



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Tennis Wick
Director

Scott Orr
Assistant Director

Michelle Arellano
Administration

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Engineering and Construction

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Sonoma County Board of Zoning Adjustments Actions

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

October 24, 2024
Meeting No.: 24-14

Roll Call

Commissioner Freeman, District 1
Commissioner Gilardi, District 2
Commissioner Wiig, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, PRMD Division Manager
Jacob Sedgley, Project Planner
Tasha Levitt, Administrative Assistant
Ivan Jimenez, Deputy County Counsel III
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: UPE22-0067
Applicant: Public Safety Towers LLC
Owner: Sonoma County Water Agency
Cont. from: September 12, 2024
Staff: Jacob Sedgley
Env. Doc: Class 3 Categorical Exemption (14 CCR § 15303)

Proposal: Use Permit for a new Intermediate Freestanding Commercial Telecommunications Facility, including a 110-foot monotree, a generator for backup emergency power, and associated ground equipment all located within a 1,125-square foot lease area enclosed by a 6-foot fence on a 78.11-acre parcel zoned RRD (Resources and Rural Development).

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the project exempt from CEQA and approve use permit request.

Location: 10290 Westside Road, Healdsburg, CA

APN: 110-280-007

District: Fifth

Zoning: Resource and Rural Development (RRD B6 160), with the Floodway and Floodplain Combing Districts (F1 F2), Oak Woodland and Valley Oak Habitat Combing Districts (OAK VOH), Riparian Corridor Combining District (RC50/25 RC200/100), and Scenic Resources Combining District (SR – Scenic Corridor)

Action: **Commissioner Koenigshofer** moved to continue the item to November 14th with a request to the applicant to increase the tolling agreement for up to 60 days, and a further continuance be renoticed if possible. Additionally, the motion requests more detailed information on coverage related to the development patterns of existing residential structures for differing tower heights. That in consultation with emergency services, the applicant and staff, determine what the minimum height is for emergency services. That from vantage point 3 in the visual assessment additional simulations show what a faux eucalyptus tree would look like, and a faux water tower of a couple different heights. The hearing is to remain open. Seconded by **Commissioner Wiig** and approved with a 5-0-0-0 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Freeman	Aye
Commissioner Gilardi	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0