

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

SONOMA COUNTY WATER AGENCY

October 9, 2007

The Board of Directors of the Sonoma County Water Agency met this date in adjourned session at 8:31 a.m., with the following members present:
Directors Kerns, Smith, Kelley, Reilly, Brown

Chairwoman Brown presiding.

Present: Jim Andersen, Assistant County Administrator
Steven M. Woodside, County Counsel

CONSENT CALENDAR

III. DEVELOPMENT SERVICES

SONOMA COUNTY WATER AGENCY / PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

07-0841

1. Grant of Easement for Septic Holding Tank Monitoring
Concurrent resolution of the Board of Supervisors of the County of Sonoma and the Board of Directors of the Sonoma County Water Agency determining that the granting of easement will not adversely affect the Sonoma County Water Agency in any respect and will not have a significant adverse effect on the environment; authorizing the Chair to execute an Easement conveying property rights to County of Sonoma for Septic Holding Tank Monitoring; authorizing the Director of the Permit and Resource Management Department to execute and accept the Easement; authorizing the General Manager/Chief Engineer of the Sonoma County Water Agency to file a Notice of Determination in accordance with the California Environmental Quality Act (4/5ths vote required)

Speaker: Lloyd Guccione

07-0857

27. Minutes
Concurrent resolution approving the minutes for the meeting of September 11, 2007

UNANIMOUS

SPECIAL DISTRICTS (Cont.)

October 9, 2007

CONSENT CALENDAR (Cont.)

SONOMA COUNTY WATER AGENCY (Cont.)

4:38 Board adjourned to October 16, 2007 at 8:30 a.m.

Respectfully submitted,

Patricia Stoddard
Deputy County Clerk

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

October 9, 2007

The Board of Directors of the Sonoma County Agricultural Preservation and Open Space District met this date in adjourned session at 8:31 a.m., with the following members present: Directors Kerns, Smith, Kelley, Reilly, Brown

President Brown presiding.

Present: Jim Andersen, Assistant County Administrator
Steven M. Woodside, County Counsel

CONSENT CALENDAR

III. DEVELOPMENT SERVICES

- 07-0857
27. Minutes
Concurrent resolution approving the minutes for the meeting of September 11, 2007

UNANIMOUS

4:38 Board adjourned to October 16, 2007 at 8:30 a.m.

Respectfully submitted,

Patricia Stoddard
Deputy County Clerk

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

October 9, 2007

The Board of Commissioners of the Community Development Commission met this date in adjourned session at 8:31 a.m., with the following members present:
Commissioners Kerns, Smith, Kelley, Reilly, Brown

Chairwoman Brown presiding.

Present: Jim Andersen, Assistant County Administrator
Steven M. Woodside, County Counsel

CONSENT CALENDAR

III. DEVELOPMENT SERVICES

- 07-0857
27. Minutes
Concurrent resolution approving the minutes for the meeting of September 11,
2007

UNANIMOUS

REGULAR CALENDAR

COMMUNITY DEVELOPMENT COMMISSION (Cont.)

8:45 Present: Kathleen Kane, Executive Director, Community Development Commission

HELD FOR ONE MONTH

28. Sweetwater Springs Water District Funding Request

Resolution of the Sonoma County Community Development Commission, in its capacity as the governing body of the Sonoma County Redevelopment Agency, approving redevelopment grant funds in an amount not to exceed four hundred eight thousand five hundred dollars (\$408,500) in Fiscal Year 2007-2008 and five hundred seventy-five thousand dollars (\$575,000) in Fiscal Year 2008-2009 to the Sweetwater Springs Water District (SSWD) for replacing deteriorated and leaking water distribution lines; authorizing the Commission's Executive Director to execute a Funding Agreement between the Commission and the SSWD for a project that will serve the Russian River Redevelopment Project Area, in a form substantially similar to that on file with the Clerk, following review and approval by County Counsel as to form, and authorizing the Executive Director to execute subsequent amendments to the Agreement that do not materially change the scope of work or increase the amount payable under the Agreement, following review and approval of County Counsel as to form

CAO Recommends: Submitted with comment

I recommend that this item be held until the Board develops policy direction on the priorities and/or criteria for use of redevelopment funding. The Russian River Redevelopment Project Area currently has no tax increment cap that would protect and moderate the financial impacts to the County's General Fund. Additionally, the draft Strategic Plan for the Project Area has a list of goals that go well beyond the basic mission of redevelopment, i.e. removal of blight. As a result, I believe the Board should provide some policy guidance (relative priorities for the use of redevelopment dollars). This Project Area has the potential of reducing County General Fund revenues by over \$100 Million over its life.

This specific agenda item asks that redevelopment funds be used to assist the local water district in rehabilitating their infrastructure. When asked what the impact is to the end user if they received no subsidy, we received an estimate of \$3.14 per two month billing cycle for a residential customer. It is my understanding they will be asking for more subsidies in the future. I consider this a general fund subsidy of utility rates for consumers in a specific geographic area.

The Sonoma Valley Redevelopment Project Area is currently going through a plan amendment to increase their tax increment cap as well. Their strategic plan is also going beyond the basic mission of a redevelopment project area. Their long list of projects is putting pressure on increasing their tax increment cap, and ultimately the impact on the general fund.

REGULAR CALENDAR (Cont.)

COMMUNITY DEVELOPMENT COMMISSION (Cont.)

28. Sweetwater Springs Water District Funding Request (Cont.)

Comment (Cont.)

As you know, the County Strategic Plan has a primary goal of protecting the General Fund revenue streams to support core County services. I believe the Board should weigh the policy goals for the General Fund with the policy goals that are emanating from these redevelopment project areas.

Speakers:

John Uniak
Chuck Howell
Wanda Smith
Lloyd Guccione
Jim Maresca
Elda Michaels

The Board established an ad hoc committee, consisting of Supervisors Reilly and Kelley, to analyze our current policies regarding the use of redevelopment funds and to make the determination if the proposed infrastructure improvements fall within the definition of blight and to bring the matter back to the Board in one month. The ad hoc committee will also develop guidelines and criteria for the future use of redevelopment funds.

The Board directed staff to collect substantial information from the district as to their ability to fund these improvements.

4:38 Board adjourned to October 16, 2007 at 8:30 a.m.

Respectfully submitted,

Patricia Stoddard
Deputy County Clerk

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OCCIDENTAL COUNTY SANITATION DISTRICT

October 9, 2007

The Board of Directors of the Occidental County Sanitation District met this date in adjourned session at 8:31 a.m., with the following members present:
Directors Kerns, Smith, Kelley, Reilly, Brown

Chairwoman Brown presiding.

Present: Jim Andersen, Assistant County Administrator
Steven M. Woodside, County Counsel

CONSENT CALENDAR

III. DEVELOPMENT SERVICES

- 07-0857
27. Minutes
Concurrent resolution approving the minutes for the meeting of September 11, 2007

UNANIMOUS

4:38 Board adjourned to October 16, 2007 at 8:30 a.m.

Respectfully submitted,

Patricia Stoddard
Deputy County Clerk

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
RUSSIAN RIVER COUNTY SANITATION DISTRICT

October 9, 2007

The Board of Directors of the Russian River County Sanitation District met this date in adjourned session at 8:31 a.m., with the following members present:
Directors Kerns, Smith, Kelley, Reilly, Brown

Chairwoman Brown presiding.

Present: Jim Andersen, Assistant County Administrator
Steven M. Woodside, County Counsel

CONSENT CALENDAR

III. DEVELOPMENT SERVICES

- 07-0857
27. Minutes
Concurrent resolution approving the minutes for the meeting of September 11, 2007

UNANIMOUS

4:38 Board adjourned to October 16, 2007 at 8:30 a.m.

Respectfully submitted,

Patricia Stoddard
Deputy County Clerk

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH PARK COUNTY SANITATION DISTRICT

October 9, 2007

The Board of Directors of the South Park County Sanitation District met this date in adjourned session at 8:31 a.m., with the following members present:
Directors Kerns, Smith, Kelley, Reilly, Brown

Chairwoman Brown presiding.

Present: Jim Andersen, Assistant County Administrator
Steven M. Woodside, County Counsel

CONSENT CALENDAR

III. DEVELOPMENT SERVICES

- 07-0857
27. Minutes
Concurrent resolution approving the minutes for the meeting of September 11, 2007

UNANIMOUS

4:38 Board adjourned to October 16, 2007 at 8:30 a.m.

Respectfully submitted,

Patricia Stoddard
Deputy County Clerk

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

SONOMA VALLEY COUNTY SANITATION DISTRICT

October 9, 2007

The Board of Directors of the Sonoma Valley County Sanitation District met this date in adjourned session at 8:31 a.m., with the following members present:
Directors Cohen, Brown, Kerns

Vice Chairman Kerns presiding.

Present: Jim Andersen, Assistant County Administrator
Steven M. Woodside, County Counsel

CONSENT CALENDAR

III. DEVELOPMENT SERVICES

- 07-0857a
27. Minutes
Resolution approving the minutes for the meeting of September 11, 2007 for the Sonoma Valley County Sanitation District

AYES: Brown, Kerns
ABSENT: Cohen

4:38 Board adjourned to October 16, 2007 at 8:30 a.m.

Respectfully submitted,

Patricia Stoddard
Deputy County Clerk

MINUTES OF THE MEETING OF THE BOARD OF SUPERVISORS

COUNTY OF SONOMA

October 9, 2007

The Board of Supervisors of the County of Sonoma met this date in adjourned session at 8:31 a.m., with the following members present:
Supervisors Kerns, Smith, Kelley, Reilly, Brown

Chairwoman Brown presiding.

Present: Jim Andersen, Assistant County Administrator
Steven M. Woodside, County Counsel

Call to order and pledge of allegiance

Board member announcements and reports on meetings and other activities

Supervisor Brown reported she attended the CSAC Executive Retreat two weeks ago.

CONSENT CALENDAR

I. GENERAL ADMINISTRATIVE SERVICES

GENERAL SERVICES / TRANSPORTATION AND PUBLIC WORKS

- 07-0842
2. License Amendment for Strainmeter Site at Sonoma Landfill
Resolution authorizing the General Services Director or his Deputy to execute a First Amendment to License Agreement with UNAVCO, Inc. to install and operate a strainmeter site at 4390 Stage Gulch Road, Sonoma

HUMAN RESOURCES

- HELD TO OCTOBER 16, 2007
3. Gabriel, Roeder, Smith & Company Agreement for Actuarial Services
Authorize the Human Resources Director to execute an agreement with Gabriel, Roeder, Smith & Company (GRS) for actuarial services related to Other Post Employment Benefits (OPEB) and other professional consulting services, in the amount of \$100,000 for the term 07/01/07 to 06/30/08

Speaker: Ann Goodrich

Authorize the Human Resources Director to amend the agreement by up to \$25,000 for additional services as may be required

HUMAN RESOURCES (Cont.)

4. Agreement for Services - New Web Based Applicant Tracking System
Authorize the Human Resources Director to execute an agreement for web based applicant tracking services between the County of Sonoma and OnePlanetWeb, Inc., DBA JobAps in the amount of \$79,010 effective October 9, 2007 through October 9, 2008, with two (2) additional one-year options for renewal at the County's sole discretion

V. HEALTH AND HUMAN SERVICES

HEALTH SERVICES

- 07-0839
5. Binational Health Week
Resolution in recognition of Binational Health Week, October 14-20, 2007

HUMAN SERVICES

6. Education Liaison Agreement
Authorize the Human Services Department Director or her designee to sign agreement with Tom Joynt (\$41,382) to provide Education Liaison services for dependent youth; authorize the Human Services Director or her designee to sign any future amendments that do not significantly change program content or cumulatively increase the amount by more than 10%, within prior approved budget authority
- 07-0843
7. Reappointments to the Workforce Investment Board and Youth Education & Employment Services Council
Resolution reappointing thirteen incumbent members to the Workforce Investment Board and two incumbent members to the Youth Education & Employment Services Council
- 07-0844
8. Amendments to Area Agency on Aging Bylaws
Resolution approving the amendments to the Sonoma County Area Agency on Aging Bylaws

II. FISCAL SERVICES

AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR

07-0845

9. Sotoyome Resource Conservation District Fund Transfer
Resolution authorizing the Auditor-Controller-Treasurer-Tax Collector to establish a temporary fund transfer for Sotoyome Resource Conservation District in the amount of \$100,000

III. DEVELOPMENT SERVICES

ECONOMIC DEVELOPMENT BOARD

10. Sonoma County Tourism Bureau Memorandum of Understanding
Approve and authorize the Chair of the Board to execute a Memorandum of Understanding (MOU) with Sonoma County Tourism Bureau (SCTB), representing services provided by the Economic Development Board to SCTB (\$55,000 in revenue)

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

07-0846

11. Continued Decision: PRMD File No. PLP05-0009
Resolution denying the appeal of a Board of Zoning Adjustments decision to adopt a mitigated negative declaration and granting a use permit to The Fifth Resource, Inc. for Vittorio and Henry Belmonte for property located at 9125 Highway 12, Kenwood; APN 050-275-028; Supervisorial District #1 (Continued from September 18, 2007)
12. Amendment and Time Extension for Pacific Municipal Consultants Contract
Authorize Chair to sign an amendment to the current contract agreement with Pacific Municipal Consultants to expend a maximum of \$200,000 for the period of November 30, 2007 to November 30, 2008

Extend the existing contract term one additional year from November 30, 2007 to November 30, 2008

TRANSPORTATION AND PUBLIC WORKS

13. River Road Viaduct at Eagle Nest Lane
Approve and authorize the Chair to execute First Amendment to Agreement with Vali Cooper and Associates, Inc. in the amount of \$50,000 for construction management services (C00022)

Speaker: Lloyd Guccione

07-0847

Resolution approving budgetary adjustments increasing appropriations \$50,000 in Roads-Federal index (035055-8517), decreasing appropriations \$50,000 in Roads-Maintenance (035063-6540) (4/5ths vote required)

14. Design of Healdsburg Disposal Site Scale House
Approve and authorize the Chair to execute First Amendment to Agreement for Professional Services with VBN Architects to include the design of Healdsburg Disposal Site Scale House, and to extend the existing agreement one year to December 31, 2008

07-0848

15. Windsor Intermodal Facility - Phase II
Resolution accepting construction as being complete and authorizing the Chair of the Board to execute a Notice of Completion for construction of Windsor Intermodal Facility - Phase II (Carr's Construction Service, Inc.) (W07084)

07-0849

16. Seismic Retrofit of Russian River Bridge on Crocker Road
Resolution accepting construction as being complete and authorizing the Chair of the Board to execute a Notice of Completion for construction of Seismic Retrofit of Russian River Bridge on Crocker Road (Golden State Bridge, Inc.) (C01148)

17. Pavement Management Program
Approve and authorize the Chair to sign an Agreement for Engineering Consulting Services with Pavement Engineering, Inc. for preparation of additional pavement management inspection (\$49,927)

07-0850

18. Highway 12 Corridor Improvements Project - Phase II - Stage I
Resolution accepting Highway Easement Deed, Grant of Temporary Construction Easement and land; authorizing execution of Right of Way Contract-State Highway; authorizing payment of \$50,600, including \$43,008 severance for the herein described conveyances; authorizing proration and transfer of taxes on said land; and authorizing refund, if applicable, pursuant to §5096 of the Revenue and Taxation Code; lands of Bragg Revocable Trust; APN 056-620-022; Project No. C03401

TRANSPORTATION AND PUBLIC WORKS (Cont.)

- 07-0851
19. Highway 12 Corridor Improvements Project - Phase II - Stage I
Resolution accepting Highway Easement Deed, Grant of Temporary Construction Easement deeds, and lands; authorizing execution of Right of Way Contracts-State Highway; authorizing payments totaling \$11,750, including \$-0- severance for the herein described conveyances; authorizing proration and transfer of taxes on said lands; and authorizing refunds, if applicable, pursuant to §5096 of the Revenue and Taxation Code; lands of Bob and Aileen Brown Trust (APN 056-620-007), Friends in Sonoma Helping, Inc. (APN 056-620-001), Smalley Trust (APN 056-501-055), and Weiler et al (APN 056-541-002 & 003); Project No. C03401
- 07-0852
20. Highway 12 Corridor Improvements Project - Phase II - Stage I
Resolution accepting Highway Easement Deed, Grant of Temporary Construction Easement and land; authorizing execution of Right of Way Contract-Public Highway; authorizing payment of \$23,000, including \$-0- severance for the herein described conveyances; authorizing proration and transfer of taxes on said land; and authorizing refund, if applicable, pursuant to §5096 of the Revenue and Taxation Code; lands of Mavis L. Thielman Trust; APN 056-461-008; Project No. C03401

I. GENERAL ADMINISTRATIVE SERVICES

COUNTY ADMINISTRATOR

21. Status Report
Transfers from Appropriations for Contingencies General Fund
- 07-0853
22. Appropriation Transfer
Resolution authorizing budgetary adjustment to the FY 07-08 Final Budget for the Department of Health Services, Permit and Resource Management Department, Regional Parks and Appropriations for Contingencies in the amount of \$27,011 miscellaneous fee waivers approved by the Board
(4/5ths vote required)

BOARD OF SUPERVISORS

- 07-0840
23. Commendation
Resolution commending and honoring Andy and Lilia Weinberger of Readers' Books as Sonoma Valley Business of the Year 2007

BOARD OF SUPERVISORS (Cont.)

- 07-0854
24. Appointment
Resolution appointing Trina Hartmann to the Assessment Appeals Board as alternate for a term of three years
- 07-0855
25. Reappointment
Resolution reappointing Dalia Goldschmidt Sheff to the Sonoma County Commission on Human Rights representing the First District for a term of two years
- 07-0856
26. Appointment
Resolution appointing Gail Pardini Plass to Human Services Commission representing the Fourth District

MISCELLANEOUS

- 07-0857
27. Minutes
Concurrent resolution approving the minutes for the meeting of September 11, 2007

UNANIMOUS

Presentation of proclamation:

- #5. Binational Health Week
Mary Maddux-Gonzalez
George Ortiz

V. HEALTH AND HUMAN SERVICES

HUMAN SERVICES

9:25 Present: Jo Weber, Director of Human Services
Diane Kaljian, Director, Area Agency on Aging

07-0858

29. In-Home Supportive Services Budget Allocation Augmentation
Resolution authorizing budgetary adjustments to the FY 2007-08 Final Budget in the amount of \$264,440 (4/5ths vote required)

07-0859

Resolution amending the Human Services Department Position Allocation List to add 4.5 FTE Social Worker III and 1.0 FTE Program Planning Analyst and delete 2.0 FTE vacant Social Worker II positions and 1.0 FTE vacant Program Specialist and amending the Position Allocation List to delete vacant Social Worker II positions as they occur in IHSS and add Social Worker III positions to replace the deleted positions

UNANIMOUS

I. GENERAL ADMINISTRATIVE SERVICES

BOARD OF SUPERVISORS

9:30

30. Fee Reimbursement
Authorize Permit and Resource Management Department to reimburse fees for 2007 Vineman Triathlon events in the amount of \$1,172

UNANIMOUS

9:30 Board recessed to closed session

10:50 Board recessed to 11:00

BOARD OF SUPERVISORS / PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

11:00

31. **G.P. 2020**

G.P. 2020 - Direction to Staff

Present: Jennifer Barrett, Permit and Resource Management Department
Greg Carr, Permit and Resource Management Department
Scott Briggs, Permit and Resource Management Department
Dave Hurst, Chief Deputy County Counsel

Board comments, discussion and direction included the following:

Supervisor Reilly submitted a memo to Staff and Board outlining his comments, suggestions and requests:

DATE: October 9, 2007
TO: Staff and Board
FROM: Supervisor Reilly
SUBJECT: Comments on General Plan

Following are my comments, suggestions and requests as staff prepares options for the Board to consider in approving the General Plan and certifying the EIR:

LAND USE PLAN

- Policy LU6E (7): add: “or a maximum 5 acre building envelope of a larger parcel.”
- Policy LU6E (9): Replace with: “Adequate public services and infrastructure must be available for the use without inducing growth in an area where it is not projected or planned.” (1989 GP language)
- Policy LU12F: add: “with the exception of considering a coastal conference facility not located on prime agricultural lands.”
- Policy LU15C: add: “small water systems or wells.”
- Long Term Occupancy of Campgrounds and RV Parks Pilot Project: add: sites in Category K are eligible to apply.
- Policy for Recreation and Visitor Serving Commercial Areas/Designation Criteria (pg 47): reword: “wholly or partially eligible”
- Extending Urban Service Area Boundaries: Allow extension of services to property within 200 feet of USB

BOARD OF SUPERVISORS / PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
(Cont.)

31. G.P. 2020 - Direction to Staff (Cont.)

LAND USE MAP – AMENDMENT REQUESTS:

- I. Existing Requests:
- 4.1 Olmsted (Summer Home Park Corporation): Approve request as consistent with historical use.
- 4.9 (Loundagin): Deny request as inconsistent with property transfer to Burbank Housing
- II. New/Late Requests – Ready for decision: No changes
- III. New/Late Requests – Not Ready for decision:

Request that staff reevaluate the following requests to determine:

1. If they meet screening criteria and qualify for a categorical exemption from CEQA.
2. If not, determine applicants desire to proceed under a General Plan supplemental group process, bearing costs for environmental only, or if they wish to pursue individual General Plan amendment applications on their own.
3. Bring analysis and information back to Board prior to final decision on the General Plan.

Area 1:

- 1A-2 Occidental Arts and Ecology: nonprofit, educational organization desiring to cluster current development on site.
- 1A-3 McMaster/Regional Parks: would complete coastal trail between Salt Point and Stillwater Cove Parks
- 1A-4: Jenny – Stewarts Point: would relocate and preserve historic Stewarts Point Schoolhouse
- 1A-6 State Parks and SCAPOSD (Carrington): would reflect State Parks ownership and facilitate public use

BOARD OF SUPERVISORS / PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
(Cont.)

31. G.P. 2020 - Direction to Staff (Cont.)

- Area 4:
- 4A-1 Topolos: would recognize longstanding restaurant as conforming use
- 4A-2 Bear Flag Properties (Bassignani): would recognize long established nursery as conforming use
- 4A-4 South (Dada): would allow hardware store expansion in redevelopment area
- 4A-6 Harvey: would recognize existing resort in redevelopment area as conforming use

AG RESOURCES ELEMENT:

- Policy AR-5A: Replace with 75% requirement
- Objective AR6.3 and AR6d-7 – Event Coordinator: revise to encompass all permitted public events or eliminate entirely
- Policy AR-6F (3): delete
- Define “agricultural support service” and agricultural support uses”
- Make farming activities in AR & RR permit simple and less restrictive
- Limit new primary homes and related non-ag development in LEA and LIA to 10,000 sq/ft building envelopes and require ongoing ag production by owner or by contract.

BOARD OF SUPERVISORS / PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
(Cont.)

31. G.P. 2020 - Direction to Staff (Cont.)

OPEN SPACE & RESOURCE CONSERVATION ELEMENT:

- Community Separators (Staff recommendations #2 & #3 modified): Include staff recommendations to include some of the SCAPOSD Priority Greenbelts and new lands between Rohnert Park/Cotati and new lands between Cloverdale/Healdsburg.
- Policy OSRC-3i: add after first sentence: “Recognize any state modification to this designation.”
- Policy OSRC-8d-2: Require siting development farthest away from stream, where feasible, prior to allowing fire fuel management within streamside conservation areas. Except development utilizing materials not requiring fuel management setbacks.
- Policy OSRC-8d-7C: define “upland areas” as those having slopes of over 20%.
- Reconcile prohibitions on vegetation removal within riparian setbacks with desired provisions to establish engineered and maintained vegetative filter strips, particularly on non-fish bearing seasonal streams.
- Policy OSRC-8e-2: delete: “or minor expansion of an existing structure or other existing use.”
- Policy OSRC-8e-4: Provide that, prior to submission to county, conservation plans must be reviewed and certified by an RCD, VESCO or state/federal resource agency until county adopts its own standards and mitigation ratios.
- Policy OSRC-17d Santa Rosa – Forestville Trail (AKA West County Trail): Modify to indicate that the planned trail ends at the Russian River at Steelhead Beach Park rather than Highway 116 in Forestville.
- Research the KERA restrictions to geothermal.

BOARD OF SUPERVISORS / PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
(Cont.)

31. G.P. 2020 - Direction to Staff (Cont.)

WATER RESOURCES ELEMENT

- Establish a goal to develop a comprehensive groundwater management program within five years with priority given to Class III and Class IV water scarce areas. This program should be updated when the Class System is amended to reflect current conditions.
- Require that water jurisdictions create a no net increase in water usage in considering new development
- Develop policies and building design criteria for use of grey water systems consistent with public health standards
- Implement a required permit process for water exports.

CIRCULATION AND TRANSIT ELEMENT

Circulation and Transit Program 4 – Heritage Roads: reword: “The County will establish a nomination and signage program for considering designation of certain older rural roads which meet the criteria of CT-3K as “Heritage Roads” and develop design standards that would protect their unique character while maintaining safe road conditions.”

PUBLIC FACILITIES AND SERVICES ELEMENT

- Policy PF-1g (i): change to: “The property must be within 200 feet of the urban service boundary.”
- Policy PF-11 Package Treatment Plants:
- Insert: maintenance, replacement and/or removal and adequate financing through bonds or sinking funds of the treatment facilities over the long run.
- Add: “Insure that plants are consistent with the General Plan and will not result in unplanned growth.”
- Add: “Require that the design and appearance of plants in agricultural and other rural areas be compatible with rural area characteristics.”
- Add: “Allow package treatment plants only for purposes of addressing existing public health problems except for new 100% affordable housing developments of five or more units.”

BOARD OF SUPERVISORS / PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
(Cont.)

31. G.P. 2020 - Direction to Staff (Cont.)

GLOSSARY

- Affordable Housing Project: delete: “more than one lot”
- Vegetation Removal: Explain how prohibition of vegetation removal in riparian setback areas is consistent with desired establishment of vegetative filter strips.

GENERAL PLAN EIR

Prior to final certification, provide the Board with analysis and resulting modifications to the GP EIR with particular attention to deficiencies cited by legal counsel to Greenbelt Alliance

Supervisor Smith

Consider “K” zoning possibilities relating to affordable housing; better define “upland;” more discussion of recycled water use; more discussion about what is disturbing to vegetation; Permits preferences for catch water basins; have discussions with Water Agency about setback requirements and conflicts; more detailed information about protected streams; discussion about the Rohnert Park community separator request, referencing the 2001 agreement and policy issue.

Supervisor Kerns

Supervisor Kerns gave no further direction at this time except to consider his comments and requests made during the GP2020 public hearings.

Supervisor Kelley

Clarify inconsistencies in language options regarding specific, ordinance type language; be cautious regarding regulatory actions that may overburden middle-income taxpayers; in the Transportation Element make comments regarding passenger rail service and freight rail service reducing greenhouse gas emissions; describe the process for designating heritage roads; discuss package treatment plants guidelines and criteria; explain that certain elements could be superseded by future master plans such as the Airport Master Plan; regarding the Water Resources element, what are we requiring - inconsistencies of systems vs. suppliers; better definitions, such as Riparian, Biotic Habitat, Scenic Corridors vs. Public Roads; further discussion about new position of Event Coordinator; more discussion of Ag/Family Dwellings; follow up on geothermal section; revise language dealing with Port Sonoma; further discussion of the urban growth boundary between Cloverdale and Healdsburg; better land use maps, perhaps GIS mapping.

BOARD OF SUPERVISORS / PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
(Cont.)

31. G.P. 2020 - Direction to Staff (Cont.)

Supervisor Brown

Discuss further the possibility of converting recreational trailer Parks to more long-term occupancy and what "K" zoning doesn't want to convey regarding campgrounds; further discussion on 'no net increase' water usage; package treatment plants which may allow for developments that weren't supposed to be there, and using ordinance language such as is used for grading, vineyard management, etc.

This matter will come back to the Board December 11, 2007 at 2:15 p.m., when staff will bring back an outline, element by element and issue by issue, for the Board's further consideration, along with consideration of comments submitted by the public during the hearing process and written comment period.

12:16 Board recessed to 2:00

2:01 Board reconvened

Present: Jim Andersen, Assistant County Administrator
Steven M. Woodside, County Counsel

2:01 Report on Closed Session:

1. Instruction to Legal Counsel-Initiation of litigation pursuant to subdivision (c) of Section 54956.9 (Govt. Code Section 54956.9(c)).

07-0860

32. Resolution authorizing the County Risk Manager to effect settlement of the complaint from Linda Jenkins v. County of Sonoma, in the amount of \$60,000

UNANIMOUS

NOT DISCUSSED

2. Conference with Legal Counsel-Existing Litigation - Name of Case: In the Matter of the Protest of: Bill Cogbill, Sheriff, et al., against the Person to Person and Premises to Premises Transfer of an On-Sale General Public Eating Place License to: Dry Creek Rancheria of Pomo Indians, River Rock Casino, Department of Alcoholic Beverage Control No. 47-396835 (Govt. Code Section 54956.9(a)).

2:01 Report on Closed Session (Cont.)

3. Instruction to Legal Counsel-Anticipated Litigation or Significant exposure to litigation - Agency Involved: Human Resources Department (Govt. Code Section 54956.9(b)). No action taken.

CONTINUED TO 10/16/07

4. Conference with Legal Counsel-Existing Litigation - Name of case: Brian J. Patenaude v. County of Sonoma, et al., United States District Court Northern District of California, Court Case No. C 06 7783 MHP; Agency Involved: Sheriff's Department (Govt. Code Section 54956.9(a)).
5. Instruction to Legal Counsel-Existing Litigation (The Board of Directors of the Sonoma County Water Agency) - Name of case: Landowners for Water Rights v. Sonoma County Water Agency, Court No. SCV-238500 (Govt. Code Section 54956.9(a)). No action taken.
6. Instruction to Labor Negotiator (The Board of Supervisors, the Board of Commissioners of the Community Development Commission and the Board of Directors of the Sonoma County Water Agency) - Agency negotiator: Ken Couch and Ann Goodrich; Employee organization: All; Unrepresented employee: All, including retired employees. No action taken.

2:03 Public Comment open:
Tom Furrer, Casa Grande United Anglers
Angelica Tercero

2:13 Public Comment closed

2:13 File No.: N/A
Description: To consider a new lease for Department of Health Services, Mental Health Division, with Kirk Veale, d.b.a. Veale Investment Properties
Env. Doc.: NA
Location: 16390 Main Street, Suite B, Guerneville
Sup. Dist.: Dist. #5

Present: David Hurst, Chief Deputy County Counsel

2:13 Public Hearing open

2:13 Public Hearing closed

07-0861

33. Resolution authorizing the General Services Director, or his Deputy, to execute a lease with Kirk Veale, d.b.a Veale Investment Properties, for 16390 Main Street, Suite B, Guerneville, California

UNANIMOUS

- 2:13 Permit and Resource Management Department
Review and possible action on the following:
1. Acts and Determinations of Planning
Commission/Board of Zoning Adjustments
 2. Acts and Determinations of Project Review
and Advisory Committee
 3. Administrative Determinations of the Director of Permit and Resource
Management

APPROVED

- 2:15 File No.: PRMD File No. UPE99-0173
Description: Appeal of a Board of Zoning Adjustments decision to deny the request for
a Use Permit to legalize a 151-foot tall major freestanding commercial
telecommunications tower and expand the silhouette with no increase in
height located on the Donecker property
Env. Doc.: Mitigated Negative Declaration
Location: 4914 Burnside Road, Sebastopol
Sup. Dist.: Dist. #5
(Continued from September 25, 2007)

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

- 2:30 Public Hearing open
Robert McCarthy, McCarthy and Schwartz, representing Allen Ferrera, CalSites
Ron Dering, representing Sikes, Kingwell, Hayssen and Hannon families
Greg Miller, representing Allen Ferrera, CalSites
Paul Albritton, MacKenzie & Albritton LLP, representing Verizon Wireless
David Harrison, Sonoma County Radio Amateurs, Inc.
Dane Jasper, CEO and Co-founder, Sonic.net
Andrea Granahan, West County resident
Don Heinz, Occidental
Roy Bolzer, Occidental
Judy Joyce, West County
Assistant Chief John Lopey, California Highway Patrol, Sacramento
Jim Robinson, Occidental
Mike Steinberg, Volkerts Road, Sebastopol
Takeshi Tokunaga and Javier Del Rio, Caltrans
Maureen Jennings, Freestone
Ed _____, neighbor
Jim O'Hara, Volkerts Road, Sebastopol

2:30 Public Hearing (Cont.)

Darlene LaMont, Occidental
Tony Ping, Freestone
Art Hayssen, Burnside Road resident
Tony Kirby, Bodega
Elisabeth Kingwell, Sebastopol
David _____, Occidental
Urna Andre, Occidental
Don Daniels, Penngrove
Jean Kapolchok, representing Arthur and Jan Hayssen
Richard Holmes, Occidental
Lee Sikes, Burnside Road, Sebastopol
Pamela Glascock, Sebastopol
Debra North, Occidental
Wheaty Tripton-Joseph, Sebastopol
Judy Elbring, Sonoma Mountain, Santa Rosa
John Felton, Oakmont
Cathy Hammond, Sebastopol
Rebecca Parson _____, Bodega
Peter Mosshart, Site Development Manager for No. California, Verizon Wireless
Allen Ferrera, Appellant
Laura Lynn Wagner, Occidental
Joe Schmitz, Pressley Road
Chris _____, Ferguson Road, Sebastopol
Michael Ming, Vice President, PogoWave Communications
Timothy Fawcett, Verizon, County Telecommunications contact
Paul Albritton
Robert McCarthy

4:18 Public Hearing closed

Board gave direction to staff regarding the Use Permit and requested a number of modifications. Board recommendations included: a 110% setback from any offsite dwellings; a project description and inventory (including a graphic) that includes actual uses and locations on the tower; removal of the mast at the top of the tower that is not being used; ground level landscape screening; a square footage silhouette maximum of 185 feet sq. ft.; record the deed restriction consistent with staff recommended conditions of approval, and confirmation that the road easement allows commercial use and the FCC regulations are being met.

Straw vote:

Motion to grant the appeal of the Board of Zoning Adjustments denial of a Use Permit and adopting a Mitigated Negative Declaration to approve the Use Permit with modifications, for request by Allen B. Ferrera for property located at 4914 Burnside Road, Sebastopol; APN 073-010-023

UNANIMOUS

2:15 Hearing (PRMD File No. UPE99-0173) (Cont.)

07-0862

34. Resolution continuing the decision for an appeal of the Board of Zoning Adjustments denial of a Use Permit and adopting a Mitigated Negative Declaration to approve the modified Use Permit, for request by Allen B. Ferrera for property located at 4914 Burnside Road, Sebastopol; APN 073-010-023 (PRMD File No. UPE99-0173) to December 4, 2007 on the Consent Calendar

UNANIMOUS

4:38 Board adjourned to October 16, 2007 at 8:30 a.m.

Respectfully submitted,

Patricia Stoddard
Deputy County Clerk