Salary Resolution 95-0926: Adopt a Concurrent Resolution amending benefits and compensation provided under Salary Resolution Number 95-0926 for respective employees, increasing medical benefit contributions for active employees and eliminating the Status Quo Preservation Allowance.](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0504

**AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT**

(Directors: Gorin, Rabbitt, Zane, Gore, Hopkins)

AND

**REGIONAL PARKS**

2. [Rips Redwoods Offers of Dedication:](#)
  - A) [Consent, on behalf of the Board of Directors of the Agricultural Preservation and Open Space District, to the recordation of an Irrevocable Offer of Dedication of a conservation easement interest in the remainder of the Rips Redwoods property.](#)

- B) [Consent, on behalf of the Board of Supervisors of Sonoma County, to the recordation of an Irrevocable Offer of Dedication of a trail easement interest as to a specified portion of the remainder of Rips Redwoods property. \(Fifth District\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

**AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT**

(Directors: Gorin, Rabbitt, Zane, Gore, Hopkins)

3. [Weeks Ranch Conservation Easement Acquisitions: Adopt resolution of the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District authorizing the acquisition of two conservation easements at a total cost of \\$4,200,000 over Weeks Ranch North and Weeks Ranch South, making certain findings, and authorizing and directing the General Manager to take all other actions necessary to establish the conservation easements. \(First District\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0505

4. [Agreement Amendments and Extensions: Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District to execute amendments to professional service agreements totaling \\$262,136 for work stalled or otherwise impacted by the Sonoma Complex Fires 2017 as follows:](#)
- A) [Third Amendment to Agreement with Ag Innovations Network extending the term of the agreement to December 31, 2020;](#)
- B) [Second Amendment to Agreement with Gold Ridge Resource Conservation District extending the term of the agreement to June 30, 2019, adding to the Scope of Work, and adding funds in an amount not-to-exceed \\$35,478, resulting in a total contract amount of \\$423,982;](#)
- C) [Fifth Amendment to Agreement with the City of Healdsburg extending the term of the agreement to June 30, 2021;](#)
- D) [Second Amendment to Agreement with LandPaths extending the term of the agreement to June 30, 2019, and adding funds in an amount not-to-exceed \\$133,191, resulting in a total contract amount of \\$1,233,704;](#)
- E) [Second Amendment to Agreement with Reza Environmental extending the term of the agreement to December 31, 2020;](#)
- F) [Second Amendment to Agreement with Sonoma Ecology extending the term of the agreement to June 30, 2019, adding to the Scope of Work, and adding funds in an amount not-to-exceed \\$43,467 resulting in a total contract amount of \\$260,192;](#)
- G) [Second Amendment to Agreement with Sonoma Ecology Center extending the term of the agreement to December 31, 2020;](#)
- H) [Second Amendment to Agreement with Synectics, LLC extending the term of the agreement to May 31, 2022, adding to the Scope of Work, and adding funds in an amount not-to-exceed \\$50,000, resulting in a total contract amount of \\$125,000; and](#)
- I) [Second Amendment to Agreement with Vollmar Consulting extending the term of the agreement to December 31, 2019.](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

**HEALTH SERVICES/HUMAN SERVICES/PROBATION/**

**CHILD SUPPORT SERVICES/DISTRICT ATTORNEY**

AND

**COMMUNITY DEVELOPMENT COMMISSION**

(Commissioners: Gorin, Rabbitt, Zane, Gore, Hopkins)

5. [ACCESS Sonoma Safety Net Initiative Agreements: Authorize the Department of Health Services to execute Addendum 2 to the Statement of Work with International Business Machines Corporation for implementation of Phase 3 of the ACCESS Sonoma Data Hub Project, increasing the contract amount by \\$1,800,000 resulting in a new total not-to-exceed amount of \\$4,797,000, and any amendments that do not substantially change the scope of work or increase funding. Authorize the Director of Health Services to execute a grant agreement with The William and Flora Hewlett Foundation to accept \\$1,000,000 in revenue to support the ACCESS Sonoma Safety Net Initiative for the period November 1, 2018 to November 1, 2019.](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

**COMMUNITY DEVELOPMENT COMMISSION**

(Commissioners: Gorin, Rabbitt, Zane, Gore, Hopkins)

6. [Annual Homeless Count to Measure Progress in Ending Homelessness:](#)
  - A) [Authorize the Executive Director of the Sonoma County Community Development Commission to execute a professional services agreement with Applied Survey Research to conduct the 2019 Homeless Count, including a repeat study of vulnerable Sonoma County households who are unstably housed without formal leases, from December 1, 2018 through June 30, 2019, for an amount not to exceed \\$124,420.50.](#)
  - B) [Authorize the Executive Director of the Sonoma County Community Development Commission to execute substantially similar agreements with Applied Survey Research, at then-current rates for subsequent and automatic annual renewals of this agreement for the following two years, and to execute subsequent amendments to make minor, non-substantive changes.](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

**GENERAL SERVICES**

AND

**SONOMA COUNTY WATER AGENCY**

(Directors: Gorin, Rabbitt, Zane, Gore, Hopkins)

7. [Grant of New Access Easement and Summary Vacation of Existing Access Easement for Piner Creek Reservoir A concurrent action to:](#)
  - A) [Authorize the Chair of the Sonoma County Board of Supervisors and the Chair of the Sonoma County Water Agency to execute an Access Easement and Agreement between the County of Sonoma and the Sonoma County Water Agency, in form approved by County Counsel and substantially in the form of the attached easement deed, and further authorize the General Manager of the Sonoma Water Agency to accept said grant of real property interest by signing a certificate of acceptance.](#)
  - B) [Adopt a Resolution to authorize the Chair of the Sonoma County Water Agency to summarily vacate an existing access easement \(recorded as Document No. 1996-0024795\) located on County of Sonoma property located at 3322 Chanate Road, in form approved by County Counsel and in the form of the attached Resolution.](#)
  - C) [Authorize the General Manager of the Sonoma County Water Agency to file a Notice of Exemption in accordance with the California Environmental Quality Act, substantially in the form of the attached. \(Third District\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0506

**SONOMA COUNTY WATER AGENCY**  
(Directors: Gorin, Rabbitt, Zane, Gore, Hopkins)

8. Grant of Property Rights to Caltrans for Marin-Sonoma Narrows Project: Authorize the execution of a Right of Way Contract by the General Manager of the Sonoma County Water Agency with the California Department of Transportation granting Temporary Construction Easements in substantially the form provided to the Board with County Counsel's review and approval as to form. (Second District)

Board action: Approved as Recommended  
UNANIMOUS VOTE

9. Dry Creek Habitat Enhancement Project: In an ongoing effort to provide habitat enhancement for coho and steelhead while continuing to provide high-quality water supply:
- A) Authorize Sonoma County Water Agency's General Manager to execute the fourth amended agreement with Inter-Fluve for engineering and design services for Dry Creek Habitat Enhancement Project, Phase II increasing the amount by \$93,603, expanding the scope of work to include additional work required for redesign of project features, changes to the bid documents, additional hydraulic modeling, an additional season of construction support, and one year of additional project management, and also extending the agreement term by one year for a new not-to-exceed agreement total of \$1,549,804 and end date of December 31, 2019.
- B) Authorize Sonoma County Water Agency's General Manager to execute the fifth amended agreement with Environmental Science Associates for engineering and design services for Dry Creek Habitat Enhancement Project Phase III increasing the amount by \$40,000 for potential additional effort related to the JPMB Properties site (formerly Miller) and extending the agreement term by one year for a new not-to-exceed agreement total of \$1,965,556 and end date of December 31, 2020.

Board action: Approved as Recommended  
UNANIMOUS VOTE

10. Pacific Gas and Electric Non-Disclosure Agreement: Authorize the Sonoma County Water Agency (Sonoma Water) General Manager to execute a Non-Disclosure Agreement with Pacific Gas and Electric Company. The Non-Disclosure Agreement would allow Sonoma Water to better coordinate and incorporate locations of power and natural gas infrastructure into the planning and implementation of capital projects and maintenance projects. The Non-Disclosure Agreement would also allow Pacific Gas and Electric Company to protect their information for security reasons and for customer privacy. SONOMA VALLEY SANITATION DISTRICT (Directors: Gorin, Gore, Mayor Agrimonti)

Board action: Approved as Recommended  
UNANIMOUS VOTE

11. Environmental Resource Consulting and Engineering Design Services for Sonoma and Kohler Creeks Bank Repair Project: In an ongoing effort to maintain the sanitary sewer system in Sonoma Valley, avoid unnecessary damage or failures and repair costs, and protect the environment: Authorize Sonoma County Water Agency's General Manager, acting on behalf of Sonoma Valley County Sanitation District, to execute an agreement with Prunuske Chatham, Inc., for creek bank repair environmental resource consulting and engineering design services through December 31, 2020, in the not-to-exceed amount of \$50,000. (First District)

Board action: Approved as Recommended  
UNANIMOUS VOTE

Sonoma Valley County Sanitation District  
Board Action: Approved as Recommended  
AYES: Gorin, Gore  
ABSENT: Agrimonti

**AUDITOR- CONTROLLER-TREASURER-TAX COLLECTOR**

12. [Authority to Invest and Reinvest Funds: Approval of the Concurrent Resolution of the Board of Supervisors of the County of Sonoma and all Districts governed ex-officio by the Board of Supervisors renewing authorization for the County Treasurer to assume full responsibility for all transactions and expenditures related to the investment and reinvestment of funds on deposit in the County Treasury.](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0507

### **BOARD OF SUPERVISORS**

13. [Disbursement of Fiscal Year 2018-2019 First District Community Investment Fund Grant Awards: Approve Community Investment Fund grant awards and Authorize the County Administrator, or designee, to execute an agreement with the following non-profit entities for advertising and economic development efforts for FY 2018-2019: Sonoma Hometown Band for Sonoma Hometown Band Holiday Concert, \\$500; California Poets in the Schools for Sonoma Poetry Festival, \\$250; Mi Futuro DBA Latino Service Providers for Healthcare Career Technical Education Symposium, \\$250; Luther Burbank Rose Parade and Festival DBA LBR Parade and Festival for the 125th Rose Parade and Festival, \\$250; Sonoma County Farm Trails, \\$250. \(First District\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

14. [Disbursement of Fiscal Year 2018-2019 Second District Community Investment Fund Grant Awards: Approve Community Investment Fund grant awards and Authorize the County Administrator, or designee, to execute an agreement with the following non-profit entity for advertising and economic development efforts for FY 2018-2019: Los Cien Sonoma County, \\$1,750. \(Second District\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

15. [Establishment of the Springs Municipal Advisory Council: Adopt a Resolution to establish the Springs Municipal Advisory Council and its boundary; and approve the Springs Municipal Advisory Council Bylaws. \(First District\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0508

16. [Establishment of the Geyserville Municipal Advisory Council: Adopt a Resolution to establish the Geyserville Municipal Advisory Council and its boundary; and approve the Geyserville Municipal Advisory Council Bylaws. \(Fourth District\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0509

17. [Consideration of Creating a Sonoma County Flag: Direct Creative Sonoma to bring back for the Board's consideration a proposed process and budget to design a County Flag.](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

18. [Joint Powers Agreement: Resolution authorizing Chair to execute Joint Powers Agreement between the County of Sonoma and the City of Sonoma continuing the Sonoma Valley Citizens Advisory Commission. \(First District\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0510

### **CLERK-RECORDER-ASSESSOR**

19. [Consolidated General Election Official Canvass: Approve Resolution adopting the Official Canvass of the Vote for the November 6, 2018 Consolidated General Election.](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0511

**COUNTY ADMINISTRATOR/PERMIT AND RESOURCE MANAGEMENT/  
FIRE AND EMERGENCY SERVICES**

20. [Relocation of Fire Inspection-Related Activities to Permit Sonoma:](#)
- A) [Authorize the relocation of the Fire Prevention and Hazardous Materials Programs and Personnel into Permit Sonoma effective January 1, 2019.](#)
- B) [Adopt a Resolution amending the Fiscal Year 2018-19 Budget transferring appropriations related to the Fire Prevention and Hazardous Materials Programs to a newly created Budget Division in Permit Sonoma as detailed in Attachment A, with no net change in total appropriations.](#)
- C) [Adopt a Personnel Resolution amending the Department Allocations Lists for the Fire and Emergency Services Department and Permit Sonoma as detailed in Attachment B. \(4/5th Vote Required\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0512 and 18-0513

**COUNTY ADMINISTRATOR/FIRE AND EMERGENCY SERVICES**

21. [Extend Proclamation of Local Emergency Due to Sonoma Complex Fire: Adopt a Resolution Extending the Proclamation of Local Emergency Issued on October 9, 2017, for another 30 Days Due to Damage Arising from the Complex Fire. \(4/5th Vote Required\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0514

22. [Property Tax Exchange Agreement with Geyserville Fire Protection District:](#)
- A) [Approve a Property Tax Exchange Agreement \(Agreement\) with Geyserville Fire Protection District for the annexation of territory from County Service Area #40 into Geyserville Fire Protection District in the event the Local Agency Formation Commission approves such an annexation.](#)
- B) [Authorize the County Administrator to make minor administrative changes to the Agreement needed to support the annexation approval process.](#)
- C) [Authorize the County Administrator to enter into an agreement regarding the transfer of appropriations limit to the Geyserville Fire Protection District in the event that the annexation is completed. \(Fourth District\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

**COUNTY ADMINISTRATOR**

23. [AB 1600 Development Fees Annual Reports for FY 2017-2018: Adopt a Resolution approving and making findings related to the AB 1600 Development Fees Annual Reports for FY 2017-2018 for the Regional Parks Department and the Department of Transportation and Public Works.](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0515

24. Fiscal Year 2018-2019 Tourism Impact Fund Grant Awards:

- A) Approve the allocation of Fiscal Year 2018-2019 Tourism Impact Funds from the Community Investment Fund;
- B) Authorize the County Administrator, or designee, to execute agreements for a total of \$281,912 with non-profit grantees to mitigate the impacts of tourism; and
- C) Authorize the County Administrator, or designee, to amend these agreements to lengthen the time schedules and make minor modifications to the allowed uses that do not increase the amount awarded under the agreement.

Board action: Approved as Recommended  
UNANIMOUS VOTE

25. Recovery Update: Receive an update on the status of recovery operations, planning, seeking of funding opportunities, community engagement and status of recovery framework, following the October 2017 Sonoma Complex Fires.

Board action: Approved as Recommended  
UNANIMOUS VOTE

**COUNTY COUNSEL/TRANSPORTATION AND PUBLIC WORKS**

26. Approval of Quiet Zone Improvements Maintenance Agreement: Authorize the Director of Transportation and Public Works to execute an agreement with the Sonoma Marin Area Rail Transit (SMART) District establishing maintenance responsibilities of Sonoma County Quiet Zone safety improvements in the unincorporated area.

Board action: Approved as Recommended  
UNANIMOUS VOTE

**DISTRICT ATTORNEY'S OFFICE**

27. District Attorney's Violence Against Women Program: Adopt a Board Resolution to authorize the Sonoma County District Attorney to sign a contract with the California Governor's Office of Emergency Services to continue participation in the Violence Against Women Vertical Prosecution program and accept \$202,545 in funding for the term ending on June 30, 2019.

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0516

**GENERAL SERVICES/FIRE AND EMERGENCY SERVICES/COUNTY ADMINISTRATOR**

28. Fire Watch Camera Installation - Additional Sites:

- A) Authorize County of Sonoma County Administrator to execute an agreement with the University of California San Diego – Scripps ("Scripps"), on behalf of the ALERTWildfire consortium of universities, for donation of three (3) fire watch cameras, reimbursement by Scripps to County for installation of cameras under a three (3) year cooperative agreement, with maintenance to be performed by the Sheriff's Office Telecommunications Bureau, and with back end operations, software integration, web hosting at ALERTWildfire to be paid by Scripps.
- B) Authorize the Department of Emergency Management Director to manage the Fire Watch Camera program including administration, executing and amending agreements between agencies, and other County Departments, as needed for the installation, maintenance and operations of fire cameras, and for the management of public information for the program.

- C) Delegate authority to the County General Services Director to execute new and/or amend existing lease and license agreements with owners of communications towers or other structures, for the purpose of installing additional fire watch cameras to expand coverage, for terms of up to 10 years, at a not to exceed annual cost each of \$3,180.
- D) Adopt a Resolution authorizing \$16,584 from General Fund contingencies to provide funds to the General Services Department necessary for new leases and to the Sheriff's Office for necessary supporting equipment and expenses associated with the addition of the three (3) fire camera's donated by the University of California San Diego - Scripps. (4/5th Vote Required)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0517

#### **GENERAL SERVICES/HEALTH SERVICES**

- 29. Lease extensions (2) for office space for Department of Health Services at 16390 Main Street, Guerneville (2nd action); Consider multiple actions ensuring continued public access to health services in West County:
  - A) Authorize the General Services Director to execute lease amendments (2) with Kirk Veale d/b/a Veale Investment Properties to:
    - i. Extend the term of a lease for 1,918 sq. ft. of office space (Suites B and G) located at 16390 Main Street, Guerneville, through October 31, 2023 and to specify the monthly rent payments;
    - ii. Extend the term of a lease for 583 sf. ft. of office space (Suites F, H, I and J) at 16390 Main Street, Guerneville through November 30, 2023, and to specify the monthly rent payments; and
  - B) Authorize the General Services Director, in consultation with and using forms approved by the County Counsel, to execute future lease amendments, extension options, and associated documents required for County use of the premises under the leases, and which are consistent with the material terms of the leases and which, other than the extension options contained therein, do not extend the term of the leases.

Board action: Approved as Recommended  
UNANIMOUS VOTE

#### **GENERAL SERVICES/SHERIFF'S OFFICE**

- 30. Fish Rock Mendocino Communications Site License Amendment:
  - A) Authorize the General Services Director to execute an extension (the "Second Amendment") to the existing Revocable License Agreement between County of Mendocino, as licensor, and the County of Sonoma, as licensee, from May 29, 2019 through May 22, 2020, for the continued operation of public safety and emergency communications equipment at the County of Mendocino's Fish Rock communications facility.
  - B) Make required findings under Government Code Section 25526.6 that the extension is in the public interest and that the interest in land will not substantially conflict or interfere with the use of the property by the County.

Board action: Approved as Recommended  
UNANIMOUS VOTE

#### **GENERAL SERVICES**

- 31. Board of Supervisors/County Administrator's Office Lobby Security Upgrades: Adopt a Resolution authorizing budgetary transfer of \$48,150 in FY 18/19 General Fund Facilities ACO/Shelter fund dollars and \$148,862 from General Fund Contingencies to provide funds necessary for the CAO Lobby Security project for a total of \$197,012. (4/5th Vote Required)



Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0518

32. Preparatory Actions Regarding Disposition of Chanate Campus: Consider multiple actions regarding existing easements and certain uses on the Chanate Campus:
- A) Authorize the Director of General Services to execute a Termination of Easements and Agreement to terminate and release that certain Hospital Utilities Easement recorded as Instrument No. 1996-0023213, on the basis that said easements granted therein are no longer necessary, as the anticipated hospital uses on the affected lands did not come to fruition.
  - B) Authorize the Director of General Services to take all actions necessary to relocate a portion of an access easement to the existing as-built location on adjacent County owned lands, as well as authority to execute any and all instruments necessary to vacate a portion of the existing access easement, executing a certificate of acceptance with respect to the vacated easement, and deeding the relocated easement, which instruments shall be in a form approved by County Counsel.
  - C) Authorize the Director of General Services to enter into agreements with Sprint Spectrum L.P., Sutter Medical Center of Santa Rosa, and McMahon/Oliphant Properties and/or their respective successors in interest to effectuate the removal from title any continuing reference to the expired agreements with these entities regarding the Chanate Campus, including executing a certificate of acceptance with respect to any reconveyance to the County related to same.
  - D) Adopt a Resolution authorizing \$15,000 from General Fund contingencies to provide funds necessary for the relocation of an existing easement requiring a legal description and plat. (4/5th vote required) (Third District)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0519

33. License Amendment for 2300 County Center Drive, Suite A100, Santa Rosa:
- A) Authorize the General Services Director to execute a Third Amendment to the License Agreement with U.S. Congressman Mike Thompson 5th Congressional District of California for 1,060 sq. ft. of office space located at 2300 County Center Drive, Suite A100, Santa Rosa to extend the term through January 2, 2021, at no change in rent of \$927 per month (\$0.87 per sq. ft.), for the proposed 2-year extension.
  - B) Make findings pursuant to Government Code Section 25526.6 that the subject property located at 2300 County Center Drive, Suite A100, Santa Rosa, is not needed by the County, the Agreement serves a public purpose, and that use by Congressman Mike Thompson will not interfere with the use of the premises by County.

Board action: Approved as Recommended  
UNANIMOUS VOTE

34. Sonoma Raceway Communication Tower and Vault Construction Contract Award: Authorize the Chair to execute a construction contract with Alta Engineering Group for the construction of the Sonoma Raceway Communications Tower and Vault, in the amount of \$882,540 on terms and conditions contained in the approved plans, specifications, and contracting documents, and in form approved by County Counsel.

Board action: Approved as Recommended  
UNANIMOUS VOTE

### **HEALTH SERVICES**

35. Dental Transformation Initiative Agreement Amendments: Authorize the Director of Health Services to execute amendments to agreements with seven community health centers to support the implementation of standardized caries

(cavities) risk assessments and onsite community dental workers, increasing the total amount by \$164,082 to reflect enhanced services, resulting in a new not-to-exceed amount of \$1,580,974 through December 31, 2020.

Board action: Approved as Recommended  
UNANIMOUS VOTE

36. Safe Drug and Sharps Disposal Update:
- A) Approve Health Services' participation in a mail-back pilot program for the take-back of drugs through a partnership with the California Product Stewardship Council, utilizing Statewide Medicine Disposal Grant funding from the Department of Health Care Services, Substance Use Disorder Compliance Division.
- B) Approve continuation of Department of Health Services staff working with the Safe Medicine Disposal Collaborative Partners to develop a comprehensive safe drug and sharps disposal program in the interim until Senate Bill 212 is fully implemented and the program can be taken over by the manufacturers.

Board action: Approved as Recommended  
UNANIMOUS VOTE

### **HUMAN RESOURCES**

37. Benefits Consulting and Actuarial Services Agreement: Authorize the Director of Human Resources to execute an agreement with The Segal Group, Inc. for employee and retiree benefit consulting, actuarial, and brokerage services for a five year term, from January 1, 2019, through December 31, 2023, with a maximum agreement amount not to exceed \$ 1,190,000.

Board action: Approved as Recommended  
UNANIMOUS VOTE

### **HUMAN SERVICES**

38. Child Care Planning Council of Sonoma County Membership:
- A) Approve the re-appointment to the Child Care Planning Council of Sonoma County for a two-year term beginning January 1, 2019, ending December 31, 2020 for the following members: Jason Riggs, Terry Ziegler, Missy Danneberg, Kathleen Kelley, Soledad Figueroa, Lisa Grocott, and Debbie Blanton.
- B) Authorize the Director of Human Services to sign the required Certification Statement Regarding Composition of Local Planning Council Membership. (Human Services)

Board action: Approved as Recommended  
UNANIMOUS VOTE

### **PERMIT AND RESOURCE MANAGEMENT/REGIONAL PARKS**

39. Cannabis Ordinance Park Setback Interpretation, ORD18-0009: Adopt a Resolution Providing an Interpretation that Class I Bikeways are Public Parks as referenced in the Cannabis Land Use Ordinance.

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0520

### **PERMIT AND RESOURCE MANAGEMENT**

40. Replacement Non-Prime Land Conservation Act Contract, Justin M. Faggioli, Trust and Sandra D. Donnell, Trust: Adopt a Resolution to (a) rescind two existing Non-Prime (Type II) Land Conservation Act contracts on 106.00 acres, and (b) authorize the Chair of the Board of Supervisors to execute a single replacement contract on 106 acres

located at 28750 Arnold Drive, Sonoma, CA; PRMD File No. AGP15-0012; APN 068-190-021; Supervisorial District 1. (First District)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0521

41. Lagunitas Brewery Solar Array Protective Easement: Authorize the Chair of the Board of Supervisors to accept a protective easement on approximately 13 acres of agricultural land, required as a condition of approval for a .84 megawatt solar array located at 368 Ely Road, Petaluma, APN: 137-011-025. (Second District)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0534

42. Replacement Non-Prime Land Conservation Act Contracts, Nancy D Lily Trust: Adopt a Resolution to (a) rescind two existing Non-Prime (Type II) Land Conservation Act contracts on 1,336.36 acres, and (b) authorize the Chair of the Board of Supervisors to execute three new replacement non-prime (Type II) contracts on separate legal parcels covering the same land, located at 27255 and 27675 Arnold Drive, Sonoma, CA; PRMD File Nos. AGP15-0009, -0010 and -0011; Supervisorial District 1. (First District)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0522

#### **PROBATION/SHERIFF'S OFFICE**

43. Grants from the Justice and Mental Health Collaboration Program and Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness Program: Accept \$750,000 revenue from the Bureau of Justice Assistance's "Justice and Mental Health Collaboration Program" for services through December 31, 2021. Accept \$750,000 revenue from the Bureau of Justice Assistance's "Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness" program for services through December 31, 2021. The two grants will serve similar purposes of helping people with mental health and substance use disorders receive treatment and avoid unnecessary incarceration.

Board action: Approved as Recommended  
UNANIMOUS VOTE

#### **PROBATION**

44. Restorative Justice Agreement Amendment: Authorize the Chief Probation Officer to amend the Professional Services Agreement with Restorative Resources for the provision of restorative justice services to victims of youth offenders for a rate increase effective January 01, 2019 for the contract term through June 30, 2021, with a new maximum amount of \$312,500.

Board action: Approved as Recommended  
UNANIMOUS VOTE

#### **TRANSPORTATION AND PUBLIC WORKS**

45. Participation in Sonoma County Transit's Fare-Free Program – Unincorporated Area Local Routes 28 and 32:
- A) Provide funding to include unincorporated area local transit routes 28 (Guerneville, Monte Rio and Occidental) and 32 (Sonoma Valley and Sonoma) in Sonoma County Transit's Fare-Free program for the period of January 1, 2019 through June 30, 2020 in the amount of \$56,925.
- B) Approve use of Contingency funds in the amount of \$16,743 to fund participation from January – June, 2019.

Board action: Approved as Recommended  
UNANIMOUS VOTE

46. [Program update on Subsidized Transit Fare Program for Veterans and College Students:](#)
- A) [Provide funding to continue the College Student Subsidized Fare program from January 1, 2019 thru June 30, 2022 in the amount of \\$329,243 \(County share\) and Authorize the Chair to execute a Memorandum of Understanding with Santa Rosa Junior College and Sonoma State University in the amounts up to \\$444,455 and \\$80,765, respectively to support the multi-year program.](#)
- B) [Provide funding for the permanent Veterans Subsidized Fare Program from January 1, 2019 thru June 30, 2022 in the amount of \\$120,430.](#)
- C) [Approve the use of Contingency funds in the amount of \\$43,523 to fund the College Student Subsidized Fare Program and \\$16,347 to fund the permanent Veterans Subsidized Fare Program from January-June, 2019.](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

47. [Adoption of an Ordinance Revising Speed Limits on Various County Roads: Adopt an ordinance amending Ordinance 664 to establish revised prima facie vehicular speed limits on various portions of County highways. \(Ready for Adoption\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Ordinance 6253

#### **APPOINTMENTS/REAPPOINTMENTS**

48. [Approve the reappointment of Brian Sobel to serve as a public member-at-large of the Golden Gate Bridge, Highway and Transportation District Board of Directors, serving a two year term beginning on January 2, 2019 and ending on December 31, 2020. \(Countywide\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

49. [Approve the Appointments of five Class A members and their alternates for two year terms and appoint four Class B members and their alternates for initial three year terms to the Lower Russian River Municipal Advisory Council. \(Fifth District\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

50. [Approve the Appointments of Dr. Karen Schneider to the Sonoma County Library Commission as the joint City of Santa Rosa /Sonoma County Board of Supervisors representative for a four year term beginning December 11, 2018 and ending August 1, 2022. \(Countywide\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

51. [Approve the Reappointment of Maria Avina, Karla Fittipaldi, Bonnie Hayne, Kate Luciani, Casey McChesney, Jeff Miller, Leah Murphy, Rachel Napoli, Annie Nicol, and Marta Tilling to the Sonoma County Maternal, Child and Adolescent Health Advisory Board for a new term beginning January 1, 2019 and ending December 31, 2020. \(Health Services\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE

52. [Adopt a resolution to reappoint Ron Collier as the Veterans' Remains Officer of Sonoma County for a two year term ending December 31, 2020. \(Human Services\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0523

### **PRESENTATIONS/GOLD RESOLUTIONS**

#### **PRESENTATIONS ON A DIFFERENT DATE**

53. [Adopt a Gold Resolution recognizing and honoring Zanzara Dancer and Seann Zales for serving free, hot meals to the Guerneville and Lower Russian River area for 35 years. \(Fifth District\)](#)

Board action: Approved as Recommended  
UNANIMOUS VOTE  
Approved by Resolution 18-0524

9:13 A.M. Public Comment Opened

Public Speakers:  
Carol Hart  
Scott Newman  
Joe Ridgway  
Anna Ransome  
John McCall  
Kathleen Finnigan  
Stephan Gale  
John Jenkel  
Vesta Copestakes  
Thomas Ells

9:53 A.M. Public Comment Closed

- III. [9:59 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 \(Comments are restricted to matters within the Board's jurisdiction. The Board will hear public comments at this time for up to thirty minutes. Each person is usually granted time to speak at the discretion of the Chair. Any additional public comments will be heard at the conclusion of the meeting. While members of the public are welcome to address the Board, under the Brown Act, Board members may not deliberate or take action on items not on the agenda.\)](#)

9:59 A.M. Public Comment Opened

Public Speakers:  
Rachel Zierdt  
Thomas Ells  
Michelle Miller  
Mary Morrison  
Vanessa  
Rob  
Roseanne Snyder  
Maureen DeVos  
Rachel Bell  
James Savage  
Richard Hannon  
John Jenkel  
Elizabeth Neylon

10:29 A.M. Public Comment Closed

IV. REGULAR CALENDAR

COUNTY ADMINISTRATOR/HUMAN RESOURCES

54. Department Head Re-appointment/Personal Services Agreements: County Counsel, General Services, and Emergency Management Department Directors:
- A) Adopt a Resolution reappointing Bruce Goldstein as County Counsel for a four year term commencing January 3, 2019 through January 2, 2023; and
- B) Authorize the County Administrator to execute the first amendment to the Personal Services Agreement of the General Services Director with an extended term of February 8, 2019 through February 7, 2022;
- C) Authorize the County Administrator to execute the Personal Services Agreement appointing the County's new Director of Emergency Management at the "I" step of the position's salary range including eligibility for other County benefits in accordance with Salary Resolution 95-0926 as amended, with the term of December 24, 2018 through December 23, 2021; and,
- D) Authorize the County Administrator to execute a Fifth Amendment to the Professional Services Agreement with Jim Colangelo to provide project management, advisory, and administrative services to the Department of Fire and Emergency Services and County Administrator's Office, effective January 1, 2019 through March 31, 2019 for an additional \$85,000.

10:31 A.M.

Presenters:

Christina Cramer, Director, Human Services

Sheryl Bratton, County Administrator

10:37 A.M. Public Comment Opened

Public Speakers:

None

10:37 A.M. Public Comment Closed

Board action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution 18-0525

SONOMA COUNTY WATER AGENCY

(Directors: Gorin, Rabbitt, Zane, Gore, Hopkins)

55. Biological Opinion Phase 3 Letter of Credit Second Amendment and Notice of Extension: Authorize the Sonoma County Water Agency's General Manager to undertake actions necessary for a Second Amendment and Notice of Extension of a standby Letter of Credit in the amount of \$12,765,840 as described in the Memorandum of Agreement with California Department of Fish and Wildlife, including execution of an agreement with U.S. Bank for such a Letter of Credit in substantially the form presented to this Board of Directors, following review and approval by County Counsel as to form.

10:38 A.M.

Presenters:

Lynne Rosselli, Finance and Accounting Manager, Sonoma County Water Agency

David Manning, Environmental Resources Manager, Sonoma County Water Agency

10:42 A.M. Public Comment Opened

Public Speakers:

Thomas Ells

10:42 A.M. Public Comment Closed

Board action: Approved as Recommended  
UNANIMOUS VOTE

COUNTY ADMINISTRATOR/  
SONOMA COUNTY EMPLOYEES' RETIREMENT ASSOCIATION

56. [2018 State of the Retirement System Report: Receive an informational report on the state of the County's pension system that highlights annual costs, unfunded liabilities, results from the 2017 annual actuarial valuation, and anticipated impacts from the upcoming 2018 experience study and valuation.](#)

10:43 A.M.

Presenters:  
None

10:46 A.M. Public Comment Opened

Public Speakers:  
None

10:46 A.M. Public Comment Closed

Board action: Informational Only

COUNTY ADMINISTRATOR

57. [FY 2019/20 Budget Development:](#)
- A) [Receive and accept updated FY 2018/19 – FY 2022/23 Five Year General Fund Fiscal Forecast](#)
  - B) [Review the FY 2019/20 Budget Framework and provide additional direction](#)
  - C) [Adopt an immediate Budget Balancing strategy in the form of a hiring freeze on all positions which are not currently under recruitment and have been vacant for longer than nine months as of December 11th, 2018.](#)

10:46 A.M.

Presenters:  
None

10:48 A.M. Public Comment Opened

Public Speakers:  
None

10:48 A.M. Public Comment Closed

Board action: Approved as Recommended  
UNANIMOUS VOTE

COMMUNITY DEVELOPMENT COMMISSION  
(Commissioners: Gorin, Rabbitt, Zane, Gore, Hopkins)

58. [Affordable Housing Funding Package:](#)

A) Board of Commissioners:

- i. Approve County Fund for Housing (CFH) funding award recommendations
- ii. Approve Sonoma County Housing Authority recommendations to award Project-Based Vouchers

B) Board of Supervisors:

- i. Adopt Resolution to approve Fiscal Year 2018-19 (FY 18-19) Action Plan Substantial Amendment
- ii. Approve resolution to join the California Public Finance Agency (CalPFA) Joint Powers Authority (JPA)
- iii. Adopt a resolution authorizing the Executive Director of the Commission, or her designee, to enter into, execute, and deliver any and all documents required or deemed necessary or appropriate to evidence the loan of No Place Like Home Program (NPLH) funds for one or more projects in Sonoma County.

10:48 A.M.

Presenters:

Benjamin Wickham, Affordable Housing Director, Community Development Commission  
Martha Cheever, Housing Authority Manager, Community Development Commission

11:18 A.M. Public Comment Opened

Public Speakers:

Mark, Burbank Housing  
Thomas Ells

11:20 A.M. Public Comment Closed

Board action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolutions 18-0526, 18-0527 and 18-0528

59. Approval of Developer Selection Recommendation for the property at 2150 West College Avenue, Santa Rosa: Authorize the Sonoma County Community Development Commission (Commission) to enter into an Exclusive Right to Negotiate Agreement (ERNA) with USA Properties for development of the 2150 West College (Property). (Fifth District)

11:20 A.M.

Presenters:

Margaret Van Vliet, Executive Director, Community Development Commission  
Benjamin Wickham, Affordable Housing Director, Community Development Commission

11:42 A.M. Public Comment Opened

Public Speakers:

Thomas Ells

11:43 A.M. Public Comment Closed

Board action: Approved as Recommended

UNANIMOUS VOTE

GENERAL SERVICES

60. Disposal of the Chanate Campus:



- A) [Adopt a resolution authorizing the issuance of a request for proposals in connection with the possible sale of the Chanate Campus; declaring its intention to consider proposals for the sale of such property and setting a time for a meeting to receive proposals; making certain findings and giving direction to staff.](#)
- B) [Adopt a resolution authorizing \\$800,354 from deferred maintenance to provide funds necessary for building hardening, fire watch and security costs. \(4/5th vote required\)](#)

11:45 A.M.

Presenters:

Caroline Judy, Director, General Services Department

Robert Pittman, Assistant County Counsel

12:24 P.M. Public Comment Opened

Public Speakers:

Efren Carillo

Emma Anderson

Ana Lugo

Evelyn Anderson

Thomas Ells

12:33 P.M. Public Comment Closed

Board action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution 18-0529 and 18-0530

#### COUNTY ADMINISTRATOR

- 61. [Recovery and Resiliency Framework Approval and Recovery Ad Hoc Committee:](#)

- A) [Approve the Recovery and Resiliency Framework](#)

- B) [Create and appoint a Recovery Ad Hoc Committee to provide input on Recovery and Resiliency Framework implementation](#)

12:51 P.M.

Presenters:

Michael Gossman, Deputy County Administrator

12:58 P.M. Public Comment Opened

Public Speakers:

Elizabeth Plamer

Sandra Van Voorhis

Ana Salgado

Irma Garcia

Barry Hirsch

Evelyn Anderson

Will Abrams

Lisa C. Frazee

Ana Lugo

Thomas Ells

1:25 P.M. Public Comment Closed

Board action: Approved as Recommended  
UNANIMOUS VOTE

**BOARD OF SUPERVISORS**

62. Fee Waiver: Approve a Sonoma County Veterans Memorial Buildings fee waiver in the amount of \$1,890.00 for the Redwood Empire Food Bank's bi-monthly food distribution program at the Petaluma Veteran's building from December 2018 – June 2019. (Second District)

5:17 P.M.

Presenters:  
Supervisor David Rabbitt, District 2

5:17 P.M. Public Comment Opened

Public Speakers:  
None

5:17 P.M. Public Comment Closed

Board Action: Approved as Recommended  
UNANIMOUS VOTE

63. Fee Waiver: Approve Fee Waiver in the amount of \$619.00 for the Russian River Sisters of Perpetual Indulgence to hold the annual free community Christmas dinner at the Guerneville Veteran's Memorial Building on December 25, 2018. (Fifth District)

5:17 P.M.

Presenters:  
Supervisor Lynda Hopkins, District 5

5:17 P.M. Public Comment Opened

Public Speakers:  
None

5:17 P.M. Public Comment Closed

Board Action: Approved as Recommended  
UNANIMOUS VOTE

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

5:18 P.M. Public Comment Opened

Public Speakers:  
None

5:18 P.M. Public Comment Closed

**VI. CLOSED SESSION CALENDAR**

5:28 P.M. County Counsel Bruce Goldstein reported on Items 64 through 68.

64. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Existing Litigation – California North Bay Fire Cases, San Francisco Superior Court, JCCP 4955. (Government Code Section 54956.9(d)(1).)

No reportable action. Direction was given to counsel and staff.

65. The Board of Directors will consider the following in closed session: Conference with Legal Counsel – Existing Litigation – Mark and Rita O’Flynn v. Sonoma County Agricultural Preservation and Open Space District and Russian River Recreation and Park District, Sonoma County Superior Court Case No. SCV-263392 (Government Code Section 54956.9(d)(1).)

The Board authorized County Counsel to defend the CEQA action filed by Mark and Rita O’Flynn against Ag + Open Space and the Russian River Recreation and Park District, and authorize the General Manager to execute a Joint Defense Agreement with the Russian River Recreation and Park District.

UNANIMOUS VOTE

66. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Anticipated Litigation. Potential initiation of litigation pursuant to Government Code section 54956.9(d)(4). 1 case. Potential participation in proceedings of the California Public Utilities Commission pursuant to Government Code section 54956.9(d)(4).

Authority given for staff and County Counsel to initiate participation in California Public Utilities Commission Rulemaking Proceedings, PG&E Wildfire Resiliency and Recovery issues.

UNANIMOUS VOTE

67. 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). 1 Case.

No reportable action. Direction was given to counsel and staff.

68. The Board of Supervisors, the Board of Directors of the Water Agency, the Board Commissioners of the Community Development Commission, and the Board of Directors of The Agricultural Preservation and Open Space District will consider the following in closed session: Conference with Labor Negotiators: Christina Cramer/Carol Allen, County of Sonoma, and Rick Bolanos/Heather Coffman, Liebert Cassidy & Whitmore. Employee Organizations: All. Unrepresented employees: All, including retired employees. (Government Code section 54957.6).

This item was withdrawn.

## VII. REGULAR AFTERNOON CALENDAR

1:57 P.M.

### 69. RECONVENE FROM CLOSED SESSION

Supervisors Present: David Rabbitt, James Gore, Lynda Hopkins

Supervisors Absent: Susan Gorin, Shirlee Zane

Staff Present: Christina Rivera, Assistant County Administrator and Jennifer Klein, Deputy County Counsel

### 70. REPORT ON CLOSED SESSION

5:28 P.M. County Counsel Bruce Goldstein reported on Items 64 through 68.

## TRANSPORTATION AND PUBLIC WORKS/PERMIT AND RESOURCE MANAGEMENT

71. 1:57 P.M. - Proposed amendment to Conditions of Approval for the Blue Rock Quarry related to expenditure of funds for required traffic improvements. 7888 Highway 116 North, Forestville, Permit Sonoma File: PLP97-0069: Hold a public hearing and adopt resolution approving amendments to Conditions of Approval of Resolution No. 07-0014 for the Blue Rock Quarry, 7888 Highway 116 North, Forestville, to allow the fair share contributions for traffic improvements required by conditions of approval to be combined to construct any of the traffic improvement projects

[listed in said conditions and/or to construct bicycle/pedestrian improvements benefitting the downtown Forestville area. Permit Sonoma File: PLP97-0069. \(Fifth District\)](#)

Presenters:

Leslie Thomsen, Deputy County Counsel

Jennifer Barrett, Deputy Director of Planning, Permit and Resource Management Department

Johannes Hoevertz, Director, Transportation and Public Works

Traci Tesconi, Planner, Permit and Resource Management Department

2:02 P.M. Public Comment Opened

Public Speakers:

None

2:02 P.M. Public Comment Closed

Board action: Approved as Recommended

AYES: Rabbitt, Gore, Hopkins

ABSENT: Gorin, Zane

Approved by Resolution 18-0531

72. [2:08 P.M. - Proposed amendment to conditions of approval for the Canyon Rock Quarry related to expenditure of funds for required traffic improvements. 7525 Highway 116 North, Forestville, Permit Sonoma File: PLP97-0046: Hold a public hearing and adopt a resolution approving amendments to conditions of approval of Resoution No. 08-0089 for the Canyon Rock Quarry, 7525 Highway 116 North, Forestville, to allow certain required fair share contributions for traffic improvements to be combined to construct any of the traffic improvement projects listed in said conditions of approval and/or to construct bicycle/pedestrian improvements benefitting the downtown Forestville area. Permit Sonoma File: PLP97-0046. \(Fifth District\)](#)

Presenters:

Leslie Thomsen, Deputy County Counsel

Jennifer Barrett, Deputy Director of Planning, Permit and Resource Management Department

Johannes Hoevertz, Director, Transportation and Public Works

Traci Tesconi, Planner, Permit and Resource Management Department

2:08 P.M. Public Comment Opened

Public Speakers:

None

2:08 P.M. Public Comment Closed

Board action: Approved as Recommended

AYES: Rabbitt, Gore, Hopkins

ABSENT: Gorin, Zane

Approved by Resolution 18-0532

2:09 P.M. Supervisors Susan Gorin and Shirlee Zane entered the meeting.

### **PERMIT AND RESOURCE MANAGEMENT**

73. [2:12 P.M. - Appeal of a Use Permit approval for a new winery, wine cave, tasting rooms, marketing accommodations, and events, and industry wide events \(Ramey Winery\); located at 7097 Westside Road, Healdsburg. PRMD File No. UPE14-0008: Conduct a public hearing and at the conclusion of the hearing, adopt a Resolution denying the appeal and upholding the Board of Zoning Adjustment's decision to approve the Use Permit for a 60,000 case winery, a new wine cave, conversion of an existing historic hop kiln building to a public tasting room and conversion of an existing historic hop baling barn to a reserve tasting room with a two-guest room marketing accommodation unit on the upper floor, 20 agricultural promotional events per year, and two industry wide event days per year on 75 acres. Appellants: Warren Watkins representing Healdsburg Citizens for Sustainable Solutions, Maacama Watershed Alliance, Forest](#)

Unlimited, Sonoma Coast Rural Preservation, and Todd Everett. Project Applicants: David and Carla Ramey on behalf of Ramey Vineyards LLC. (Fourth and Fifth Districts)

Presenters:

Leslie Thomsen, Deputy County Counsel  
Jennifer Barrett, Deputy Director of Planning, Permit and Resource Management Department  
Tennis Wick, Director, Permit and Resource Management Department  
Traci Tesconi, Planner, Permit and Resource Management Department

2:36 P.M. Public Comment Opened

Public Speakers:

Greg Dexter  
Linda Dexter  
Michael Zischla  
David Ramey  
Claire Ramey  
Fred Svixth  
Trish Tateria  
Olle Lundberg  
Lev Bereznycky  
Dalene Whitlock  
David Brown  
Frederick Frey  
Mike Delmanowski  
Trini Amador  
Jared Pizatt  
Bruce Lawton  
Scott Lewis  
Robert Conrad  
Susan Hansen  
Jerry Bernhardt  
Ehren Jordan  
Jean Larson  
Carmen Castaldi  
Eric Grams  
John Bucher  
Michael Henry  
Elise Van Dyne  
Kevin Barr  
Nancy Bailey  
Jeff Carlton  
Nick Frey  
Ray Johnson  
Bryan Scott  
Al McWilliams  
Don McIlroy  
Dave Morrison  
Daisy Pilsey-Lymne

4:07 P.M. Public Comment Closed

Board action: The Board accepted recommendations from the Project Planner, Traci Tesconi, to modify a condition and add a new condition to the draft Conditions of Approval and Mitigation Measures and Monitoring Program: PRIOR TO BUILDING/GRADING PERMIT PHASE

84. Building permits for the winery building and east side tasting room conversions shall be filed simultaneously. The applicant expects the tasting room improvements to be completed before completion of the winery building and wine cave construction. The winery building construction and wine cave construction shall begin prior to final occupancy of the tasting room buildings to ensure the project site does not convert to stand-alone tasting rooms. The winery building construction and

wine cave construction must be completed and granted final occupancy within two years of commencement of the tasting rooms operations, or all tasting room uses shall cease until such time the winery building receives final occupancy. New Condition No. 92 – Requiring list of conditions to be re-numbered after Condition No. 92, totaling 123 conditions, unless further modified at public hearing.

Condition No. 92 - NOTE ON GRADING PLANS: The Project Planner shall review and confirm the note below has been placed on all related grading plans for the wine cave construction prior to clearance of the related Grading permit: “The wine cave construction shall adhere to the construction techniques and recommendations outlined in the 2014 Condor Report, and any updated versions of the geotechnical reports.”

Approved as Amended  
UNANIMOUS VOTE  
Approved by Resolution 18-0533

4:41 P.M. Sheryl Bratton, County Administrator replaces Christina Rivera, Assistant County Administrator

74. [2:40 P.M. - Geologic Hazard Area Requirements for Rebuilds of Homes Destroyed in the 2017 Sonoma Complex Fires:](#)

A) [Adopt the proposed amendment to add policy PS- 1P to the Public Safety Element of General Plan 2020; and](#)

B) [Adopt the proposed ordinance exempting preexisting single family homes destroyed by the 2017 fires from the geologic report and fault setback requirements in the Geologic Hazard Area combining district.](#)

Presenters:

Jennifer Barrett, Deputy Director of Planning, Permit and Resource Management Department  
Tennis Wick, Director, Permit and Resource Management Department  
Cecily Condon, Planner, Permit and Resource Management Department

4:50 P.M. Public Comment Opened

Public Speakers:

Al Stoll  
Lisa Frazee  
Howard Frazee

5:12 P.M. Public Comment Closed

Board action: Approved as Amended  
UNANIMOUS VOTE  
Approved by Resolution 18-0535  
Approved by Ordinance 6254

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

There were no Board Member reports.

75. Permit and Resource Management Department: Review and possible action on the following:  
Acts and Determinations of Planning Commission/Board of Zoning Adjustments  
Acts and Determinations of Project Review and Advisory Committee  
Acts and Determinations of Design Review Committee  
Acts and Determinations of Landmarks Commission  
Administrative Determinations of the Director of Permit and Resource Management  
(All materials related to these actions and determinations can be reviewed at:  
<http://www.sonoma-county.org/prmd/b-c/index.htm>)

There were no Acts and Determinations.

76. ADJOURNMENT

6:20 P.M. The Board adjourned the meeting. The Special Closed Session meeting was adjourned to December 18, 2018 at 8:30 A.M.

Respectfully submitted,

Kay Lowtrip,  
Chief Deputy Clerk of the Board

**NOTE: The next meeting will be a Special Closed Session held on December 18, 2018, AT 8:30 a.m.**  
The next Regular meeting will be held on January 8, 2018, at 8:30 a.m.

**Upcoming Hearings (All dates are tentative until each agenda is finalized)**

January 8, 2019 – PRMD - Farm Stays, Hosted Rentals & Marketing Accommodations December 11, 2018 6