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Sonoma County Planning Commission Actions

Permit Sonoma Hearing Room
2550 Ventura Avenue
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

July 10, 2025
Meeting No.: 24-05

Roll Call
Commissioner Kapolchok, District 1
Commissioner Reed, District 2
Commissioner Striplen, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members
Scott Orr, Permit Sonoma Assistant Director
Katrina Braehmer, Project Planner
Eric Gage, Project Planner
Tasha Levitt, Administrative Assistant
Christa Shaw, Deputy County Counsel IV
Ethan Pawson, Deputy County Counsel III

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: GPA25-0001
Applicant: County of Sonoma
Owner: N/A
Cont. from: N/A
Staff: Katrina Braehmer
Env. Doc: Exempt
Proposal: State law requires the County to address environmental justice in its general plan. The proposal is a general plan amendment to incorporate a new

Environmental Justice Element into General Plan 2020 that will include new goals, policies, and implementation measures to reduce unique or compounded health risks, prioritize improvements and resource access, and improve civic engagement in the public decision-making process. The purpose of the Environmental Justice Element is to improve health in low-income communities that are disproportionately affected by pollution and other environmental burdens.

Recommended Action: Staff recommends the Planning Commission adopt a resolution finding the new Environmental Justice Element consistent with the General Plan and recommending Board of Supervisors approval of a general plan amendment to adopt the Environmental Justice Element.

Location: County of Sonoma

APN: Various

District: All

Zoning: Countywide (unincorporated areas)

Action: **Commissioner Koenigshofer** motioned to approve the project with modifications to the text of Policies EJ-1a, EJ-1b, and EJ-1f and direction to staff to include policies or programs to 1) integrate tribal affairs experience within Sonoma County job classifications necessary to implement Goal EJ-1, and 2) explore dedicated Environmental Justice Community and tribal seats to County Boards and Commissions. Seconded by **Commissioner Reed** and approved with a 5-0-0-0 vote.

Appeal Deadline: N/A
Resolution No.: 25-04

Vote:

Commissioner Kapolchok	Aye
Commissioner Reed	Aye
Commissioner Bahning	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

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

Item No.: 2
Time: 1:10 PM
File: ZCE24-0009

Applicant: County of Sonoma
Owner: N/A
Cont. from: N/A
Staff: Eric Gage
Env. Doc: Permit Sonoma has determined that the proposed amendments to Chapter 26 to implement Housing Element program 15g are consistent with development density analyzed in the 2020 General Plan EIR and exempt from further CEQA review per Section 15183 of the CEQA Guidelines. Proposed amendments for Employee Housing Act compliance are considered administrative updates to implement and remain consistent with provisions of state law that will not result in direct or indirect changes in the environment, and are therefore not a project subject to CEQA pursuant to Section 15378 of the CEQA Guidelines.
Proposal: The Sonoma County Planning Commission will conduct a public hearing to consider a recommendation to the Board of Supervisors on a proposed ordinance amending Sonoma County Code Chapters 26 (Zoning Regulations), 30, 40A, and 40D relating to agricultural employee housing allowances to comply with the state Employee Housing Act (Cal. Health & Safety Code, Div. 13, Pt. 1). Additional amendments are proposed to implement Program 15g of the 2023-2031 Housing Element to reduce criteria thresholds for agricultural employee dwelling units under Zoning Code Section 26-24-040.
Recommended Action: Staff recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors amend the text of the Sonoma County Municipal Code for consistency with the California Employee Housing Act and the adopted 2023-2031 Housing Element.
Location: County of Sonoma
APN: Various
District: All
Zoning: Countywide (unincorporated areas)

Action: **Commissioner Koenigshofer** motioned to continue the item to a date certain of July 31st at 1:00 PM, with direction to staff to explore policy options for additional monitoring to ensure farmworker occupancy of the residential units. Seconded by **Commissioner Kapolchok** and approved with a 5-0-0-0 vote.

Appeal Deadline: N/A
Resolution No.: N/A

Vote:

Commissioner Kapolchok	Aye
Commissioner Reed	Aye

Commissioner Bahning	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

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