

MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS
COMMUNITY DEVELOPMENT COMMISSION

May 10, 2011

The Board of Commissioners of the Community Development Commission met this date in adjourned session at 8:34 a.m., with the following members present:
Commissioners Brown, Rabbitt, Zane, McGuire, Carrillo

Chair Carrillo presiding.

Present: Veronica A. Ferguson, County Administrator
Bruce D. Goldstein, County Counsel

DEVELOPMENT SERVICES

CONSENT CALENDAR

1. Exception to Community Development Commission (C.D.C.) Loan Policies for Tamayo House
 - a. Approve an exception to the C.D.C. Loan Policies to allow a \$181,915 Community Development Block Grant loan to Burbank Housing Development Corporation for Tamayo House to record in an unsecured lien position, and authorize the C.D.C.'s Executive Director to execute all loan documents and agreements, and any future loan modifications, assignments, assumptions, or subordination agreements related to the loan in compliance with all other C.D.C. Loan Policies. (Third District)

UNANIMOUS

5:30 Board adjourned in memory of Mike Lee. The meeting was adjourned to May 17, 2011, at 8:30 a.m.

Respectfully submitted,

Mary Thayer
Secretary

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

SONOMA COUNTY WATER AGENCY

May 10, 2011

The Board of Directors of the Sonoma County Water Agency met this date in adjourned session at 8:34 a.m., with the following members present:
Directors Brown, Rabbitt, Zane, McGuire, Carrillo

Chair Carrillo presiding.

Present: Veronica A. Ferguson, County Administrator
Bruce D. Goldstein, County Counsel

CONSENT CALENDAR

DEVELOPMENT SERVICES

2. Creek and Watershed Signs
 - a. Authorize the Chair to execute the Agreement for Funding the Purchase and Installation of Creek and Watershed Signs between the Sonoma County Water Agency and Southern Sonoma County Resource Conservation District (\$24,150; agreement terminates on December 30, 2012). (First and Second Districts)

3. Rainwater Harvesting Project
 - a. Authorize the Chair to execute the Agreement for Funding of Rainwater Harvesting Project between the Sonoma County Water Agency and Sonoma Community Center (\$5,000; agreement terminates on January 31, 2012). (First District)

UNANIMOUS

REGULAR CALENDAR

10:20 Present: Grant Davis, Sonoma County Water Agency
Don Seymour, Sonoma County Water Agency

25. Leak Detection Pilot Project
 - a. Authorize General Manager to execute an agreement between International Business Machines Corporation (IBM), the Sonoma County Water Agency, and the Valley of the Moon Water District for the Leak Detection Pilot Project (agreement is anticipated to be complete on December 31, 2013).
 - b. Authorize General Manager to execute a Joint Funding Agreement for project management services with IBM in substantially the form presented to this Board (not-to-exceed \$100,000; agreement is anticipated to be complete on December 31, 2013), and to authorize amendments that do not cumulatively increase the total cost to the Agency by more than \$25,000 and do not substantially change the scope of work.

SPECIAL DISTRICTS (Cont.)

May 10, 2011

SONOMA COUNTY WATER AGENCY (Cont.)

Leak Detection Pilot Project (Cont.)

Speaker:

Christian Oakamound, Valley of the Moon

UNANIMOUS

5:30 Board adjourned in memory of Mike Lee. The meeting was adjourned to May 17, 2011, at 8:30 a.m.

Respectfully submitted,

Mary Thayer
Secretary

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

SONOMA VALLEY COUNTY SANITATION DISTRICT

May 10, 2011

The Board of Directors of the Sonoma Valley County Sanitation District met this date in adjourned session at 8:34 a.m., with the following members present:

Directors Brown, Carrillo

Absent: Gallian

Chair Carrillo presiding.

Present: Veronica A. Ferguson, County Administrator

Bruce D. Goldstein, County Counsel

CONSENT CALENDAR

DEVELOPMENT SERVICES

4. Recycled Water Use Agreement – Donum
 - a. Authorize General Manager to execute Recycled Water Use Agreement between the Sonoma Valley County Sanitation District and The Donum Estate, Inc. (First District)
5. Recycled Water Use Agreement - Manzoni
 - a. Authorize Chair to execute Recycled Water Use Agreement between the Sonoma Valley County Sanitation District and Danny Manzoni. (First District)
6. North San Pablo Bay Restoration and Reuse Project
 - a. Authorize Chair to execute the First Amended Agreement for Engineering and Design Services for North San Pablo Bay Restoration and Reuse Project (Effluent Reservoir and Pumping Upgrade) between the Sonoma Valley County Sanitation District and HDR Engineering, Inc. (an increase of \$141,648, for a new Agreement amount of \$839,069). (First District)
7. Minutes
 - a. Approve minutes of the meeting of March 15, 2011 for the Sonoma Valley County Sanitation District.
8. Minutes
 - a. Approve minutes of the meeting of March 22, 2011 for the Sonoma Valley County Sanitation District.
9. Minutes
 - a. Approve Minutes of the Meeting of April 5, 2011 for the Sonoma Valley County Sanitation District.

AYES: Brown, Carrillo

ABSENT: Gallian

SPECIAL DISTRICTS (Cont.)

May 10, 2011

SONOMA VALLEY COUNTY SANITATION DISTRICT (Cont.)

5:30 Board adjourned in memory of Mike Lee. The meeting was adjourned to May 17, 2011, at 8:30 a.m.

Respectfully submitted,

Mary Thayer
Secretary

MINUTES OF THE MEETING OF THE BOARD OF SUPERVISORS

COUNTY OF SONOMA

May 10, 2011

The Board of Supervisors of the County of Sonoma met this date in adjourned session at 8:34 a.m., with the following members present:
Supervisors Brown, Rabbitt, Zane, McGuire, Carrillo

Chair Carrillo presiding.

Present: Veronica A. Ferguson, County Administrator
Bruce D. Goldstein, County Counsel

Call to order and pledge of allegiance.

Board member announcements and reports on meetings and other activities:

Supervisor Brown announced that she attended the CSAC Executive Board meeting; announced the passage of AB 109; provided a Prop 10 and Pro 63 update; thanked Supervisors Rabbitt and Zane for their discussions regarding pension reform; and asked that the Board take a position against AB 1220. She asked that the Board adjourn in memory of Mike Lee.

Supervisor McGuire recognized Chief Doug Williams from Rincon Valley Fire; announced he attended the Russian River Race event in Healdsburg; attended the Department of Health Services Service Awards; recognized Supervisor Zane for her work on the Local Community Benefit Grant committee; thanked the Board for their support to block illegal raids on First 5 Commission funding; and announced he attended the Smoking Ad hoc committee meeting.

Supervisor Zane announced that the Solid Waste Advisory Group will present final research on May 16th; she conducted Pension Reform, Marijuana and Smoking Ad Hoc Committees meetings; and attended a summit at the White House to discuss county issues and relationship with the federal government.

Supervisor Rabbitt reported that he attended the Sonoma County Retirement Association special meeting and the Pension Reform Ad Hoc Committee meeting with Supervisor Zane.

Supervisor Carrillo asked the Board consider formation of an ad hoc for the Community Choice Aggregation Efforts. Membership will consist of Supervisors Carrillo and McGuire.

CONSENT CALENDAR

CRIMINAL JUSTICE SYSTEM SERVICES

SHERIFF'S OFFICE

10. Warm Springs Dam Law Enforcement Services Contract
- a. Approve the \$100,934 law enforcement services contract for 2011 with the U.S. Army Corps of Engineers and authorize the Sheriff to execute the contract and service orders.

GENERAL ADMINISTRATIVE SERVICES

GENERAL SERVICES

- 11-0234
11. 2011 Bike to Work Promotion
- a. Adopt Gold Resolution recognizing May as National Bike to Work month, proclaiming Thursday, May 12 as "Bike to Work Day" in Sonoma County, and commending John Haig of the County of Sonoma and Ed Buonaccorsi of the City of Santa Rosa for their dedication and support of Bike to Work as recognized by the Sonoma County Bicycle Coalition.

HEALTH AND HUMAN SERVICES

HEALTH SERVICES

- 11-0235
12. Mental Health Month
- a. Adopt a Gold Resolution proclaiming May 2011 as Mental Health Month in Sonoma County.
- 11-0236
- b. Adopt a Gold Resolution honoring Crisis Assessment, Prevention and Education Team for Transitional Age Youth Ages 16-25.
- 11-0237
13. National Hospital Week
- a. Adopt a Gold Resolution proclaiming May 8 – 14, 2011 as National Hospital Week.
- 11-0238
14. Nurses Week
- a. Adopt a Gold Resolution declaring May 6 – 12, 2011 as Nurses Week in Sonoma County.

HUMAN SERVICES

- 11-0239
15. Older Americans Month
- a. Adopt a Gold Resolution proclaiming May 2011 as Older Americans Month.

HUMAN SERVICES

16. Employment and Training Service Agreements
- a. Approve service agreements for the SonomaWORKS Employment Services program for an amount up to \$855,920 and for the Workforce Investment Act (WIA) Child Care Support Services for the amount of \$117,789. Authorize the Director of the Human Services Department to execute service agreements for these programs for the period of July 1, 2011 to June 30, 2012.
 - b. Approve four SonomaWORKS service agreement renewals with the following agencies: Goodwill Industries, Sonoma County Junior College District, YWCA, and Legal Aid, and one service agreement renewal with the Volunteer Center for 2-1-1 services, for an amount up to a combined total of \$674,539; approve five Youth Education and Employment Services agreement renewals with various agencies for an amount not to exceed a combined total of \$485,570. Authorize the Director of the Human Services Department to execute service agreements for these programs for the period of July 1, 2011 to June 30, 2012.
 - c. Approve service agreement renewals for the 2011 Summer Jobs Program/Summer Youth Ecology Corps for a combined total of \$577,776. Authorize the Director of the Human Services Department to execute agreement renewals for the period of June 1, 2011 to September 30, 2011 and to execute future amendments that do not change the scope of services or increase the cost more than \$25,000

DEVELOPMENT SERVICES

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

11-0240

17. Ordinance No. 3836R Permit and Permit Extensions - Syar Industries, Inc.
- a. Adopt a resolution issuing an Ordinance No. 3836R Permit to Syar Industries, Inc., to install two separate temporary crossings along a gravel haul road using flatcar bridges placed over the low flow channels of the Russian River and Dry Creek near the town of Healdsburg. (4/5 vote required)

Speaker:

Jennifer Barrett, Permit and Resource Management Department

AYES: Brown, Rabbitt, McGuire, Carrillo

ABSTAIN: Zane

Ordinance No. 5933

18. Economic Stimulus Text Amendments to Chapter 26 of the Sonoma County Code
- a. Final action to adopt ordinance amending Chapter 26 of the Sonoma County Code, to clarify the definition of indoor recreational use, the hearing waiver process and the extension of time process, as revised/directed by the Board on 4/26/2011.

REGIONAL PARKS

19. Arnold Field Parking Lot Project - Bid Award and Budgetary Adjustment
 - a. Award the bid for the Arnold Field Parking Lot Improvement Project to Siri Grading & Paving in the amount of \$179,777.

11-0241
 - b. Adopt a resolution authorizing budgetary adjustments to the 2010-11 Final Budget for the Capital Projects Fund – Arnold Field and the Special Revenue Fund - Regional Parks Restricted Donations, in the amount of \$20,000. (4/5 vote required)

TRANSPORTATION AND PUBLIC WORKS

20. Mendocino Transit Authority
 - a. Authorize the Chair to execute Transit Services Agreement with Mendocino Transit Authority to provide service in the northern coastal area of Sonoma County between Point Arena and Santa Rosa for \$147,000 and a term from July 1, 2011, to June 30, 2012. (Fifth District)
21. Fiscal Year 2011-12 Paratransit Services Agreement totaling \$1,292,310
 - a. Approve and authorize the Chair to execute an Agreement with Volunteer Center of Sonoma County for Countywide Americans with Disabilities Act (ADA) Paratransit Services for the period of July 1, 2011, through June 30, 2012, in an amount not to exceed \$1,292,310.
 - b. Authorize the Director of Transportation and Public Works to, if necessary, increase the level of service, not to exceed \$25,000. (All Supervisorial Districts)

GENERAL ADMINISTRATIVE SERVICES

BOARD OF SUPERVISORS

22. Appointment
 - a. Appoint William L. Turner to the Emergency Medical Care Council for a term beginning May 11, 2011. Members serve at the pleasure of the Board. (First District)
23. Appointment
 - a. Appoint Ming Chang-O'Brien to the Commission on Human Rights for a term of two years commencing May 11, 2011 and ending May 10, 2013. (First District)

MISCELLANEOUS

24. Minutes

- a. Approve the Minutes of the Meeting of April 12, 2011 for the following: Sonoma County Agricultural Preservation and Open Space District, Community Development Commission, Russian River County Sanitation District, Sonoma County Water Agency, Northern Sonoma County Air Pollution Control District, and Board of Supervisors.

9:58 Supervisor Brown left the meeting

9:59 Supervisor Brown returned

UNANIMOUS

DEVELOPMENT SERVICES

REGIONAL PARKS

10:36 Present: Caryl Hart, Director, Regional Parks
Bert Whitaker, Park Operation Manager, Regional Parks

26. Larson Park Community Garden Agreement with Nuestra Voz
- a. Authorize the Chair to execute a license agreement for one year between Nuestra Voz and the County of Sonoma to construct, operate and maintain a community garden at Larson Park.
 - b. Authorize the Director of Regional Parks to administratively extend the term of the agreement for a maximum of four additional years following expiration of the initial term.
 - c. Authorize the Director of Regional Parks to file a Notice of Categorical Exemption pursuant to the California Environmental Quality Act.

Speakers:

Alejandra _____, Nuestra Voz
Zulema Baron, St. Joseph
Stephen Dale
Ellen Bauer, Department of Health Services
Julie Jaylee, Sonoma Ecology Center
Dick Rodnar, Transition Sonoma
Gabriel Sanchez Navarro, Nuestra Voz

UNANIMOUS

TRANSPORTATION AND PUBLIC WORKS

10:15 Present: Steve Lange, Assistant Airport Manager,
John Merget, Transportation and Public Works

11-0242

27. Airport Real Property Acquisition
- a. Conduct a public hearing and adopt a resolution authorizing the Chair to execute a Purchase Agreement for the purchase of certain real property commonly known as 7133 Windsor Road, Windsor, CA 95492, and identified as Assessor's Parcel Number 066-210-046, consisting of a 1.26-acre rural residential property, for \$425,000; authorizing the Director of Transportation and Public Works to execute any other documents reasonably required to effect said purchase; and, giving directions to staff.

11-0243

- a. Adopt a resolution authorizing the issuance and sale of a note in the principal amount of \$680,000 to purchase real property commonly known as 7133 Windsor Road, Windsor, CA for approach protection for the Charles M. Schulz-Sonoma County Airport.

TRANSPORTATION AND PUBLIC WORKS (Cont.)

Airport Real Property Acquisition (Cont.)

10:17 Public Hearing opened

10:18 Public Hearing closed

UNANIMOUS

GENERAL ADMINISTRATIVE SERVICES

COUNTY ADMINISTRATOR/ECONOMIC DEVELOPMENT BOARD

11:03 Present: Christina Rivera, Administrative Analyst, County Administrator’s Office
Percy Brandon, Chair, Sonoma County Tourism Bureau
Kenneth Fischang, Sonoma County Tourism Bureau

- 28. Fiscal Year 2011-12 Board Policy Direction for the Advertising Program
 - a. Receive a staff presentation on Advertising Program Audit findings and recommendations, including actions taken by the Sonoma County Tourism Bureau.
 - b. Accept the Report on Advertising program including recommended amendments to the program policy, such as expanding investments for Economic Development and changes to Major County Events & Cultural Organizations award category.
 - c. Agree with funding recommendations to be included in the Fiscal Year 2011-12 recommended Budget.
 - d. Authorize staff to receive funding requests for the new funding cycle.

Speakers:

Sean Grinnell, Bodega Bay Fire District
Wendy Peterson, Sonoma Valley Tourism Bureau

Items a, b and c

UNANIMOUS

Item d

Will come back to the Board during June budget hearings

BOARD OF SUPERVISORS

12:49

- 29. Fee Waiver

- a. Waive PRMD fees in the amount of \$3,550 to bring mobile housing units to the St. Leo’s Church site to provide temporary housing for seasonal farm workers. (First District)

UNANIMOUS

12:51 Board recessed to Closed Session
1:58 Board recessed to 2:00 p.m.
2:03 Board reconvened

Present: Veronica A. Ferguson, County Administrator
Bruce D. Goldstein, County Counsel

Report on Closed Session:

1. Conference with Legal Counsel – Anticipated Litigation or Significant Exposure to Litigation (Govt. Code Section 54956.9(b)). WITHDRAWN
2. Conference with Legal Counsel – Existing Litigation – Name of Case: Stephen Rapalyea, WCAB# Unassigned. (Govt. Code Section 54956.9(a)).
- 2:03 Public comment opened
- 2:03 Public comment closed
- 11-0244
30. Resolution authorizing the Risk Manager to effect a stipulated settlement of Stephen Rapalyea’s Worker’s Compensation claim for date of injury of cumulative trauma to March 2, 2007.

UNANIMOUS
3. Conference with Legal Counsel – Existing Litigation (The Board of Directors of the Agricultural Preservation and Open Space District). Name of Case: Modini, et al. v. Calpine Corp., et al.: SCV-239224 (Govt. Code Section 54956.9(a)).
WITHDRAWN
4. Conference with Legal Counsel – Existing Litigation. Name of Case: County of Sonoma vs. Calpine (Property Tax-Litigation). (Govt. Code Section 54956.9(a)). To be considered when Board reconvenes to Closed Session.
5. Homeland Security Grant for Protected Critical Infrastructure. (Govt. Code Section 54957).

2:06 Public comment opened
Peter Tscherneff
John Jenkel
Colleen Fernald
Mary Morrison
2:18 Public comment closed

Homeland Security Grant (Cont.)

11-0245

31. Resolution approving an application for funding from the F.Y. 10 Buffer Zone Protection Program (B.Z.P.P) and the execution of a grant between the Fire and Emergency Services Department and the California Emergency Management Agency (Cal E.M.A).

UNANIMOUS

6. Conference with Labor Negotiator, Agency Negotiator (The Board of Supervisors, the Board of Directors of the Sonoma County Water Agency, the Board of Commissioners of the Community Development Commission, the Board of Directors of the IHSS Public Authority and the Board of Directors of the Agricultural Preservation and Open Space District Board). Wendy Macy/Carol Allen. Employee organization: All. Unrepresented employees: All, including retired employees. (Govt. Code Section 54957.6(b)). Direction given to staff.
7. Public Employee Performance Evaluation. Title: Sonoma County Counsel (Govt. Code Section 54957). To be considered when board reconvenes to closed session.

- 2:18 Public comment opened
Rachael Walton
Peter Tscherneff
Deborah Taveras
Lou Taveras
Richard Hannon
Colleen Fernald
Christy Deegan

Mary Morrison
John Jenkel

- 2:48 Public comment closed

- 2:48 Permit and Resource Management Department: Review and possible action on the following:
- a. Acts and Determinations of Planning Commission/Board of Zoning Adjustments
 - b. Acts and Determinations of Project Review and Advisory Committee
 - c. Administrative Determinations of the Director of Permit and Resource Management

No PRMD Acts and Determinations to review.

DEVELOPMENT SERVICES

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2:49

File No.: ORD11-0001
 Applicant: N/A
 Env. Doc.: Categorical Exemption
 Description: Hearing to consider changes to the regulations in Chapter 26 of the Sonoma County Code (Section 26-02-045) regarding expiration of nonconforming uses.
 Location: Countywide
 Sup. Dist.: All

Present: Ken Ellison, Permit and Resource Management Department
 Jennifer Barrett, Permit and Resource Management Department
 David Hurst, Chief Deputy County Counsel

2:58 Public Hearing opened
 Omar _____

3:02 Public Hearing closed

Ordinance No. 5941

32. Ordinance amending Section II of Ordinance No. 5929 to rescind Subsection (c) of Section 26-02-045 of the Sonoma County Code.

AYES: Rabbitt, Zane, McGuire, Carrillo
 NOES: Brown

3:18

File No.: ZCE11-0006
 Applicant: County of Sonoma
 Env. Doc.: Categorical Exemption
 Description: Hearing to consider adoption of the Taylor/Sonoma/Mayacamas Design Guidelines.
 Location: Various
 APN: Various
 Sup. Dist.: 1

Present: Amy Wingfield, Permit and Resource Management Department
 Jennifer Barrett, Permit and Resource Management Department
 David Hurst, Chief Deputy County Counsel

3:25 Public Hearing opened
 Nancy Dankin
 Helen Bates
 Jack Bates

Public Hearing (Cont.)

Margaret Spalding

Lou Benson

3:41 Public Hearing closed

33. Ordinance No. 5934

Ordinance amending the Official Zoning Database of the County of Sonoma, adopted by reference by Section 26-02-110 of the Sonoma County Code, by reclassifying certain real property to add the SR (Scenic Resources) combining district for the corresponding adoption of the Taylor/Sonoma/Mayacamas Design Guidelines (ZCE11-0006)

UNANIMOUS

34. Ordinance No. 5935

Ordinance amending Section 26-90-050 of the Sonoma County Code to replace the existing Taylor Mountain/Sonoma Mountain Development Guidelines with new Taylor/Sonoma/Mayacamas Design Guidelines (ZCE11-0006)

UNANIMOUS

General Plan Amendments for 2011

3:42

Board considered all general plan amendment items at once.

File No.: PLP09-0006

Applicant: David and Debra Clark

Env. Doc.: Categorical Exemption, Section 15061(b)(3)

Description: To satisfy a Condition of Approval for previously approved Minor Subdivision MNS05-0044, a request for: 1) a General Plan Amendment from DA (Diverse Agriculture) 20-acre density to the DA 30-acre density Land Use Designation on four (4) parcels totaling 110.79 acres; and 2) a Zone Change from the DA (Diverse Agriculture), B6-20 acre density, SD (Scenic Design Regulations), VOH (Valley Oak Habitat) district to the DA, B6-30 acre density, SD, VOH zoning district on 10.40 acres (APN 055-150-013); a Zone Change from the DA (Diverse Agriculture) B6-20 acre density, SD (Scenic Design Regulations), SR (Scenic Resource) district to the DA B6-30 acre density, SD, SR zoning district on 15.90 acres (APN 055-150-014); and a Zone Change from the DA (Diverse Agriculture) B6-20 acre density, SD (Scenic Design Regulations) district to the DA B6-30 acre density, SD zoning district on two parcels totaling 84.49 acres.

Location: 7170 Bennett Valley Road, Santa Rosa

APN: 055-150-013, -014, -015, -016

Sup. Dist.: 1

General Plan Amendments for 2011 (Cont.)

Present: Jennifer Barrett, Permit and Resource Management Department
David Hurst, Chief Deputy County Counsel

3:48 Public Hearing opened

3:48 Public Hearing closed

11-0246

35. Resolution finding the project exempt from CEQA and approving the requested General Plan Amendment as requested by David and Debra Clark, for property located at 7170 Bennett Valley Road, Santa Rosa; APN 055-150-013, -014, -015, and -016

UNANIMOUS

36. Ordinance No. 5936

Ordinance amending the Official Zoning Database of the County of Sonoma, adopted by reference by Section 26-02-110 of the Sonoma County Code, by reclassifying certain real property from the DA (Diverse Agriculture) B6-20 acre density, SD (Scenic Design Regulations), VOH (Valley Oak Habitat) district to the DA B6-30 acre density, SD, VOH zoning district on 10.40 acres (APN 055-150-013); from the DA (Diverse Agriculture) B6-20 acre density, SD (Scenic Design Regulations), SR (Scenic Resource) district to the DA B6-30 acre density, Sd, SR zoning district on 15.90 acres (APN 055-150-014); and from the DA (Diverse Agriculture) B6-20 acre density, SD (Scenic Design Regulations) district to the DA B6-30 acre density, SD zoning district on two parcels totaling 84.49 acres (APN 055-150-015 and -016) to fulfill a Condition of Approval for Minor Subdivision (MNS05-0044) located at 7170 Bennett Valley Road, Santa Rosa; APN's 055-150-013, -014, -015, and -016.

UNANIMOUS

3:42

File No.: PLP09-0095

Applicant: Kunde Family Partnership

Env. Doc.: Categorical Exemption, Section 15061(b)(3)

Description: To satisfy a Condition of Approval for previously approved Minor Subdivision PLP02-0031, a request for: 1) a General Plan Amendment from the LIA (Land Intensive Agriculture) 100-acre density to the LIA (Land Intensive Agriculture) 320-acre density Land Use Designation and 2) a corresponding Zone Change from the LIA (Land Intensive Agriculture) B6 - 100 acre density, Z (Second Unit Exclusion), SR (Scenic Resources) district to the LIA (Land Intensive Agriculture) B7 (Frozen Lot Size), Z, SR zoning district on two (2) parcels totaling 399.11 acres as a condition of a previously approved Minor Subdivision.

Location: 9815 Highway 12, Kenwood

APN: 051-170-025, -026

Sup. Dist.: 1

General Plan Amendments for 2011 (Cont.)

Present: Jennifer Barrett, Permit and Resource Management Department
David Hurst, Chief Deputy County Counsel

3:48 Public Hearing opened

3:48 Public Hearing closed

11-0247

37. Resolution finding the project exempt from CEQA and approving a General Plan Amendment as requested by Kunde Family Partnership, for property located at 9815 Highway 12, Kenwood; APN 051-170-025 and -026 (portion)

UNANIMOUS

38. Ordinance No. 5937

Ordinance amending the Official Zoning Database of the County of Sonoma, adopted by reference by Section 26-02-110 of the Sonoma County Code, by reclassifying certain real property from the LIA (Land Intensive Agriculture) B6-100 acre density, Z (Second Unit Exclusion), SR (Scenic Resources) district to the LIA (Land Intensive Agriculture) B7 (Frozen Lot Size), Z, SR to fulfill a Condition of Approval for PLP02-0031 located at located at 9815 Highway 12, Kenwood; APN 051-170-025 and -026 (portion)

UNANIMOUS

3:42

File No.: PLP10-0035

Applicant: Judy and Kevin Robison

Env. Doc.: Categorical Exemption, Section 15061(b)(3)

Description: To satisfy a Condition of Approval for previously approved Lot Line Adjustment LLA10-0019, a request for: 1) a General Plan Amendment from the LI (Limited Industrial) to the LC (Limited Commercial) land use designation on 0.47 acres; 2) a Specific Plan Amendment to the Penngrove Area Plan from the Industrial to the Retail Commercial land use designation on 0.47 acres; and 3) a corresponding Zone Change from the M1 (Limited Urban Industrial District), BR (Biotic Resources), F1 (Floodway), F2 (Floodplain), VOH (Valley Oak Habitat) to the LC (Limited Commercial), BR, F1, F2, VOH, SR (Scenic Resources), HD (Historic District) zoning district on 0.47 acres.

Location: 10059 Main Street, Penngrove

APN: Portion of 047-181-052

Sup. Dist.: 2

General Plan Amendments for 2011 (Cont.)

Present: Jennifer Barrett, Permit and Resource Management Department
David Hurst, Chief Deputy County Counsel

3:48 Public Hearing opened

3:48 Public Hearing closed

11-0248

39. Resolution finding the project exempt from CEQA and approving the requested General Plan Amendment and Specific Plan Amendment as requested by Kevin and Judy Robison, for property located at 10059 Main Street, Penngrove; APN 047-181-052

UNANIMOUS

40. Ordinance No. 5938

Ordinance amending the Official Zoning Database of the County of Sonoma, adopted by reference by Section 26-02-110 of the Sonoma County Code, by reclassifying certain real property from the MI (Limited Urban Industrial District), BR (Biotic Resources), F1 (Floodway), F2 (Floodplain), VOH (Valley Oak Habitat) zoning district to the LC (Limited Commercial), BR, F1, F2, VOH, SR (Scenic Resources), HD (Historic District) zoning district on 0.47 acres as required by A Condition of Approval for Lot Line Adjustment (LLA10-0019) located at 10059 Main Street, Penngrove; portion of APN 047-181-052

UNANIMOUS

3:42

File No.: PLP08-0106

Applicant: Barbara Howell and Michael Snethlage

Env. Doc.: Categorical Exemption, Section 15061(b)(3)

Description: To satisfy a Condition of Approval for previously approved Lot Line Adjustment LLA08-0051, a request for: 1) a General Plan Amendment from the RR (Rural Residential) 3-acre density to the RR (Rural Residential) 5-acre density land use designation on all 8.23 acres of APN 021-070-082; 2) a Specific Plan Amendment to the West Petaluma Area Plan from the RR (Rural Residential) 2-acre density to the RR (Rural Residential) 5-acre density land use designation on a 5.23 acre portion of APN 021-070-082; and 3) a corresponding Zone Change from the AR (Agriculture and Residential) B6-3 acre density to the AR (Agriculture and Residential) B6-5 acre density zoning district on a 5.23 acre portion of APN 021-070-082.

Location: 1975 Middle Two Rock Road, Petaluma

APN: Portion of APN 021-070-082

Sup. Dist.: 2

General Plan Amendments for 2011 (Cont.)

Present: Jennifer Barrett, Permit and Resource Management Department
David Hurst, Chief Deputy County Counsel

3:48 Public Hearing opened

3:48 Public Hearing closed

11-0249

41. Resolution finding the project exempt from CEQA and approving the requested General Plan Amendment and Specific Plan Amendment as requested by Barbara Howell and Michael Sneathlge, for property located at 1975 Middle Two Rock Road, Petaluma; APN 021-070-082

UNANIMOUS

42. Ordinance No. 5939

Ordinance amending the Official Zoning Database of the County of Sonoma, adopted by reference by Section 26-02-110 of the Sonoma County Code, by reclassifying certain real property from the AR (Agriculture And Residential) B6-3 acre density zoning district to the AR (Agriculture And Residential) B6-5 acre density zoning district on 5.23 acres as required by a Condition of Approval of Lot Line Adjustment (LLA08-0051) located at 1975 Middle Two Rock Road, Petaluma; portion of APN 021-070-082

UNANIMOUS

3:42

File No.: ZCE11-0002

Applicant: County of Sonoma

Env. Doc.: Categorical Exemption, Section 15061(b)(3) and 15301

Description: Request for various Zoning Changes and General Plan Amendments to correct technical errors in the Official Zoning Database and General Plan Land Use and Open Space Maps.

Zone Changes: Official Zoning Database

Location/APN: Various

General Plan Amendments:

Location/APN: 8161 Whited Road, Sebastopol (APN: 060-221-068); No Address (APN: 054-100-011); No Address (APN: 068-120-018)

Sup. Dist.: All

Present: Jennifer Barrett, Permit and Resource Management Department
David Hurst, Chief Deputy County Counsel

3:48 Public Hearing opened

3:48 Public Hearing closed

General Plan Amendments for 2011 (Cont.)

- 11-0250
43. Resolution finding the project exempt from CEQA and approving the requested General Plan Amendments to correct the General Plan Land Use or Open Space Maps of the County of Sonoma; APN 054-100-011; APN 068-120-018; and APN 060-221-068

UNANIMOUS

44. Ordinance No.5940
Ordinance amending the Official Zoning Database of the County Of Sonoma, adopted by reference by Section 26-02-110 and 26C-9 of the Sonoma County Code, to correct technical errors contained in the Official Zoning Database

UNANIMOUS

- 3:49 Board recessed to continued Closed Session
5:27 Board reconvened

Present: Veronica A. Ferguson, County Administrator
Bruce D. Goldstein, County Counsel

Report on Closed Session:

4. Conference with Legal Counsel – Existing Litigation. Name of Case: County of Sonoma vs. Calpine (Property Tax-Litigation). (Govt. Code Section 54956.9(a)).

- 11-0250a
45. Resolution approving the settlement of the assessment appeals filed by Calpine against the County of Sonoma and, authorizing the Board Chair to execute a written settlement agreement.

- 5:28 Public Comment opened
5:28 Public Comment closed

UNANIMOUS

7. Public Employee Performance Evaluation. Title: Sonoma County Counsel (Govt. Code Section 54957). Direction given to Counsel.

- 5:30 Board adjourned in memory of Mike Lee. The meeting was adjourned to May 17, 2011 at 8:30 a.m.

Respectfully submitted,

Mary Thayer
Secretary