

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

TUESDAY

MAY 7, 2013

8:30 A.M.

(The regular afternoon session commences at 2:00 p.m.)

Susan Gorin	First District	Veronica A. Ferguson	County Administrator
David Rabbitt	Second District	Bruce Goldstein	County Counsel
Shirlee Zane	Third District		
Mike McGuire	Fourth District		
Efren Carrillo	Fifth District		

This is a simultaneous meeting of the Board of Supervisors of Sonoma County, 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 Sonoma County Agricultural Preservation and Open Space District, the Board of Directors of the Northern Sonoma County Air Pollution Control District, the Sonoma County Public Finance Authority, the Sonoma Clean Power Authority, and as the governing board of all special districts having business on the agenda to be heard this date. Each of the foregoing entities is a separate and distinct legal entity.

The Board welcomes you to attend its meetings which are regularly scheduled each Tuesday at 8:30 a.m. Your interest is encouraged and appreciated.

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the Board's website at <http://www.sonoma-county.org/board/>. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 575 Administration Drive, Room 100A, Santa Rosa, CA.

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Board after distribution of the agenda packet are available for public inspection in the Board of Supervisors office at 575 Administration Drive, Room 100A, Santa Rosa, CA, during normal business hours.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact the Clerk of the Board at (707) 565-2241, as soon as possible to ensure arrangements for accommodation.

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Sonoma County Transit: Rt. 20, 30, 44, 48, 60, 62

Santa Rosa CityBus: Rt. 14

Golden Gate Transit: Rt. 80

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APPROVAL OF THE CONSENT CALENDAR

The Consent Calendar includes routine financial and administrative actions, are usually approved by a single majority vote. There will be no discussion on these items prior to voting on the motion unless Board Members or the public request specific items be discussed and/or removed from the Consent Calendar.

PUBLIC COMMENT

Any member of the audience desiring to address the Board on a matter on the agenda: Please walk to the podium and after receiving recognition from the Chair, please state your name and make your comments. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the subject under discussion. Each person is usually granted 3 minutes to speak; time limitations are at the discretion of the Chair.

8:30 A.M. CALL TO ORDER

PLEDGE OF ALLEGIANCE

I. APPROVAL OF THE AGENDA

(Items may be added or withdrawn from the agenda consistent with State law)

II. BOARD MEMBER ANNOUNCEMENTS

III. CONSENT CALENDAR

(Items 1 through 39)

PRESENTATIONS/GOLD RESOLUTIONS

(Items 1 through 7)

PRESENTATIONS AT BOARD MEETING

1. Adopt a Gold Resolution declaring May 2013 Foster Parent Recognition Month in Sonoma County. (Human Services)
2. Adopt a Gold Resolution proclaiming the week of May 5 - May 11, 2013 as Public Service Recognition Week in Sonoma County. (County Administrator/Human Resources)
3. Adopt a Gold Resolution honoring Nick Frey for his immeasurable contributions to Sonoma County wine industry as he retires from the Sonoma County Winegrape Commission after serving 13 years as President. (Fourth District)
4. Adopt a Gold Resolution honoring and commending Geyserville Fire Protection District Chief Paul Pigoni after 40 years of dedicated public service to the people of northern Sonoma County. (Fourth District)
5. Adopt a Gold Resolution commending Dave Head, General Services Division Manager for Fleet Operations, for his 25 -1/2 years of service with the County of Sonoma and his many contributions to the betterment of the General Services Department and the County of Sonoma. (General Services)

PRESENTATIONS AT DIFFERENT DATE

6. Adopt a Gold Resolution recognizing May as National Bike Month, and proclaiming Thursday, May 9, 2013 as "Bike to Work Day" in Sonoma County, and commending Mike Conway for his dedication to bicycling, support of Bike to Work Day, and inspiration to fellow employees and the public in Sonoma County. (General Services)
7. Adopt a Gold Resolution recognizing the Sonoma County Veteran Resource and Job Fair on May 1, 2013. (Second District)

CONSENT CALENDAR (Continued)

RUSSIAN RIVER COUNTY SANITATION DISTRICT

(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

8. Authorize the Chair to execute the contract with West Bay Builders, Inc. for \$2,349,000 through project completion date for construction of the Russian River County Sanitation District Treatment Plant Biological Nutrient Removal. (Fifth District)

SONOMA COUNTY WATER AGENCY

(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

9. Authorize the Chair to execute a funding agreement with Sonoma Ecology Center to provide watershed management services related to runoff source reduction and watershed strategy for the amount of \$35,000; agreement terminates on June 30, 2015. (First District)
10. Authorize the General Manager to participate in a two year study with WateReuse Association in a Direct Potable Reuse Initiative, by providing financial contribution of \$50,000 from the Water Agency's Recycled Water Fund to the WateReuse Association.

COMMUNITY DEVELOPMENT COMMISSION

11. Receive the River Area Shelter and Downtown Task Group Report and recommendations regarding potential solutions to address the unmet shelter and service needs of people who are homeless in the lower Russian River area. (Fifth District)

COUNTY COUNSEL / COUNTY ADMINISTRATOR

12. Authorize the Chair to execute a three-year agreement with Harry Allen to provide for indigent defense services from July 1, 2013, through June 30, 2016, at a cost of \$2,067,884 for Fiscal Year 2013-14. (4/5 vote required)

ECONOMIC DEVELOPMENT BOARD

13. Receive the Sonoma County Economic Development Board Foundation's Annual Report for fiscal year ending June 30, 2012.

GENERAL SERVICES / HUMAN SERVICES

14. Lease expansion for Human Services Department / Family Youth & Children Division – Authorize the General Services Director to execute a lease amendment with A.J. Ventures, Inc. (Landlord), to expand the leased premises by approximately 7,547 sq. ft., for an initial rate of \$1.64 per sq. ft. per month (approximately \$12,377 per month or \$148,525 per year), which is subject to adjustment as more particularly described in said amendment, for nine years plus options to extend the lease term, in the building located at 1202 Apollo Way, Santa Rosa, CA.

CONSENT CALENDAR (Continued)

HEALTH SERVICES

15. Authorize the Director of Health Services to execute the first amendment to an agreement with Lea Bové to provide veterinary services associated with the mobile spay/neuter pilot program, increasing the contract by \$27,000, resulting in a new total not to exceed amount of \$52,000.
16. Adopt a Resolution authorizing the Director of Health Services to execute an amendment to the Joint Exercise of Powers Agreement that governs the operations of the California Mental Health Services Authority (CalMHSA).
17. Authorize the Director of Health Services to execute an agreement with Social Science Research Council to conduct the community health assessment project for the period May 7, 2013 through June 30, 2014, for an amount not to exceed \$92,725.

HUMAN SERVICES

18. Authorize the Director of Human Services to sign and execute contract between the Sonoma County Area Agency on Aging (AAA) and Partners in Care for AAA to receive a total of \$75,000 over four fiscal years (Fiscal Year 2012-13 through Fiscal Year 2015-16) for management of the Chronic Disease Self-Management Education Program and authorize a subcontract, utilizing \$60,000 of this funding, with the Northern California Center for Well-Being through August 31, 2015 to provide Program training and courses; and Adopt a Resolution authorizing budgetary adjustments to the 2012-13 Final Budget for the Special Revenue Fund, Human Services Department, in the amount of \$75,000. (4/5 vote required)

INFORMATION SYSTEMS

19. Authorize the Director of Information Systems to execute amendments to current intergovernmental agreements concerning the courier services that alter the number of courier stops but make no other modifications to rates or terms and conditions.

LAW LIBRARY

20. Adopt a Resolution introducing, reading the title of and waiving further reading of a proposed Ordinance increasing the Sonoma County Public Law Library's portion of the civil filing fee for the Superior Court from \$35 to \$38 effective January 1, 2014 and from \$38 to \$41 effective January 1, 2015. (First Reading)

PERMIT AND RESOURCE MANAGEMENT

21. Adopt a Resolution issuing a roiling permit (Ordinance No. 3836R) for in channel work and necessary permit extensions to Sonoma County Regional Parks for beach grooming and installation and removal of a summer dam at Healdsburg Veterans Memorial Beach (Russian River). (4/5 vote required) (Fourth District)

CONSENT CALENDAR (Continued)

22. Adopt a Resolution issuing a roiling permit (Ordinance No. 3836R) for in channel work and necessary permit extensions to the Russian River Recreation and Park District for the recreation dam installation, maintenance and removal at Johnson's and Vacation Beaches (Russian River) in the town of Guerneville. (4/5 vote required) (Fifth District)
23. Adopt a Resolution issuing a roiling permit (Ordinance No. 3836R) for in channel work and necessary permit extensions to the Dehlinger Winery for Riparian and Wetland Restoration in an unnamed tributary to the Laguna de Santa Rosa near the town of Sebastopol. (4/5 vote required) (Fifth District)

PERMIT AND RESOURCE MANAGEMENT
AND
SONOMA VALLEY COUNTY SANITATION DISTRICT
(Directors: Gorin, Rabbitt, K. Brown)

24. Adopt a Resolution authorizing the Chair to execute an Outside Service Area Agreement with the Sonoma Valley County Sanitation District for public sewer service to property located at 20550 Palmer Avenue, Sonoma, California. (2/3 vote required) (First District)

SHERIFF'S OFFICE

25. Adopt a Resolution approving the Boating Safety and Enforcement Financial Aid Program Contract with the California Department of Boating and Waterways for Fiscal Year 2013-14 in the amount of \$513,889 and authorizing the Sheriff to execute the contract.
26. Sub-Grantee Agreement with the Marine Exchange of the San Francisco Bay Region - Project No. 56 – (A) Authorize the Sheriff to sign and execute the Sub-Grantee Agreement with the Marine Exchange of the San Francisco Bay Region as Port Security Grant Program (PSGP) Fiduciary Agent and Direct Grantee. (B) Adopt a Resolution to accept the grant award which is not to exceed U.S. \$76,629 for the purchase of an all terrain security vehicle. (4/5 vote required) (C) Adopt a Resolution authorizing a budgetary adjustment to the Sheriff's Office Fiscal Year 2012-13 final budget, appropriating unanticipated revenue in the amount of \$76,629. (4/5 vote required)

TRANSPORTATION AND PUBLIC WORKS

27. Adopt a Resolution approving the 2013 Title VI Civil Rights Program Triennial Update for Sonoma County Transit.
28. Award engineering design contract to Moffatt & Nichol for the replacement of Boyes Boulevard Bridge totaling \$620,278 with a term ending December 31, 2015. (First District)
29. Approve and authorize engineering design contract to OPAC Consulting Engineers for the replacement of Hauser Road Bridge totaling \$728,848 with a term ending December 31, 2015 (C11006). (Fifth District)

CONSENT CALENDAR (Continued)

30. Approve out-of-state travel request for the Airport Manager to attend the Airports Council International – North America Jump Start Air Service Development Program in Atlanta, GA (June 2 – June 7, 2013).
31. Authorize the Director of Transportation and Public Works to execute the agreement with the Ohlone Preserve Conservation Bank to purchase Conservation Credits for California Red Legged Frog Mitigation for the Adobe Road at East Washington Project (C02279) in the amount of \$37,050. (4/5 vote required) (Second District)
32. Approve plans and specifications for the 2012-13 Pavement Preservation Program – Bonded Wearing Course project; Award contract for construction to low bidder, Windsor Fuel Co., in the amount of \$1,498,976.78 and Authorize Chair to execute construction contract (M12004). (Second, Third and Fourth Districts)
33. Approve plans and specifications for the 2012 Asphalt Overlay Program – C11008; and Award contract to low bidder, (Ghilotti Construction Company), in the amount of \$4,714,000.05 (Base Bid plus Alternates 1, 2 & 3) and authorize the Chair to execute construction contact C11008. (First, Second, and Fourth Districts)

MISCELLANEOUS

34. Approval of Minutes – (A) Approve the Minutes of the Meeting of April 16, 2013 for the following: Agricultural Preservation and Open Space District, Community Development Commission, Northern Sonoma County Air Pollution Control District, Sonoma County Water Agency, and Board of Supervisors; and (B) Approve the Minutes of April 23, 2013 for the following: Agricultural Preservation and Open Space District, Community Development Commission, Northern Sonoma County Air Pollution Control District, Occidental County Sanitation District, Sonoma Clean Power Authority, Sonoma County Water Agency, South Park County Sanitation District, and Board of Supervisors.

APPOINTMENTS/REAPPOINTMENTS

(Items 35 through 39)

35. Appoint Chris Knerr, Chris Snyder, Jerald Miller, and Kelly Bass to the Workforce Investment Board for a one year term ending May 7, 2014; and Appoint George Steffensen and Kellie Noe to the Youth Council for a one year term ending May 7, 2014. (Human Services)
36. Appoint Emily Mann to the Sonoma County Commission on the Status of Women for a two-year term ending May 7, 2015. (Second District)
37. Reappoint Cindy Williams to the Sonoma County Commission on the Status of Women, for a two-year term ending April 12, 2015. (Second District)
38. Reappoint Todd Mendoza to the Sonoma County Agriculture Preservation and Open Space District Fiscal Oversight Commission for a two-year term ending June 7, 2015. (Second District)
39. Reappoint Tim Gonzales to the Bicycle and Pedestrian Advisory Committee representing the Fifth District beginning November 6, 2012 through November 6, 2014. (Fifth District)

IV. REGULAR CALENDAR

(Items 40 through 44)

AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

40. Preservation Ranch Acquisition – Adopt a Resolution of the Board of Directors of Sonoma County Agricultural Preservation and Open Space District (District) for the acquisition of a conservation easement over the Preservation Ranch property in an amount not to exceed \$4,000,000; determining that the acquisition is consistent with the 2020 Sonoma County General Plan and the District’s Expenditure Plan; authorizing the execution of a Conservation Easement; delegating authority to General Manager to execute grant agreements and related documents; authorizing the execution of a Certificate of Acceptance; and making certain determinations pursuant to the California Environmental Quality Act. (Fifth District)

COUNTY ADMINISTRATOR / AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR / INFORMATION SYSTEMS / GENERAL SERVICES

41. Accept quarterly update on the Enterprise Financial System Project Implementation; and Authorize the Information Systems Department Director to execute a professional services agreement with Neko Industries, Inc. (Neko) for procurement, installation, implementation, training, and support services for the PeopleSoft integration for a total amount not to exceed \$416,975 for the term of May 14, 2013 to July 11, 2017.

COMMUNITY DEVELOPMENT COMMISSION

(Commissioners: Gorin, Rabbitt, Zane, McGuire, Carrillo)

42. Sonoma County 2013 Homeless Count Results.

COMMUNITY DEVELOPMENT COMMISSION

(Commissioners: Gorin, Rabbitt, Zane, McGuire, Carrillo)

AND

BOARD OF SUPERVISORS

43. Approve the Sonoma County Consolidated Plan Action Plan: One Year Use of Funds Fiscal Year 2013-14 for the proposed use of Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grants funds and associated (8) Board actions.

BOARD OF SUPERVISORS

44. Approve fee waiver in the amount of \$1,485 to Regional Parks for the Bodega Bay 4th of July fireworks celebration for permit, day use, and parking fees at Westside Park (\$1,125) and parking fees for schoolchildren to visit the Tall Ships during their stay at Spud Point Marina (\$360). (Fifth District)

V. CLOSED SESSION CALENDAR

(Items 45)

45. The Board of Supervisors, the Board of Directors of the Sonoma County Water Agency, the Board of 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 Negotiator, Agency Negotiator: Wendy Macy/Carol Allen/William Kay, Burke & Associates and Carol Stevens, Burke & Associates. Employee organization: All. Unrepresented employees: All, including retired employees (Govt. Code Section 54957.6 (b)).

VI. REGULAR AFTERNOON CALENDAR

(Items 46 through 51)

2:00 P.M. - RECONVENE FROM CLOSED SESSION

46. Report on Closed Session.
47. **PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA**
(Comments are restricted to matters within the Board jurisdiction. The Board will hear public comments at this time for up to thirty minutes. Please be brief and limit your comments to three minutes. Any additional public comments will be heard at the conclusion of the meeting.)
48. 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
 - Administrative Determinations of the Director of Permit and Resource Management

PERMIT AND RESOURCE MANAGEMENT

49. **2:10 P.M.** – Conduct a public hearing and adopt a Resolution to approve an amendment to the “Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones,” to extend deadline and streamline the procedure for protest of County initiated Nonrenewal of a Land Conservation Contract, consistent with Government Code Section 51245.
(UNCONTESTED)
50. **2:10 P.M.** – **ORD11-0005 – (ALL DISTRICTS)**
- APPLICANT: N/A
 - LOCATION: Various
 - ASSESSOR’S PARCEL NO.: Various
 - ENVIRONMENTAL DOCUMENT: Negative Declaration
 - REQUEST: Conduct public hearing on the proposed changes to the General Plan and Zoning Code to enable Renewable Energy and approve the following as recommended by the Planning Commission: Adopt a Resolution adopting a Negative Declaration and amending the General Plan Open Space and Resource Conservation Element to allow commercial renewable energy systems in agricultural and resource areas; and Adopt an Ordinance making changes to the Zoning Code to allow Renewable Energy systems and facilities at appropriate scale in various zoning districts.

51. ADJOURNMENTS

NOTE: The next regular meeting will be held on May 14, 2013 at 8:30 a.m.
Upcoming Hearings (All dates tentative until each agenda is finalized)

- May 14th (AM) – Northern Sonoma County Air Pollution Control District Budget Hearing
- May 14th (AM) – Sale of Property 615 Main West Spain Street, Sonoma
- May 21st (AM) – Sanitation Zones & District Prop 218 Hearing
- June 4th (AM) – Prop 218 Fee Hearing Salmon Creek Water District
- June 10th – 21st – Budget Hearings
- June 18th (PM) – CPH12-0004; State of California – Iron Rangers; Sonoma



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 1
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Human Services Department

Staff Name and Phone Number:

Nick Honey 565-4343

Supervisorial District(s):

All

Title: Foster Parent Recognition Month

Recommended Actions:

Approve Gold Resolution declaring May 2013 Foster Parents Recognition Month in Sonoma County

Executive Summary:

Since 1999, the month of May has been designated as National Foster Parent Recognition Month. Foster parents are individuals and couples that provide vital care for infants, children and teens. These children have been removed from their homes due to abuse and neglect. Currently there are over 102 licensed foster homes in Sonoma County. Certified foster family agency homes are caring for 189 children. Approved relatives and non-related extended family members provide for 157 more children. Foster families, along with relative and non-related extended family caregivers share their homes to nurture infants, children and teens whose parent/parents are working to reunify with them. These children, some of whom have special needs, may be in foster care for a few weeks or for over a year. Caregivers provide permanency including adoption when children cannot be safely returned to parent/parents. Foster parents also help teens work toward successful transition into independent adult lives. Foster parenting requires patience and dedication, flexibility and a sense of humor. A foster parent's work is difficult and challenging, but their dedication has changed the lives of many in our community.

Presently, as part of the System Improvement Plan, a mandated strategic planning process to improve service delivery, a committee of foster parents, Human Services Department staff and community partners are exploring ways to improve foster parent recruitment and retention through participation in a state-wide project, Quality Parenting Initiative (QPI). The goal of this project is to maintain and develop more quality foster homes by developing agency policies that support and retain quality foster homes. This year staff integrated our QPI Sonoma County Mission Statement into the initial orientation so prospective foster parents understand our expectations and the value we place on foster homes that meet the special needs of the children in our care.

Prior Board Actions:			
Each year the Board of Supervisors has expressed appreciation for the outstanding contributions foster parents make in caring for our dependent children by declaring the month of May Foster Parent Recognition Month in Sonoma County.			
Strategic Plan Alignment Goal 4: Civic Services and Engagement			
Foster parents are important members of our child protection community. In recognizing them at the Board of Supervisors we are honoring their service and appreciating their engagement in the community to improve the lives of children who have been abused or neglected.			
Fiscal Summary - FY 12-13			
Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 0	Total Sources	\$ 0
Narrative Explanation of Fiscal Impacts (If Required):			
There are no fiscal impacts resulting from this administrative action.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None.			
Attachments:			
Resolution			

Related Items "On File" with the Clerk of the Board:

None



County of Sonoma

State of California

Date: May 7, 2013

Resolution Number: _____

4/5 Vote Required

Resolution of The Board of Supervisors of The County Of Sonoma, State Of California, Declaring May 2013 Foster Parent Recognition Month in Sonoma County

Whereas, each year foster parents make outstanding contribution in caring for dependent children, and;

Whereas, hundreds of children throughout Sonoma County are provided services through the foster care system, and;

Whereas, many of these foster parents also commit to a lifelong relationship through adoptions, and;

Whereas, many of these children are emotionally disturbed, abused, neglected and/or abandoned, and have been seriously traumatized by their early childhood experiences, and;

Whereas, children who cannot live with their birth families require the skill, nurturing, and commitment of caring foster parents, and;

Whereas, foster parents make a vital contribution to their communities and to Sonoma County, and;

Whereas, public and private agencies throughout the State of California sponsor Foster Parent Recognition events during the month of May.

Now, Therefore, Be It Resolved that the Sonoma County Board of Supervisors does hereby express appreciation to the foster parents of Sonoma County by proclaiming the Month of May 2013 as Foster Parent Recognition Month in Sonoma County.

Be It Further Resolved

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 2
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): County Administrator's Office/Human Resources

Staff Name and Phone Number:

Sylvia Lemus, 565-1702
Jim Leddy, 565-2190

Supervisorial District(s):

All

Title: Public Service Recognition Week 2013

Recommended Actions:

Adopt Gold Resolution proclaiming the week of May 5 - May 11, 2013 as Public Service Recognition Week in Sonoma County.

Executive Summary:

Public Service Recognition Week is sponsored nationally by the Public Employees Roundtable to encourage government at all levels to draw attention to the importance of public service. The County of Sonoma began honoring Public Service Recognition Week in 1997. The KUDOS program, encouraging employees to recognize each other's accomplishments, was instituted, and a special event to recognize those employees who worked in the '97 Flood was held. In 1998, the County unveiled the "Case of Excellence" in the lobby of the Administration Building, highlighting excellent service by County employees in conjunction with the Customer Service Advisory Group. In 1999, the County presented the first "Pasta Feed" celebration for employees. This popular event is self-supported through ticket sales and provides employees with the opportunity to celebrate their service to the public.

Since 2000, informational packets have been distributed to department heads, describing the history of the national week of recognition, suggesting ways each department can celebrate public service and announcing the annual "Pasta Feed." In 2010, we transitioned to a hot dog BBQ provided by the volunteer efforts of the Sonoma County Law Enforcement Association and the Sonoma County Administrative Management Council. Last year lunch was catered by Agave Restaurant, of Healdsburg.

On May 8, 2013 at the County Campus (Outside of the Board of Supervisor's Offices) and on May 9, 2013, we will again serve the popular burritos provided by Agave Restaurant. In addition, many County departments will use this week to thank those hard working staff members with department level events which will highlight the services and the public service employees who provide them. As part of this recognition, it is important to acknowledge the efforts of all staff and the positive impact which the community and organizations receive from the effort of employee teamwork. However, it is equally

important to acknowledge how county employees working together have made Sonoma County a recognized world class organization.

Sonoma County is an Award Winning Organization due to the contributions of each and every one of our County employees. No one unit, class, department or person is the reason for our success. In the last two Annual Reports, Sonoma County National and State Recognitions have been highlighted. Here are a few efforts that typify our employee's commitment to ensuring excellent service and the public's expectation of superior public services:

In 2012, the **Department of Child Support Services (DCSS)** received two State awards: 1. Top overall performance for a Medium Size County; 2. Top 10 County, ranked 9th among 58 counties statewide for exceeding the State goals. Specifically, DCSS received these awards by exceeding the statewide averages in five specific goals:

- Paternity Establishment
- Cases with a Support Order
- Current Support Collected
- Cases with Collections on Arrears
- Cost Effectiveness

These results are based on department-wide efforts, and resulted from Legal Processors, Case Workers (Child Support Officers), Attorneys, Management, and the Director contributing and helping the department exceed the five federal performance measures. This ongoing award winning effort continues to find new strategies to increase collections to be distributed back to Sonoma County families while remaining cost effective.

In 2011, the Institute for Local Government (the research and education affiliate of California State Association of Counties and League of California Cities) accepted Sonoma County into its Beacon Award program, which recognizes cities and counties for their work towards reducing greenhouse gas emissions and energy use; adopting policies and programs to address climate change; and promoting sustainability. As it works towards achieving a full Beacon Award, the County has received interim recognition for activities completed in each of the ten best practice areas acknowledging efforts of departments including General Services, Regional Parks, Health Services, Permit and Resource Management, the Agriculture Preservation and Open Space District, and the Waste Management Agency.

CSAC further recognized General Services with the 2012 Challenge Award for its innovative Comprehensive Energy Project (CEP), which allowed the County to achieve campus wide modernization, reduce energy use by 33%, cut greenhouse gas emissions, and contributed approximately 239 job years to the local green economy. Equipment upgrades and replacements completed at 24 different county buildings, along with the installation of a 1.4MW Fuel Cell resulted in a 12-month savings of over \$1.8M.

A portion of the installation work was performed by the County's own Facilities Operations crew, including lighting retrofits and installation of water saving devices and controls in secured areas of detention facilities. Staff from the Energy and Sustainability and Architect Divisions provided

management and oversight of the project.

Sonoma County Fair was honored by the Western Fairs Association which reviews submittals from fairs across the Western United States and awarded its top honors in 2012 to our Fair. The Fair took home first place in categories including:

- Exhibits Competition - Ladies' Hat Day Centerpiece Competition - Line staff from the exhibits department helped to implement this by organizing the competition, submitting entry requirements, receiving the entries and displaying them during the Ladies Hat Day event at the Fair.
- Viral or Video Documentation – “The Only Thing Missing Is You”- The basis for this video was to showcase the Fair before the public arrived and to invite all to attend. The Fair staff flew a helicopter that was mounted with a video camera above various areas of the Fair like the carnival and racetrack. The video highlighted all of the great achievements that Fair staff completed to get the Fair up and running and ready to open the gates.
- Interim (Non-Fair) Events - National Heirloom Exposition - Line staff helped to contract, organize and facilitate all of our interim events year-round. Without their stellar customer service and expertise, the Fair would not have such a strong program.
- Maintenance Department - Mobile metal sign holder construction project - The Fair staff saw a need for additional ways to display signage. Management and line staff had a creative team meeting to brain storm ways in which this could be accomplished resulting in mobile metal sign holders, which was an ode to the Fair's agricultural roots and also served as flower planters.

The Fair staff was creative and had ‘out of the box’ ideas when coming up with suggestions for new Fair activities combining the public’s fondness for technology and the natural richness of our area with our Fair program.

The **Sonoma County Youth Ecology Corps** received an Achievement Award in 2011 from the National Association of Counties (NACo), recognizing it as a Model Program providing at-risk youth with paid summer employment and educational opportunities. This program was unique from other summer employment programs because of the educational component that was core to this program. The youth learned about the ecosystem and learned about respecting and maintaining their environment. While the SCYEC, is a partnership effort, with Water Agency staff providing 10 hours of environmental education to each crew member, with lessons focusing on the watershed, riparian habitats and climate change. Water Agency field workers served as mentors and role models to many of the youth.

The Sheriff’s Office Prevention, Art & Anger Management, Thinking cognitively, Health issues, and Stress reduction, or PATHS, is a collaborative program that partners with County agencies, community based organizations and volunteer service providers to provide in-custody interventions to inmates in the Sonoma County Detention Facilities with behavioral health issues.

The California Department of Corrections and Rehabilitations Council on Mentally Ill Offenders recognized the PATHS program by awarding the 2011 Best Practices Award to the program. The goal of this program is to decrease the inmate’s likelihood of future involvement with law enforcement and corrections, and increases the likelihood of effectively transitioning back into the community.

The concept of PATHS was brought to the Detention Division Inmate Programs and Services Unit by Lieutenant Dave House. Program Manager Cammie Noah, Program Deputy (now Sergeant) Rich Tannehill and Mental Health Program Manager Jo Benwell were instrumental in the creation of the program by coordinating instructors from the Department of Health Services – Behavioral Health Division, the local chapter of the National Alliance on Mental Health (NAMI) and other community volunteers.

General Services has achieved a number of national and state recognitions built upon the hard work of the staff. A highlight of these efforts include receiving the Governor’s Environmental and Economic Leadership Award (G.E.E.L.A.) and Sonoma County’s Fleet as being Awarded as one of the Best Green Fleets in the nation.

The Governor’s Environmental and Economic Leadership Award is California’s most prestigious environmental honor given those whose exemplify exceptional leadership for protecting and enhancing the environment while at the same time promoting economic growth. Sonoma County received one of the 17 GEELA’s presented for 2012 for the County’s efforts in the development of the “Sonoma County Electric Trail.” The awards are presented to both public and private entities and Sonoma County was one of only two counties recognized. In addition, Sonoma County was ranked as the 9th best “Green Fleet” in the nation. The Green Fleet Award is awarded annually at Green Fleet Conference and is sponsored and managed by the same organization that sponsors the “100 Best Fleet”. This award is focused on best practices for greening the fleet through use of alternative fuels, advanced technology vehicles and driver behavior programs. This is the third year that Fleet Operations has been recognized by this award and its efforts has moved its placement from #32 in 2010 to #9 in 2012.

General Services has also earned the County recognition through ***ASE Blue Shield of Excellence***. The National Institute of Automotive Service Excellence (ASE) is a non-profit organization that certifies technicians in the transportation industry. To receive a “Blue Shield Certification,” a business has to have 75% of their technicians certified through ASE. All six Automotive Technicians and the Automotive Supervisor are ASE Certified Master Technicians; several have additional certifications beyond the Master Technician requirements. The Light Equipment Section has recertified each year since 2009. The Blue Shield Award and certification is not the norm in public fleets and Sonoma County is only one of seven California Counties that have earned this designation.

Sonoma County continues its efforts to strive to be a high performing organization. This path is a constant effort which involves everyone at all levels being actively engaged, committed to public service and collaborating on the efforts which improve the lives of our citizens and visitors. This success does not happen without each and every one of our family of County employees doing their part towards the common goal. Public Service Recognition Week is a small yet important moment of the year which acknowledges the people committed to service and recognizes the magnitude of their impact on improving the community.

Requested Board Action: Approve and pass resolution proclaiming the week of May 5 - May 11, 2013 as Public Service Recognition Week in Sonoma County.

Prior Board Actions: The Board has approved a similar resolution in all prior years since Public Service Recognition Week has begun in Sonoma County.

Strategic Plan Alignment

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 0		\$ 0
Add Appropriations Req'd.	\$ 0	State/Federal	\$ 0
	\$ 0	Fees/Other	\$ 0
	\$ 0	Use of Fund Balance	\$ 0
	\$ 0	Contingencies	\$ 0
	\$ 0		\$ 0
Total Expenditure	\$ 0	Total Sources	\$ 0

Narrative Explanation of Fiscal Impacts (If Required):

This event is paid for by ticket sales for lunches. Tickets are purchased by employees and there is no expense to the taxpayer.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Resolution for National Public Service Recognition Week 2013

Related Items "On File" with the Clerk of the Board:



County of Sonoma
State of California

Date: May 7, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Recognizing May 5 – 11, 2013 as Public Service Recognition Week 2013 And Honoring Public Service Employees At All levels of Government.

Whereas, government workers at all levels provides the essential public services to ensure quality of life in our communities; and

Whereas, these employees work to maintain and improve the County's infrastructure, ensure the physical safety of Sonoma County residents, preserve and enhance the health of all residents, conserve and promote the natural beauty of Sonoma County's environment, and support and encourage the diversity of the County; and

Whereas, County employees work every day to enrich the quality of life through superior public services for all residents of Sonoma County and their contribution reflects the quiet, dedicated and focused commitment of skilled and caring professionals.

Now, Therefore, Be It Resolved, the Board of Supervisors hereby proclaims May 5 – May 11, 2013 as Public Service Recognition Week and extends their gratitude on behalf of a thankful and supportive community to all public service workers.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 3
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Mike McGuire, 565-2241

Supervisorial District(s):

Fourth District

Title: Gold Resolution

Recommended Actions:

Gold Resolution honoring Nick Frey for his immeasurable contributions to Sonoma County wine industry as he retires from the Sonoma County Winegrape Commission after serving 13 years as President.
(Fourth District)

Executive Summary:

Prior Board Actions:

None

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$	County General Fund	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):			
None			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None			
Attachments:			
Resolution			
Related Items “On File” with the Clerk of the Board:			
None			



County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 4
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Mike McGuire, 707-565-3758

Supervisorial District(s):

Fourth District

Title: Gold Resolution

Recommended Actions:

Approve a Gold Resolution honoring and commending Geyserville Fire Protection District Chief Paul Pignoni after 40 years of dedicated public service to the people of Northern Sonoma County.
(Fourth District)

Executive Summary:

Prior Board Actions:

None

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$	County General Fund	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):			
None			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None			
Attachments:			
Resolution			
Related Items “On File” with the Clerk of the Board:			
None			



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 5
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: No Vote Required

Department or Agency Name(s): General Services

Staff Name and Phone Number:

Jose Obregon 565-2977

Supervisorial District(s):

All

Title: Commendation for David Head, Fleet Manager

Recommended Actions:

Adopt a Resolution commending Dave Head, General Services Division Manager for Fleet Operations, for his 25 - 1/2 years of service with the County of Sonoma and his many contributions to the betterment of the General Services Department and the County of Sonoma.

Recognition of Fleet Operations' for the many awards they have received under Dave Head's leadership.

Executive Summary:

Background:

Dave's involvement with vehicles began very early in his life as his family owned and operated a service station and vehicle repair business in the area for many years. Using this interest and talent, which was augmented by a career in the military, Dave joined the County in 1987 as Senior Automotive Mechanic. Dave became Assistant Fleet Manager in 1989 and was subsequently promoted to Division Manager in 1990.

As Fleet Division Manager, Dave has demonstrated exemplary qualities of leadership and management in overseeing the functions of fleet operations. Dave built a culture committed to providing high customer service and facilitating the success of the customers the Division supports. The question of having an accessible, safe, and reliable vehicle at the time of need was never a point of concern for County fleet customers.

As important as meeting or exceeding the expectations of his customers, it has been Dave's role and efforts in developing and implementing alternative fuel vehicle initiatives that has placed Sonoma County on the map. In reaction to your Board's interest and direction to address the green house gas emission levels linked to county fleet operations, Dave developed, implemented, and championed multiple initiatives. These initiatives not only addressed the County's GHG reduction goals, they have also served as a platform for regional and statewide replication efforts. What Dave has accomplished in

Sonoma County has assisted and encouraged other entity's to pursue similar efforts.

Attachment A of the this Board item, reflects a list of recognitions and awards presented to the County for its efforts in promoting effective and environmentally sound public fleet operations. Dave's efforts in this area have ranged from building one of the greenest public fleets in the country to facilitating the public's efforts to embrace electric vehicles as a viable and much less impacting transportation option. There are few other County or City governments that have implemented EV infrastructure, formulated EV station guidelines, or assimilated EV vehicles and other alternative fuel vehicles into its public fleet to a greater degree or level than Sonoma County. This has served as a catalyst for and a validation of EV vehicles viability among the driving public.

Dave's engagement and leadership has allowed the County and its partners to demonstrate what local government can achieve when they work collaboratively to address an issue. The role of trailblazer, innovator, and change agent is normally not associated with a position whose primary focus is keeping a fleet running. However, Dave not only kept the Sonoma public fleet running, he establish the benchmark upon which many other public fleets will be judged, and in doing so, he created the picture of what future pubic fleet best practices will look like. Dave will be missed within Sonoma County, but Dave will also serve as an inspiration for those that follow him.

Awards and Recognition

Sonoma County fleet operations have been guided by the goal of being the provider of choice in meeting the County's fleet and equipment needs. Fleet staff recognizes that meeting this goal allows front line service providers to more effectively and efficiently meet their own customer expectations. In addition, in 2007 the County adopted a Climate Protection Action Plan (C.P.A.P.) focused on addressing County operations that contributed to the green house gas emission levels attributed to internal County operations. One of the areas identified for mitigation efforts was the County's fleet operations. The need to continue to provide fleet management services with an environmentally sensitive and lower impacting service model prompted County fleet staff to develop and implement multiple initiatives. These initiatives have allowed the County to meet the GHG emission reduction targets establish in the 2007 C.P.A.P. have resulted in programs and initiatives that go beyond internal County operations. They placed the County in a leadership role that has been recognized throughout the country. Attachment A summarizes the awards and recognition received by the Fleet Operations Division and staff in 2012 for initiatives, programs, projects, and transformation leadership undertaken while at the same time continuing to provide the services that support and meet the day to day needs of their customers.

Prior Board Actions:

None

Strategic Plan Alignment Not Applicable

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

None.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Resolution, Attachment A (List of Fleet Operations Awards)

Related Items "On File" with the Clerk of the Board:

N/A



County of Sonoma
State of California

Date: May 7, 2013

Resolution Number: _____

4/5 Vote Required

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SONOMA
COMMENDING DAVE HEAD FOR HIS DEDICATION AND SERVICE
AS GENERAL SERVICES FLEET MANAGER**

WHEREAS, Dave Head has dedicated his career to public service for the past 25 years, starting in 1987 as Automotive Maintenance Facility Supervisor and on to Fleet Manager in 1990; and

WHEREAS, Dave transformed a small fleet facility into a best-in-class facility that maintains 1294 pieces of rolling stock and equipment; and

WHEREAS, through Dave's leadership his team achieved the following awards:

- 2013 California EPA Governor's Environmental and Economic Leadership Award
- 2013 US Department of Energy, Energy Efficiency & Renewable Energy East Bay Clean Cities Coalition "Chairman's" Award
- 2012 and 2011 Bay Area Climate Collaborative "Most EV-Ready Community" Award
- 2012, 2011, and 2010 100 Best Fleets in North America Award
- 2012, 2011, and 2010 Government Green Fleet Award
- 2012 Green Fleet Magazine Sustainability All Star Award
- 2012 NAFA Sustainable Fleet Award Honorable Mention
- 2012 Public Sector Fleet Manager of the Year Top Three Finalist
- 2012 US Department of Energy, Energy Efficiency & Renewable Energy East Bay Clean Cities Coalition "Director's" Award
- 2011 and 2010 US Department of Energy, Energy Efficiency & Renewable Energy East Bay Clean Cities Coalition "Clean Air Champion" Award
- 2007 California Fleet News Best Fleet Practices for Environmental Facility Design Award; and

WHEREAS, Dave put Sonoma County on the map for his drive and innovation in the area of EV fleet integration and charging station infrastructure implementation planning and installation of charging stations throughout the County; and

Resolution #

Date:

Page 2

WHEREAS, Dave was instrumental in developing and publishing the County of Sonoma Electric Vehicle Charging Station Program and Installation Guidelines in July of 2011. These guidelines have been used as a template for other communities in the United States and by the State of California in developing the Plug-In Electric Vehicles: Universal Charging Access Guidelines and Best Practices document; and

WHEREAS, Dave has provided leadership as a presenter and/or subject matter expert panel member at the following regional and national conferences and workshops: International Quality & Productivity Center Fleet Management Technology Summit Conference, California General Service Conference, Sacramento Clean Cities Coalition Clean Technology Forum, Government Fleet Exposition and Conference, Bay Area Climate Collaborative Conference, Green California Summit & Exposition, Clean Cities EV Symposium, Alternative Fuel Vehicle Institute Conference, Sonoma County Regional Climate Protection Authority, California Energy Commission Staff Workshops, California Plug-In Electric Vehicle Collaborative Work Groups; and

WHEREAS, Dave has been recognized for his contributions as a Fleet expert and guru throughout the State of California, including his involvement in East Bay Clean Cities Coalition as a member of the Board of Directors; the California County Fleet Manager's Association holding successive positions as the Secretary, Vice-President, and President; a contributing member of the NAFA Fleet Management Association and American Public Works Association; California Plug-In Electric Vehicle Collaborative Work Groups; EV Corridor Project, Marin Electric Vehicle Alliance; Mill Valley Electric Vehicle Project; Sonoma County Electric Vehicle Work Group; Sonoma County Transportation Authority Technical Focus Group; California Energy Commission Electric Vehicle Work Group; and the Bay Area Local Government Electric Vehicle Demonstration Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County hereby expresses its appreciation for the dedication and commitment in which Dave has served the County of Sonoma.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

ATTACHEMENT A
Sonoma County Fleet Operations
Awards and Recognitions

100 Best Government Fleets in North America - #39

This award is given annually at the Government Fleet Conference. Nominees for the award are evaluated on their success in implementing a variety of best practices and fleet management principles to include customer service, use of technology, shop floor management, sustainability and performance standards. The evaluation is conducted by industry colleagues including the previous fleet managers that have earned the coveted #1 ranking from the association. It is truly an assessment and recognition from peers. This is the third year Fleet Operations has won this award and in doing so has reached a ranking of #39 among hundreds of public fleets assessed. The goal of being #1 is embraced by all fleet operations staff.

40 Best Green Fleets in North America - #9

The Green Fleet Award is awarded annually at Green Fleet Conference. The competition is sponsored and managed by the same organization that sponsors the "100 Best Fleet". This award is focused on best practices for greening the fleet through use of alternative fuels, advanced technology vehicles and driver behavior programs. This is the third year that Fleet Operations has been recognized by this award and its efforts has moved its placement from #32 in 2010 to #9 in 2012.

Certification - "ASE Blue Shield of Excellence

The National Institute of Automotive Service Excellence (ASE) is a non-profit organization that certifies technicians in the transportation industry. Certifications are obtained by the individual technicians through a battery of tests, which evaluate a technicians understanding and knowledge of different systems and components of vehicle and equipment. To receive a "Blue Shield Certification," a business has to have 75% of their technicians certified through ASE. All six Automotive Technicians and the Automotive Supervisor are ASE Certified Master Technicians; several have additional certifications beyond the Master Technician requirements. The Light Equipment Section has recertified each year since 2009. The Blue Shield Award and certification is not the norm in public fleets and Sonoma County is only one of seven California Counties that have earned this designation.

Most EV Ready Community in the Bay Area

Presented by the Bay Area Climate Collaborative. Sonoma County received this award in both 2012 and 2011. The award was presented to the County for its efforts to transform its public fleet and build a regional EV charging network that will serve as a catalyst to get the general public to adopt the use of plug in electric vehicles. The County's lead role with this effort brought together a group of government, business, regulatory agencies and utilities to develop one of the first comprehensive guidelines for the installation of EV Charging Stations. This also included a plan to develop the "Sonoma County Electric Trail," a network of public use charging stations owned by local governments and businesses to provide charging throughout the county.

Governor's Environmental and Economic Leadership Award (G.E.E.L.A.)

The Governor's Environmental and Economic Leadership Award is California's most prestigious environmental honor given only to Californians who exemplify exceptional leadership for protecting and enhancing the environment while at the same time promoting economic growth. Sonoma County received one of the 17 GEELA's presented for 2012 for the County's efforts in the development of the "Sonoma County Electric Trail." The awards are presented to both public and private entities and Sonoma County was one of only two counties recognized.

Sustainability All Stars Award – Green Fleet Magazine

The All Star Award is presented annually to individuals who have made significant contributions to environmental sustainability in the fleet industry from both the public and private sectors. The award was first given in 2011 and 40 awards are given each year. David Head was recognized in both 2011 and 2012.

"Sustainable Fleet Award" from the National Association of Fleet Administrators.

Given annually, the Sustainable Fleet Award honors individuals and organizations that have implemented pioneering, innovative, and creative programs to help with their company's overall sustainability initiatives. In 2012, David Head was recognized and presented with an "Honorable Mention" for leading County efforts in supporting the County's sustainability efforts in fleet operations. Nominees for the award consist of fleet managers from throughout North America and for 2012 there were only 4 winners and 9 Honorable Mentions.

The "Chairman's Award" from the East Bay Clean Cities Coalition.

The Chairman's Award was presented to David Head for his leadership in managing the County's Clean Vehicle programs and in working with local and state government agencies to promote the use of plug-in vehicles and development of infrastructure. This award is only given when the EBCCC Board of Directors believes there is an exceptional candidate that deserves special recognition.

"Public Sector, Fleet Manager of the Year Award" – Government Fleet Magazine.

Government Fleet Magazine looks each year for the best public sector fleet manager. The process includes evaluating each nominee's efforts within 10 different areas of fleet management and a phone interview by judges and magazine officials. David Head was selected as one of three national finalists for the award and was recognized by the industry as one of the best 3 Fleet Managers on the continent.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 6
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: May 7, 2013

Vote Requirement: No Vote Required

Department or Agency Name(s): General Services Department, Energy and Sustainability Division

Staff Name and Phone Number:

Sam Ruark, 565-2125

Supervisorial District(s):

Countywide (1st, 2nd, 3rd, 4th, and 5th Districts)

Title: 2013 Bike to Work Day

Recommended Actions:

Adopt a resolution recognizing May as National Bike Month, and proclaiming Thursday, May 9, 2013 as "Bike to Work Day" in Sonoma County, and commending Mike Conway for his dedication to bicycling, support of Bike to Work Day, and inspiration to fellow employees and the public in Sonoma County.

Executive Summary:

May 9, 2013 is Bike to Work Day. This event celebrates bicycle commuters and promotes bicycling and sustainable transportation by highlighting the enjoyment and ease of commuting with zero-pollution. Bike to Work Day coincides with National Bike Month and California Clean Air Month. This effort provides an opportunity not only to promote the environmental benefits of bike commuting, but also help make Sonoma County the healthiest county in California by 2020.

Bike to Work Day 2013 is organized by the Sonoma County Bicycle Coalition (S.C.B.C.) in collaboration with the City of Santa Rosa, City of Cotati, City of Sonoma, Town of Windsor, City of Rohnert Park, and the County of Sonoma. Each year this event grows with over 3,200 people participating in 2012.

As in previous years, the Sonoma County Administration Center Energizer Station will be located at the southwest corner of Ventura Avenue and Administration Drive between 6:00 a.m. and 9:00 a.m. on Thursday, May 9, 2013. County employees and members of the public are invited to pick up prizes, have a hot breakfast, and join three members of the Board of Supervisors in supporting Bike to Work Day. There are 33 Energizer Stations throughout Sonoma County in 2013.

This year the County of Sonoma and Sonoma County Bicycle Coalition recognizes Mike Conway for his dedication and support of bicycling and sustainable transportation in Sonoma County. Mike is the Employment and Training Counselor for SonomaWORKS. He commutes daily by bike regardless of weather and is an inspiration to fellow employees in the Human Services Department. As a co-worker wrote, "He is a dedicated role model who demonstrates everyday how to make bicycle transportation a safe and efficient part of our daily work lives!"

There were forty employees nominated for the 2013 Bike Champion with many employees receiving multiple nominations. Mike Conway received nominations from thirty-seven of his fellow employees.

Prior Board Actions:			
May 8, 2012 Resolution recognizing May 10, 2012 as Bike to Work Day.			
Strategic Plan Alignment		Goal 2: Economic and Environmental Stewardship	
Fiscal Summary - FY 12-13			
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 2,500	Select an item.	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 2,500
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 2,500	Total Sources	\$ 2,500
Narrative Explanation of Fiscal Impacts (If Required):			
<p>\$2,500 is budgeted within General Services Energy and Sustainability Division, index 010538, sub-object 6300. General Services will use funds to cover expenses not covered by contributions from local businesses and to fund staff costs necessary to set up the Energizer Station.</p>			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Gold Resolution			
Related Items "On File" with the Clerk of the Board:			



County of Sonoma

State of California

Date: May 7, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Recognizing National Bike Month And Proclaiming Thursday, May 9, 2013 As "Bike To Work Day" In Sonoma County, And Commending Mike Conway For His Dedication To Bicycling And Support Of Bike To Work Day And Inspiration To Fellow Employees And The Public In Sonoma County.

Whereas, the Sonoma County Board of Supervisors recognizes the benefit of sustainable transportation methods; and

Whereas, increasing numbers of single occupant vehicle commuters results in severe traffic congestion and contributes to Sonoma County's air pollution; and

Whereas, sustainable commute methods, such as carpool, vanpool, public transit, bicycling, walking or telecommuting reduces congestion, fuel consumption, exhaust emissions and parking needs; and

Whereas, increased public awareness of the benefits of sustainable commute methods will help to ensure a healthier environment for this and future generations; and

Whereas, the Sonoma County Board of Supervisors wishes to express its support for promoting sustainable commute methods.

Now, Therefore, Be It Resolved that the Board of Supervisors proclaims Thursday, May 9, 2013, as "Bike to Work Day," and joins all other Bay Area counties and cities in promoting biking for transportation.

Be It Further Resolved the Board of Supervisors commends Mike Conway for his dedication to bicycling, support of Bike to Work Day, and inspiration to fellow employees and the public in Sonoma County.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 7
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

David Rabbitt, 565-2241

Supervisorial District(s):

Second District

Title: Gold Resolution

Recommended Actions:

Gold Resolution Recognizing the First Sonoma County Veteran Resources and Job Fair to be held on May 1, 2013. (Countywide)

Executive Summary:

Prior Board Actions:

None

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$	County General Fund	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):			
None			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None			
Attachments:			
Resolution			
Related Items “On File” with the Clerk of the Board:			
None			



County of Sonoma

State of California

Date: May 7, 2013

Resolution Number: _____

4/5 Vote Required

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, RECONIZING THE SONOMA COUNTY VETERAN RESOURCE AND JOB FAIR ON MAY 1, 2013

WHEREAS, The VOW to Hire the Hero Act of 2011 contains many incentives for employers to hire veterans and the California Employment Development Department's Santa Rosa Veterans' Representatives, Sonoma County Employer Advisory Council, Santa Rosa Marine Corps League Detachment 686, The Military Order of the Purple Heart Post 40, American Legion Post 111, AMVETS Post 40, and several of Sonoma County's Veterans' Organizations are pleased to announce the first Veterans' Resource and Job Fair to be held on Wednesday, May 1, 2013; and

WHEREAS, Employment Development Department has been seeing many young returning veterans from Iraq and Afghanistan looking for employment opportunities in a less than favorable job market, and recognize that it is imperative to share available resources to the Veterans of our community at this job and resource fair; and

WHEREAS, There are over 1,900,000 Veterans throughout the great state of California and it is reported that only approximately 800,000 have filed for their benefits in one form or another and 35,000 are Sonoma County Veterans; and

NOW, THEREFORE, BE IT RESOLVED, the Sonoma County Board of Supervisors further recognizes that May is National Military Appreciation Month, which was started as a simple idea; to gather America around its military family to honor, remember, recognize and appreciate those who have served and those now serving and to know the history behind it all. And that the entire month we shall honor, remember and appreciate our Sonoma County Veterans and Military Service Members.

BE IT FURTHER RESOLVED that the Sonoma County Board of Supervisors appreciates the effort of Sonoma County Vet Connect and all Sonoma County Veterans Organizations for supporting veterans returning to Sonoma County with the Sonoma County Veteran Job and Resource Fair on May 1, 2013.

Resolution #

Date:

Page 2

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 8
(This Section for use by Clerk of the Board Only.)

To: Russian River County Sanitation District

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Russian River County Sanitation District

Staff Name and Phone Number:

Thomas Hammond 524-1178

Supervisorial District(s):

Fifth

Title: Russian River CSD Treatment Plant Biological Nutrient Removal - Contract Award

Recommended Actions:

Authorize the Chair to execute the contract with West Bay Builders, Inc. for \$2,349,000 through project completion date for construction of the Russian River County Sanitation District Treatment Plant Biological Nutrient Removal.

Executive Summary:

The Russian River County Sanitation District Biological Nutrient Removal (Project) consists of construction of a biological nutrient removal system at Sonoma County Water Agency's (Owner's) treatment plant, 18400 Neeley Road, near the community of Guerneville in Sonoma County, California. The work includes, but is not limited to the construction of baffle walls, pumping recirculation, micro diffuser aeration, blowers, mixers, motor control center, electrical panels, instruments, and controls. This item requests approval of the contract with West Bay Builders, Inc. (Novato, CA) to complete this work for a total of \$2,349,000 through project completion date.

Background

The Russian River Wastewater Treatment Facility's current National Pollutant Discharge Elimination System permit contains reduced final effluent limits for ammonia and nitrate that become effective in March of 2014. It was determined that the existing system could not meet the new requirements and a design report process was undertaken. From that design report process a best fit solution was determined to be a Modified Ludzak Ettinger process for biological nutrient removal using active and still basins for more effective nitrification and denitrification to occur. Staff also determined it would be economically prudent, based on future planned regulation, to include phosphorous removal functionality. This Project will reduce the ammonia and nitrogen in the effluent to meet the discharge permit as well as reduce the phosphorous content in anticipation of future regulation. Another benefit of this configuration is the flexibility of the aeration system to adapt to influent and future effluent regulation. It is anticipated that there will be no increase in energy demand, even with the increase in

mechanization, due to the higher efficiency of the new blower units and more effective transfer of air with micro diffusers on the aeration system.

The construction will encompass a micro diffuser aeration system to be installed in the existing aeration basins along with a concrete service walkway-bearing wall and fiberglass reinforced baffle walls to create the desirable habitats for optimized biological activity. Within these partitioned habitats, mixers and a recirculation pump system will be installed as well as sensors for control of the system. The aeration system will be fed with high efficiency blowers that will be able to modulate their outputs based on feedback from the sensors. A control panel to control all these mechanical inputs will be required as well. The plant influent and aeration piping will be re-routed and partially re-used. Guard rails will be upgraded and/or included to comply with code regulations.

The Project was advertised for bids: February 22, 2013 – March 26, 2013.

Bids were opened March 26, 2013.

Bids for construction of said Project were received on March 26, 2013, as follows:

West Bay Builders, Inc., Novato, CA	\$2,349,000
Auburn Constructors, Inc., Sacramento, CA	\$2,524,300
C. Overaa & Co., Richmond, CA	\$2,695,000
Pacific Infrastructure Co., Pleasanton, CA	\$2,718,000

The Engineer's Estimate was \$2,875,000.

Alternatives

If we did not act to meet compliance, and the current system fails to meet new compliance limits; fines can be assessed at up to \$6,000 per day or \$30,000 per month starting March 2014.

The lowest responsive and responsible bid is from West Bay Builders, Inc. and is \$526,000 below the Engineer's Estimate. West Bay Builders, Inc. is experienced in this type of construction and met the experience requirements.

A contractor must execute a release of claims (Document 00650) before final payment but may except any unresolved claims from the release. The requested action authorizes the General Manager to approve the release unless the contractor lists unresolved claims. In that case, County Counsel must review Document 00650 prior to General Manager approval.

Construction on the Project is scheduled to begin approximately June 24, 2013, with an estimated completion date of August 27, 2014.

Sonoma County Water Agency (on behalf of the District), recommends the Board take the following actions:

Actions

1. Adopt and approve the Project Manual and Drawings (“plans and specifications”) entitled "Russian River County Sanitation District Treatment Plant Biological Nutrient Removal."
2. Authorize the Chair to execute the contract with West Bay Builders, Inc., Novato, CA for \$2,349,000 for construction of the Russian River CSD Treatment Plant Biological Nutrient Removal; and delegate authority to the General Manager of the Water Agency (on behalf of the Russian River County Sanitation District, to execute Agreement and Release of Any and All Claims, if required.

Prior Board Actions:

None

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The Project is intended to invest in Sonoma County wastewater processing infrastructure to ensure that treated effluent is safe, healthy, and legal to discharge to the Russian River. Community members have access to clean air, water, and safe, reliable solid and liquid waste management systems.

Water Agency Sanitation Goals and Strategies, Goal 1: Meet or exceed environmental regulations and public health standards.

The Water Agency’s goal is to meet or exceed environmental regulations and public health standards. This Project will achieve this goal by bringing the plant into compliance meeting the future discharge permit effluent limits and addresses future regulation with a flexible basin operation.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 2,349,000	Water Agency Gen Fund	\$ 0
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	RRCSD - Construction -- 652305-8510 Fees/Other	\$ 2,349,000
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 2,349,000	Total Sources	\$ 2,349,000

Narrative Explanation of Fiscal Impacts (If Required):

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):			
NA			
Attachments:			
NA			
Related Items "On File" with the Clerk of the Board:			
Project Manual and Drawings			

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 RUSSIAN RIVER CSD TREATMENT PLANT BNR-AWARD-SUMM.DOCM

PROJ/RUSSIAN RIVER CSD TREATMENT PLANT BIOLOGICAL NUTRIENT REMOVAL, 70-713-7 #1



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 9
(This Section for use by Clerk of the Board Only.)

To: Board of Directors, Sonoma County Water Agency

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Water Agency

Staff Name and Phone Number:

Thomas Hammond 524-1178

Supervisorial District(s):

First

Title: Sonoma Creek Watershed Management

Recommended Actions:

Authorize Chair to execute a funding agreement with Sonoma Ecology Center to provide Watershed Management Services related to runoff source reduction and watershed strategy for the amount of \$35,000; agreement terminates on June 30, 2015.

Executive Summary:

This item requests approval of an agreement for the Sonoma Ecology Center to provide watershed management services including runoff source reductions analysis and development of a watershed strategy summary, for a total of \$35,000 through June 30, 2015.

Sonoma Ecology Center approached the Water Agency to fund these projects. Engaging Sonoma Ecology Center to do the work would be advantageous to the Water Agency because their longstanding presence in the area and established network of contacts with local stakeholders and landowners makes them uniquely positioned and experienced to conduct research on land use types and patterns and to collaborate with other watershed partners more effectively than the Water Agency can. It would be valuable to have the Sonoma Ecology Center recommend cost-effective runoff source reduction project types along Sonoma Creek and tributaries for flood reduction. Additionally, a Watershed Strategy Summary offers an efficient means to improve coordination and effectiveness of efforts in the watershed, and to increase competitiveness of funding proposals by identifying and demonstrating partnership and agreement among local watershed partners in Sonoma Valley.

Both tasks are in line with the Water Agency's core goals of water resource management and environmental enhancement in the region. The Water Agency does not currently have qualified staff available due to the demands of current projects, and believes this work can best be performed by the Sonoma Ecology Center with their strong knowledge of local conditions and well established close connections to stakeholders in the project area.

[History Of Item/Background](#)

This Funding Agreement has two related goals:

1. **Runoff Source Reduction:** The capacity of the Sonoma Creek watershed to accommodate runoff from large storm events has diminished over time due to development. With funding participation from the Sonoma County Water Agency (Water Agency), flood hazard reduction studies conducted by the Sonoma Ecology Center, Southern Sonoma County Resource Conservation District, and other watershed partners have recently been completed in the Kenwood and Schellville areas, documenting the hydrology of the system and proposing alternatives to mitigate flooding.

The Sonoma Ecology Center proposes to use the knowledge gained in these studies to recommend cost-effective runoff source reduction project types along Sonoma Creek and tributaries, where runoff reduction will create the greatest flood reduction possible. The results of this planning effort, if implemented, should also improve groundwater recharge while creating more natural channel conditions. Some options to be considered include channel-deepening, bed widening with low-flow thalwegs, installing in-stream terraces, or creating flood overflow areas on properties landowners may wish to inundate.

2. **Watershed Strategy Summary:** Numerous partners are working in the Sonoma Valley on efforts to manage water and watershed functions. As a means to help coordinate these efforts in a more integrated manner, increase effectiveness among watershed partners, and maximize funding opportunities at the state and federal levels, the Sonoma Ecology Center proposes to create the Watershed Strategy Summary (Summary). This document – to be prepared in collaboration with multiple other entities - will enhance coordination among watershed partners by concisely describing the array of efforts and partners working on water and watershed issues in Sonoma Valley and identifying shared alignment in mandates, intentions, and goals. This effort is intended to improve coordination and effectiveness, and increase competitiveness of funding proposals by identifying and demonstrating partnership and agreement among local watershed partners.

Services To Be Performed

Under the proposed Agreement, Sonoma Ecology Center will:

1. Utilize recently completed studies to identify types of runoff source reduction measures that could potentially be implemented along Sonoma Creek and its tributaries to reduce flooding.
2. Prepare and distribute a concise Watershed Strategy Summary document describing efforts, shared approaches and objectives, and opportunities for coordination among multiple entities working on water and watershed issues in Sonoma Valley.

Prior Board Actions:

None.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Invests in community flood control infrastructure and supports agriculture while enhancing the County’s natural environment.

Water Agency Flood Control Goals and Strategies, Goal 1:
Maintain, Operate, and Modify Flood Protection Facilities to Meet Current and Future Public Needs.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 35,000	Water Agency Gen Fund	\$ 0
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 35,000
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 35,000	Total Sources	\$ 35,000

Narrative Explanation of Fiscal Impacts (If Required):

\$35,000 is budgeted in Fiscal Year 2012/2013 from 673400-7276, Flood Control Zone 3A-Valley of the Moon Fund. No additional appropriation is required.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

None

Related Items "On File" with the Clerk of the Board:

Agreement (4 Copies)



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 10
(This Section for use by Clerk of the Board Only.)

To: Board of Directors, Sonoma County Water Agency

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Water Agency

Staff Name and Phone Number:

Kevin Booker, (707) 521-1865

Supervisorial District(s):

All

Title: WateReuse Direct Potable Reuse Initiative

Recommended Actions:

Authorize General Manager to Participate in a two year study with WateReuse Association in a Direct Potable Reuse Initiative, by providing financial contribution of \$50,000 from the Water Agency's Recycled Water Fund to the WateReuse Association.

Executive Summary:

This item recommends the Water Agency participate in the Direct Potable Reuse Initiative (Initiative), sponsored by the WateReuse Association, California Section. The Initiative will take two years to complete, ending in 2016. This financial contribution is designated and restricted to a special account and program, with WateReuse Association, for the benefit of advancing research into the acceptance and adoption of Direct Potable Reuse for the benefit of the residents in the state of California. A \$25,000 contribution will be made in FY 2012/13 and a second contribution of \$25,000 in FY 2013/2014 for a total of \$50,000.

For more than half a century, the Sonoma County Water Agency (Water Agency) has worked to ensure that its North Bay customers have a reliable potable water supply. The Water Agency works to ensure that it can continue to provide an adequate volume of high quality drinking water in the future. Yet the Water Agency faces challenges, including:

- 1) Uncertain water supply conditions including the effects of climate change on both the amount and timing of rainfall.
- 2) A federal mandate to change the way the Water Agency manages its water supply operations in order to help save endangered coho salmon and threatened steelhead.
- 3) Economic fluctuations impacting residents' ability and willingness to pay higher water rates.
- 4) Aging infrastructure, located in a seismically active region, which will require construction of new projects to increase the reliability of water deliveries.

The Water Agency has established strategic goals to meet these challenges which include improving water efficiency, increasing use of recycled water, exploring opportunities for new sources of water, ensuring future water supply reliability and continually improving operations. The Water Agency has, and continues to, further its goals by participating in trade organizations, supporting public events (educational and/or community programs) and funding research that advances the Water Agency's mission, goals, and strategic plan. One such program that has come to the attention of the General Manager and Water Agency staff is the WaterReuse Association and WaterReuse Research Foundation's Direct Potable Reuse Initiative.

The introduction of highly treated recycled water into a potable water supply distribution system or into a raw water supply immediately upstream of a water treatment plant also known as Direct Potable Reuse is increasing because of diminishing potable water supplies, difficulty in expanding the use of non-potable water in communities in California, the success of large indirect potable reuse projects (Tchobanoglous et al., 2011), and challenges facing the discharge of wastewater effluent into the environment. The National Research Council's Water Science & Technology Board evaluated potable reuse (NAS, 2012) and found that 1) engineered processes can provide public health protection on par with currently-permitted natural barrier systems, and 2) the risk of contaminant exposure in the two planned potable reuse scenarios does not exceed the risk encountered from existing water supplies, and may be orders of magnitude lower. As a result, the use of Direct Potable Reuse as a water supply alternative is receiving greater interest as an approach to augment potable water supplies and maximize recycled water use.

The Initiative directly aligns with the Water Agency strategic goal to ensure future water supply reliability. The WaterReuse Association and WaterReuse Research Foundation have embarked on the Initiative to establish direct potable reuse as a water supply option that can be implemented by water utilities based on economic considerations. The objectives of the Initiative are to remove regulatory, scientific, technical, and attitudinal barriers to direct potable reuse through rigorous scientific research; communicating the resulting findings and data through awareness programs; and working with regulatory authorities to facilitate implementation of direct potable reuse based on economic considerations by 2016. The key strategies of the Initiative are:

- 1) Define the agenda of research needed, building upon current pathways for implementing direct potable reuse;
- 2) Identify interested parties who are dedicated to this program and will receive benefit;
- 3) Commission research studies and White Papers, based upon determined priorities;
- 4) Utilize findings to develop communications/education/awareness programs;
- 5) Recruit constituent partners to disseminate messaging;
- 6) Establish technical and practice recommendations for local water utilities to adapt and adopt direct potable reuse.

WaterReuse Association and the WaterReuse Research Foundation have developed a funding strategy that leverages funds from WaterReuse members (both public and private) to help raise up to \$6,000,000. Currently, public agencies, in Sonoma and Marin Counties include the City of Santa Rosa, Town of Windsor, and Marin Municipal Water District. Other agencies in northern California include Monterey Regional Water Pollution Control Agency, Santa Clara Valley Water District, San Francisco Public Utilities

Commission, Contra Costa Water District, and Delta Diablo Sanitation District. Others public utilities in the state that have pledged to participate in this research initiative includes: Western Municipal Water District, Eastern Municipal Water District, Water Replenishment District of Southern California, Irvine Ranch Water District, and Orange County Water District. In addition, 11 private firms have pledged to participate in the Initiative and the North Bay Water Reuse Authority supports this effort.

Core activities under this Initiative include Technical Research and Outreach and Education. The outreach and education program is divided into two parts: regulatory/legislative and other stakeholders. Key stakeholder groups include legislators, regulators, water professionals, water agencies and other key regional policy-makers, environmental advocates, and ratepayers.

The outreach and education program to address “other stakeholder groups” will address the following:

- Develop Appropriate Strategies: Develop water recycling terminology that is understandable by stakeholders and consistent with regulations to instill credibility and product confidence.
- Survey Stakeholders: Identify Stakeholders; Develop survey questions and perform the survey.
- Develop Messages: Use agreed-upon terminology and information obtained from stakeholder surveys; Identify key objectives and the content of messages.
- Develop Communication Strategy: Identify the types of information and methods of communication that will be most useful; Identify strategies for community leaders/decision makers and the press
- Implement Communication Strategy: Use the information developed by the prior tasks to implement elements of the Communications Strategy that are not project-specific.

The outreach and education program to address “regulatory/legislative group” will address the following:

- Water Board regulation of recycled water projects with no Basin Plan nexus and/or minimal water quality impacts
- Current law {as established by SB 918, enacted in 2010} does not distinguish between "raw water augmentation" and potable reuse, which limits project development.

Five technical research topics were developed in the Direct Potable Reuse: A Path Forward study and 14 were identified in the NAS report. These research topics will be the basis of the science and technology component of the Direct Potable Reuse Development Program. Once these research topics are technically researched, the knowledge base would be available to support California Department of Public Health's evaluation of Direct Potable Reuse pursuant to SB 918 and potentially to design and develop operating plans for proposed Direct Potable Reuse projects. Key technical research topics synthesized from the Direct Potable Reuse: A Path Forward and the National Research Council study are as follows:

- a) Sizing of Engineered Storage Buffer: The purpose of the sizing storage includes: the availability of an engineered storage buffer is a key element in Direct Potable Reuse, using current treatment and monitoring techniques.
- b) Treatment Train Reliability: The purpose of the study includes: Enhanced screening, flow equalization, the elimination of untreated return flows, and switching from conventional to nitrification/de-nitrification mode of operation of the activated sludge process are process

modifications that can be used to improve the performance and variability of the downstream biological treatment processes and to reduce the size and cost of treatment facilities.

- c) Blending Requirements: The purpose of blending requirements will define the criteria and requirements for blending reverse osmosis purified water with other water supply sources of varying water quality in Direct Potable Reuse applications to meet specific water quality objectives.
- d) Enhanced Monitoring Techniques and Methods: Develop Enhanced Monitoring Techniques and Methods for Direct Potable Reuse Develop rapid and real-time analytical methods for indicator and surrogate compounds that can be used to monitor process performance to allow the design of engineered buffers of reasonable size.
- e) Equivalent Advanced Treatment Trains: Equivalency of Advanced Wastewater Treatment Trains and Processes for Direct Potable Reuse. The development of equivalency criteria will make it possible to apply a variety of alternative treatment technologies, currently available and/or under development, for Direct Potable Reuse. Develop a better understanding of the formation of hazardous transformation products during water treatment for reuse and ways to minimize or remove them.
- f) Direct Potable Reuse Demonstration Project: Demonstration of treatment technology, reliability features and monitoring technology for Direct Potable Reuse Demonstrate that all necessary features of a Direct Potable Reuse project can be integrated and operated to an expected regulatory standard.

In addition to furthering the Water Agency's strategic goals, the General Manager and Water Agency staff believes participation in the Initiative would align with the Water Agency's existing strategic priorities which include: 1) Assisting customers to meet their water supply needs; and 2) Leading development of regional sustainability programs and water resource partnerships. In addition, the Initiative will be aligned with the Water Agency's 2012 proposed Water Supply Goals and Strategies Goal 1: Work with water contractors to retain and improve the reliability of the water supply production and distribution systems, including during short-term emergencies, such as earthquakes, and during long-term challenges caused by extended droughts and global climate change.

Upon the completion of the Initiative, the Water Agency will have solid scientific underpinnings that result from applied research, gained an understanding of public acceptance through education & outreach, and a better understanding of the State legislature/regulatory opinion on recycled water. In addition access to education and outreach material that identifies: methods of communication that will be most useful to the public as well as public officials/regulatory leaders; survey questions pertaining to recycled water, and techniques on how to communicate with the public on recycled water projects. Each of the technical research projects (based on the technical research topics listed above) will produce a report on the findings, which the Water Agency will use when looking at the treatment processes of its sanitation facilities. Though the technology studied above may not be used for Direct Potable Reuse, at the Water Agency, the results of this initiative could have an impact on future Capital Improvement Plan projects at the Water Agency's sanitation facilities.

While the Water Agency is not proposing to study indirect potable reuse or direct potable reuse at this time, the Water Agency does believe the Initiative study has many benefits beyond the Initiative. For instance, the Initiative can contribute to the development of water recycling options which would allow public entities, if they so choose, to diversify their water supply portfolio which could potentially protect

the Water Agency's investment in water supply and water recycling.

WaterReuse has estimated the cost to complete the Initiative is \$6 million dollars. Each of the technical projects is anticipated to take 18 months. Many of those projects will require a lot of time and resources to be dedicated, for which the Water Agency could not commit to on its own.

Prior Board Actions:

None

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

County Goal 2: Economic and Environmental Stewardship.

Support for community events and educational programs that promote a clean, sustainable water supply, a healthy fish population, and a diverse and healthy environment, demonstrates the County's continuing commitment to environmental stewardship.

Water Agency Organizational Goals and Strategies, Goal 3: Increase community outreach.

Support for community events and educational programs that promote a clean, sustainable water supply, a healthy fish population, and a diverse and healthy environment, demonstrates the Water Agency's continuing support to the community.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 50,000		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$ 50,000
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 50,000	Total Sources	\$ 50,000

Narrative Explanation of Fiscal Impacts (If Required):

\$25,000 is budgeted in FY 2012/2013 expenditure in the Recycled Water Fund (Account 674523)
 \$25,000 will be budgeted in FY 2013/2014 in the Recycled Water Fund (Account 674523).

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):			
N/A			
Attachments:			
N/A			
Related Items "On File" with the Clerk of the Board:			
N/A			

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CF/71-700-1 GENERAL – RECYCLED WATER, WATER REUSE (ID 2267)



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 11
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: No Vote Required

Department or Agency Name(s): Community Development Commission

Staff Name and Phone Number:

John D. Haig, 565-7508

Supervisorial District(s):

5th

Title: River Area Shelter and Downtown Task Group Report

Recommended Actions:

Informational presentation of the River Area Shelter and Downtown Task Group Report and recommendations regarding potential solutions to address the unmet shelter and service needs of people who are homeless in the lower Russian River area.

Executive Summary:

In July 2010, County officials asked the Sonoma County Community Development Commission (CDC) staff to coordinate a broad inter-departmental and inter-agency effort to identify a permanent solution to address homelessness in the lower Russian River area, with a particular emphasis on the Guerneville area. A fundamental premise of the request was that identified solutions must be workable not only in terms of holding potential to have a significant impact on the unmet needs, but must also be able to gain broader community acceptance. In response to the County's request, the CDC established the River Area Shelter and Downtown (RASAD) Task Group, comprised of local residents and representatives from downtown businesses, social service agencies, and County departments having some connection with the issues involved, including Human Services, Health Services, Regional Parks, Sheriff, Redevelopment, and the offices of the County Administrator and Supervisor Carrillo.

The RASAD Task Group met regularly and intensively beginning in March 2011, and held several public meetings to gain even broader input. The Task Group issued its Final Report, attached, in December 2011. The Task Group recommended creating a permanent facility within one mile of downtown Guerneville that would provide day services on a year-round basis, and that would house a seasonal overnight shelter at the same location every winter. Much of the Task Group's work revolved around identifying and evaluating specific locations for this facility. Given the passage of time, much of this site-specific information may no longer remain valid; however, the process followed and results obtained can still be quite informational for any future site searches.

The intent when the Task Group was created was to present your Board with a set of recommendations that could be implemented using Redevelopment funds. However, almost immediately after the Final Report of the Task Group was completed, redevelopment agencies throughout the State were eliminated and redevelopment funds were no longer available for this purpose. The Report was therefore never presented to your Board.

At this time, it is clear that homelessness remains a significant issue in the lower Russian River area. West County Community Services (WCCS) continues efforts to address at least a portion of that need through its ad hoc winter season shelter operated out of a portion of the Veteran’s Memorial Building in Guerneville. But the lack of a permanent site for the seasonal shelter creates the need for an annual search for a location and funding, which is difficult at best. In addition, the need for day services on a year-round basis remains unaddressed.

In an effort to help move towards possible solutions to address these unmet needs, staff is presenting the Task Group Report and recommendations for your Board’s information. Staff will work together with other stakeholders to seek alternate sources of funding to implement at least some of the recommendations.

Prior Board Actions:

01/18/11: Board approved \$75,800 for a Professional Services Agreement for Facilitation Services for River Area Shelter and Downtown Task Group in the Russian River Redevelopment Project Area.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Planning for shelter and services to address the unmet needs of homeless people in the lower Russian River area will help efforts to seek the funding required to provide for these critical needs of the County’s homeless residents.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

Not applicable.

Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None.			
Attachments:			
River Area Shelter and Downtown Task Group Final Report			
Related Items "On File" with the Clerk of the Board:			

RASAD Task Group Final Recommendation Report

River Area Shelter and Downtown (RASAD) Task Group Summary

December 10, 2011

For more information and an historical archive please visit the
webpage located at

http://sonoma-county.org/cdc/rd_rr_tg_rasad.htm

EXECUTIVE SUMMARY

In July 2010, County officials asked staff to find a permanent solution to address homelessness in the Lower Russian River Area. In response to the County's request, the Sonoma County Community Development Commission (CDC) established the **River Area Shelter and Downtown (RASAD) Task Group**. The RASAD Task Group was comprised of local residents and representatives from downtown businesses, social service agencies and County government. The RASAD Task Group met regularly beginning in March 2011, participating in nineteen Task Group meetings and two community meetings.

RASAD Task Group members committed themselves to overcoming differing views in order to propose a workable solution that addresses community needs around homelessness in the Lower Russian River Area.

Through research, inquiry, data collection, community input and interest-based collaborative discussion, the Task Group created consensus driven solutions in the following three areas:

1. **Service Delivery Model:** A permanent facility with a year-round, day-time drop-in center providing a range of phased-in services; a seasonal behavior-based emergency shelter serving eighteen years and older single adults in the Lower Russian River Area; a sample code of conduct for the shelter, neighborhood and downtown area; and the establishment of an ongoing homeless services community advisory board.
2. **Location:** Eight potential sites within a half-mile to one mile radius of downtown Guerneville. These are ranked in order of preference with noted pros and cons for each location.
3. **Standards of Behavior for the Downtown Area:** There was significant opposition at the November Community Meeting for developing a universal standard of behavior for the downtown. Therefore, the Task Group is supporting a shelter code of conduct to address community concerns.

OVERVIEW

A. Background and Purpose of Task Group

Background

In July 2010 County officials asked staff to find a **permanent solution to address homelessness** in the Lower Russian River Area. In response to the County's request, the Sonoma County Community Development Commission (CDC) took the lead in this process and established the **River Area Shelter and Downtown (RASAD) Task Group** as a collaborative mechanism to find a solution informed by community and service provider input. The RASAD Task Group is made up of local residents and representatives from downtown businesses, social service agencies and County government. A list of RASAD Task Group members can be found in the Appendix at the end of this report.

The RASAD Task Group met regularly beginning in March 2011, participating in nineteen Task Group meetings and two community meetings. The group was tasked with making final recommendations to the CDC in the fall of 2011.

The RASAD Task Group members committed themselves to overcoming differing views in order to propose a workable solution that addresses community needs around homelessness in the Lower Russian River Area.

Purpose and Process

The charter of the group was set forth in its mission statement, provided to the Task Group by the Director of the CDC, as follows;

The River Area Shelter and Downtown (RASAD) Task Group will make recommendations to the Sonoma County Community Development Commission regarding a shelter solution for homeless people living in the lower Russian River area to provide adequate seasonal or year-round shelter at a permanent location. The RASAD Task Group will make recommendations to the Commission on several corollary issues, including the unmet need for a range of services for homeless people living in the area, the need for public restrooms in downtown Guerneville, the need to effectively control undesirable behaviors of people loitering in downtown areas, and the concerns of local business and property owners.

The Task Group focused its work and tried to identify and propose:

1. A potential **site or sites and a program design for shelter** and possibly other homeless **services** that meet the needs of both the community and the people who are homeless living in the Lower Russian River Area.
2. A **range of services** required to meet the needs of the homeless community in the area.
3. **Standards of behavior** for the downtown area and other public areas.
4. Potential **site(s) for public restrooms**.

The Task Group **operated** from three principles in formulating its proposal:

1. **Addressing the emergency:** They agreed as a group that they were seeking a permanent solution to address homelessness in their community.
2. **Addressing community concerns:** They agreed as a group that homelessness has a negative effect on the health and economic vitality of their community. They identified the following considerations as requirements for a successful recommendation:
 - a. Distinguishing **people who behave badly from people who are without a home**.
 - b. Designing services to meet community and homeless population needs with consideration for the **population size and tourism-based economy** of region.
 - c. Recognition that **improvements must be made to past service delivery models/locations** to address community concerns.
 - d. **Vigilant focus on task-at-hand** – acknowledging the importance of but not addressing broader public safety, public health issues.
 - e. Commitment to making **recommendations that represent a thoughtful, strategic vision for improving the community** – recognizing that it may take time and multiple phases to implement the plan due to funding/resource availability.
 - f. The community need to **provide a shelter solution for winter 2011** – very likely at Vets Hall, the Community Church (or other temporary site) ... but with program operations informed and influenced by the RASAD Task Group learnings.
3. **A Collaborative Process:** A community-led, facilitated process that included research on best practices. The research was conducted in small cross-representational committees. This process not only collected valuable information for the project, more importantly it allowed members to work together to collectively create solutions for significant problems in their community. An interest-based approach was used in order to recognize common interests and identify **consensus-driven** solutions. This **interest-based** approach requires:
 - a. Time investment
 - b. Trust-building among members

- c. Appropriate funding to support process
- d. Trust, confidentiality & openness in the process
- e. Agreement on a definition of consensus for the process:
 - **Everyone in the Task Group** supports, agrees to or can live with, any particular decision.
 - **In the end, everyone can say** *“I believe you understand my point of view. I believe I understand your point of view. Whether or not I prefer your decision above all others, I will support it because it was reached fairly and openly.”* (William Ouchi)

B. Myths & Facts about Homelessness in the Lower Russian River Area

It was apparent in the early conversations among Task Group members that there was a lack of shared and accurate information about the homeless residents of the Lower Russian River area. Through inquiry and research, the members identified core myths and countered them with facts.

Myth One: The troublemakers in downtown Guerneville are mostly homeless individuals.

Fact: According to local law enforcement statistics, 75% of the arrests in the downtown area do not involve homeless individuals.

Myth Two: The chronic alcoholics in downtown Guerneville are homeless individuals.

Fact: Based on sheriff department records, two thirds of the chronic alcoholics associated with the downtown area are not homeless individuals.

Myth Three: Most homeless people in the Guerneville area are from somewhere else.

Fact: While a small percentage of local homeless people are transient, a large majority consider the Lower Russian River Area their permanent home.

Myth Four: If you build it they will come.

Fact: In midwinter 2010, other providers agreed to stop the practice of referring people to the Guerneville winter emergency shelter, even though these other shelters remain open to the Lower Russian River Area homeless population. Also, according to national data, homeless people stay in communities they call home.

Myth Five: Santa Rosa and Petaluma have large shelters so we don't need one here.

Fact: There were 230 people living in the Lower Russian River Area who lacked housing last winter. Countywide there are 4000 unsheltered individuals and 571 available emergency shelter beds.

Myth Six: The Guerneville emergency shelter is a “wet” shelter.

Fact: Within the national homeless shelter network, the accepted industry definition of a “wet shelter” is a shelter where clients can actually use substances while they are being housed. The local shelter has been a behavior based shelter and requires clients to follow rules in order to remain sheltered. When you break the rules, you are unable to remain in the shelter.

C. Definitions

It was determined that in order to build consensus for addressing concerns related to homelessness, it was necessary for all members of the RASAD Task Group to develop a shared understanding and terminology with respect to homeless issues. Below are the working definitions used by the group:

Continuum of Care:

- A community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency.
- The four necessary parts of a continuum are:
 1. Outreach, intake, and assessment in order to identify service and housing needs and provide a link to the appropriate level of both.
 2. Emergency shelter to provide an immediate and safe alternative to sleeping on the streets.
 3. Transitional housing with supportive services to allow for the development of skills that will be needed once permanently housed.
 4. Permanent housing and permanent supportive housing to provide individuals and families with an affordable place to live with services if needed.

Types of Housing:

- **Shelters**
 - Overnight sleeping
 - Temporary shelter
 - Typical lengths of stay are 60-90 days
- **Transitional Housing**
 - Project designed to provide housing and appropriate supportive services to facilitate movement to independent living typically within 24 months.
- **Permanent Supportive Housing**
 - Permanent affordable housing linked to accessible mental health, substance addiction, employment and other supportive services.

Types of Shelters:

- **Emergency Shelter**
 - Overnight sleeping; temporary shelter.
- **Temporary, Seasonal or Winter Shelters**
 - Open only during dangerous weather periods depending on geographic location (Sonoma County: November through March).
 - Site location of shelter changes depending on periodic need, available funding and hosting options.
- **Permanent Shelter**
 - Exists in same location but may be opened on either a seasonal or year-round basis.

Types of Models:

- **Wet Model**
 - Alcohol use/possession in the shelter is permitted.
 - This is a “harm-reduction” model, which prioritizes shelter above addiction.
 - There are no wet shelters in Sonoma County
 - The RASAD Task Group has rejected this model in Guerneville
- **Dry Model**
 - Alcohol or drug use/possession/intoxication in the shelter is not permitted.
 - Enforcement: admission and stay conditional on passing mandatory drug/alcohol testing.
- **Behavior-Based Model**
 - Alcohol or drug use/possession is never permitted in the shelter.
 - Being alcohol and drug free is not a condition for shelter admission.
 - Enforcement: admission and stay conditional on following rules of behavior.

D. Engaging the Public

As soon as the RASAD Task Group convened in March, the general public was kept advised of Task Group work through the establishment of a project web page hosted on the CDC website. Research documents, links to reports and studies, notifications of community meetings and responses to questions raised at the community meetings were all available to the public at http://www.sonoma-county.org/cdc/rd_rr_tg_rasad.htm

In addition, there have been articles covering the process in the *Press Democrat*, the *Sonoma West Times and News*, the *Russian River Times* and the *Sonoma County Gazette*.

RECOMMENDATIONS

A. Service Delivery Model

Background

Significant investigations into best practices as well as pertinent data collection efforts were conducted:

- A subcommittee was tasked with researching and contacting programs locally and nationally to identify best practices for service delivery models in areas similar to Guerneville.
- Focus groups were held with homeless people in Guerneville to identify their concerns, priorities and suggestions.
- The 2011 Sonoma County Homeless Count Report was presented to the Task Group by a leader in the Homeless Count effort.
- Residents, business owners and law enforcement participants from the Task Group researched community attitudes nationwide and locally regarding the impact of the homeless population on communities.
- A local neighborhood activist from Santa Rosa who was initially opposed to the homeless shelter placed near his home, met with the group to share his perspective and answer questions.

Recommendation

Based on the research noted above the following service delivery model was presented at the August 1 Community Meeting and received widespread community support.

Service Delivery Model

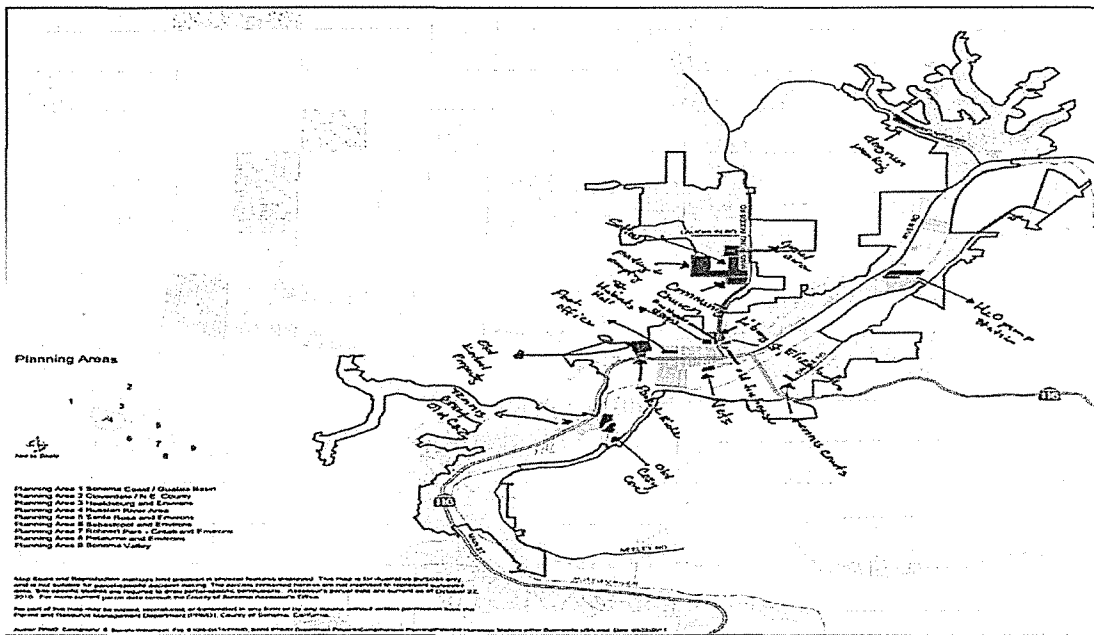
- Year-round drop-in center
 - Services using a phased-in approach will include:
 - Case management
 - Showers
 - Mail
 - Referral
 - Outreach Team Base
 - Technology to connect to existing services

- Laundry facilities
- Hot Meals
- Relocation Services-Compassionate bus ticket program
- AA group focused on homeless people
- Medical/Legal/Employment Services
- Seasonal emergency shelter
 - Gender-segregated.
 - Behavior-based model with modifications worked out with the operator of the shelter to ensure the safety of the residents and the community.
 - Number of beds not determined, as the number is funding and location dependent, but discussed a maximum of 30-40 beds.
- Location will not be downtown
 - Facility would be outside of one-half mile from downtown, measured from the old bank building (Church and Main), to address downtown business and resident concerns.
 - Ideally would be located within 1 mile of downtown Guerneville to effectively access the target population to be served, as well as transportation and other services.
- Population to be served
 - Adult men and women (18 years old and over) without minor children (Facility would develop partnerships to refer those under age 18 to the SAY youth facility).
 - Homeless persons in the Lower Russian River Area.
 - If from out of town, people can use the drop-in center for one day and then referred elsewhere.
 - Existing social and health services delivered in downtown Guerneville locations would make referrals to the drop-in center, as appropriate.
- Code of Behavior
 - Sample code of behavior (See Appendix)
 - The final rules and policies will be dependent on the layout and location of the shelter and the operations preferences of the operator.
- Creation of an ongoing community advisory group to focus primarily on the relationship of the shelter operation and the immediate neighborhood

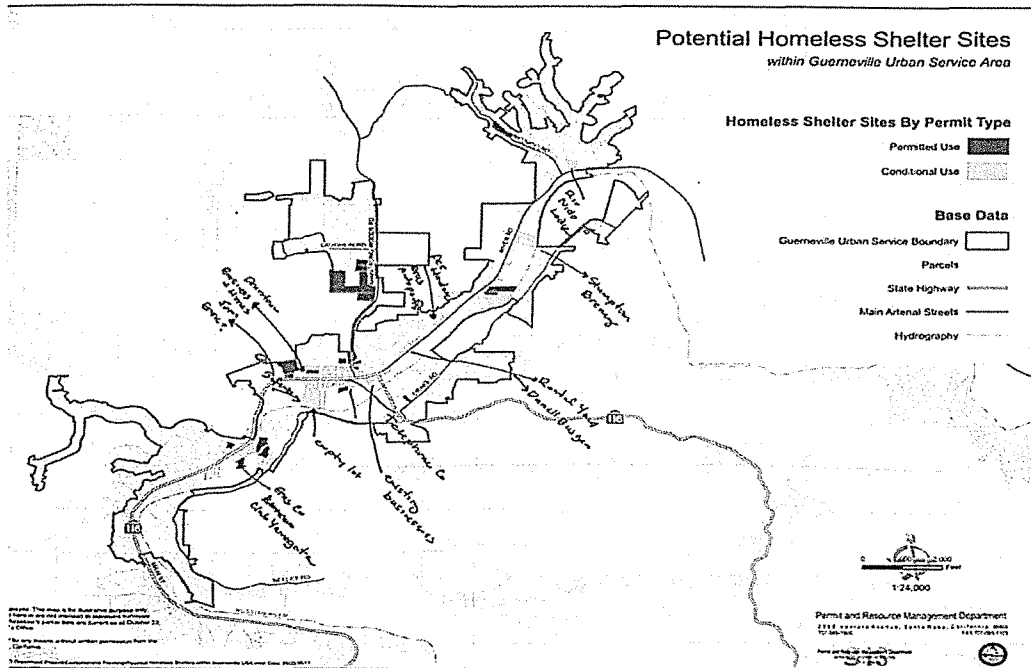
B. Location

Site Selection Process

The group started with the awareness that a large percentage of West County homeless persons and families reside in the Guerneville area. As a result of that information, the group restricted the search for locations to the Guerneville area. Further restrictions on the initial search included the requirement that the site be within the Guerneville Urban Service Area (for sewer and water utilities service). The group also preferred sites that were zoned in such a way that necessary land approvals would be likely and obtainable in a reasonable amount of time. Over 150 sites were reviewed using these early, broad screens. Below are the maps used in the initial search.



The blue lots are owned by the public or non-profit groups and this generally means a less onerous land-use approval process would be necessary. Parcels identified with orange lots indicate that a conditional use permit is required prior to a shelter commencing operations. No shelter can be placed in a flood way designated as F1, but could be built in a F2 flood zone if elevated above the base flood plain elevation.



After researching the locations indicated on the maps, the Task Group was able to develop an initial list of potential sites. The first round of potential sites is organized below based upon unconfirmed land use status:

Permitted use

- Old Cozy Cove
- Lot adjacent to Old Cazadero Rd. Tennis Courts
- County Road Yard on Armstrong Woods Road
- Sweetwater Springs Pump Station ¾ mile east of Guerneville

Conditional Use

- Ferrell Gas Storage parcel east of Club Yamagata
- Empty lot behind Safeway
- Old Lumber yard – property sold and not considered
- Rug Store parcel
- Club Yamagata (formerly InaBee's)
- Plant nursery west of town currently for sale
- Childcare Center (next to Garden Grill)
- St. Hubert's Hall

Recreational Sites

- Neely Road – abandoned campground
- Jay's Recreational Area

Each site was personally visited by the Task Group members and then evaluated based on the following additional screening criteria:

- Appropriate distance from downtown (between ½ mile and approximately one mile from Church and Main Street)
- Availability of potential site
- Land use regulations on potential site
- Service delivery requirements
- Compatibility of site with services offered
- Preserving recreational areas (beach access, etc.)
- Minimizing the amount of public resistance
- Safety
- Accessibility of other services (how long is the walk to and fro)
- Flooding potential

After the group went through a process of evaluating the sites based on the above criteria, the group narrowed the field to the following three properties:

- County Road Yard
- Sweetwater Springs Pump Station
- Club Yamagata

General Task Group consensus favored the County Road Yard Site over perceived construction issues at Sweetwater Springs Pump Station site (potential flooding) and anticipated public resistance to the Club Yamagata parcel.

These three sites were presented to the community as potential locations at the first Community Meeting held on August 1, 2011.

After receiving the community's input, it was obvious to the Task Group that additional locations needed to be identified and the community brought forth many additional potential sites. The maps were reconsidered without using the color-coded restrictions of the maps and current zoning priorities. The Task Group broadened the scope of parcels for consideration and identified several other potential locations. Once again the sites were evaluated against the criteria. The process resulted in a chart of recommended sites in order of preference, including the Task Group's pros and cons for each location. These were presented at the second Community Meeting held on November 3, 2011:

List of properties generated by the Task Group

PROPERTY*	PROS	CONS
COMMUNITY CHURCH	<ul style="list-style-type: none"> • Rental income for owner • By right zoning existing buildings • Minimal rehab • Big enough size • Helps church financially • Doesn't interfere with tourism • Easier to minimize public resistance through design 	<ul style="list-style-type: none"> • Floods (F1 & F2) • Entrance to the school • Tenant/land lord relationship
COUNTY YARD	<ul style="list-style-type: none"> • County-owned • Good size • Good location • Doesn't flood (F2) • Community support (?) • Not moving businesses and services around • Easy to design • No tourism impact 	<ul style="list-style-type: none"> • Public resistance because of school • Publics Works Department doesn't want to share space • GPA needed
JAMES LOT	<ul style="list-style-type: none"> • Can be purchased • Over 1 acre, permitted for duplex (maybe triplex) • No demolition required • Not visible from tourist path • Not in residential area (going west) • Short walk to town 	<ul style="list-style-type: none"> • Drainage ditch on site • Requires a General Plan Amendment • Floods (F1 & F2) • Access from Old River Road could be residential opposition • Closer than .5 miles
SENIOR CENTER	<ul style="list-style-type: none"> • Allows WCCS to move to a better location • Cooperative owner • Lot size • Usable building • Distance • Could be on bus route • Doesn't flood • Community is used to using site • Free of F1 & F2 	<ul style="list-style-type: none"> • Long walk to town (over 1 mile) • Community resistance • Residential neighborhood • Close to school • Used by park and rec as community park • Seniors are used to being here • Requires equitable asset to trade

PROPERTY*	PROS	CONS
NAPA AUTO & GAS	<ul style="list-style-type: none"> • For sale • Existing space/size • Bus stop • Clean environmentally? • Gas station employment opportunity • Build a nice building could enhance property value • 1 mile 	<ul style="list-style-type: none"> • Floods • Difficult to walk • Highly visible on way into town • 2 existing businesses • Needed gas station • Outside edge for walking • Safety issues • Neighborhood behind it • Resort nearby
END OF RAINBOW	<ul style="list-style-type: none"> • For sale 	<ul style="list-style-type: none"> • Dangerous walking • Organized community resistance • Old building needs removing • Back lot floods (F1) and limits usable land • Existing tourist businesses
MATLOCK ROOFING	<ul style="list-style-type: none"> • Doesn't need a GPA • Access to Old River Road • Structure on the property (2-bedroom) 	<ul style="list-style-type: none"> • Directly across from one large tourist destination • Closer than .5 miles
HERNANDEZ COMBO	<ul style="list-style-type: none"> • If it is combined with James lot, it could work 	<ul style="list-style-type: none"> • Floods • Closer than .5 miles

*Built in assumption is that all properties are on public sewer. No certainty of willing seller(s).

Recommendation

RASAD held their final task group meeting on November 15, at which they considered the public feedback regarding the potential location for the homeless shelter and drop in center. Three key points were discussed:

1. Armstrong Woods Road Properties: The members of the task group felt that although they valued the community input, they were not willing to eliminate the Armstrong Woods Road properties from consideration. The general opinion was that the public's concerns could be mitigated. It was also decided to clearly indicate public opposition as a "con" for the Community Church.
2. Distance: There were several suggestions from members at the community meeting for sites less than 0.5 miles and more than 1 mile from downtown. The group confirmed its commitment to stay within the 0.5 mile to 1 mile distance

with the exception of James Lot, which was acknowledged to be less than 0.5 miles from the agreed center of downtown. (The list of sites was not modified.)

3. Prioritizing Properties: There was a suggestion that the group not continue to rank the sites, but the members at the meeting affirmed that the whole group had agreed to rank the locations as part of the recommendation and the decision needed to be honored. However, based on public input regarding the James lot, it was determined that a revote on the ranking was merited. Below are the results of the voting:

Recommended Locations for the Shelter

- 1 James Lot received the most votes
- 2 Community Church received the second largest vote total
- 3 County Yard received the third largest vote total
- 4 Senior Center received the fourth largest vote total
- 5 Hernandez received the fifth largest vote total
- 6 Napa Auto received no votes
- 7 Matlock Roofing received no votes
- 8 End of Rainbow received no votes

The Task group understands that any proposed site requiring acquisition is subject to availability and the uncertainty that accompanies any real estate transaction. The final recommendation of sites, including additional pros and cons from public input at the November 3rd community meeting, is as follows.

Recommended List of Sites in Order of Preference from Community Meeting Input

PROPERTY*	PROS	CONS
JAMES LOT	<ul style="list-style-type: none"> • Can be purchased • Over 1 acre, permitted for duplex (maybe triplex) • No demolition required • Not visible from tourist path • Not in residential area (going west) • Short walk to town • Bus stop • Favorable • Farther out of town • Away from kids • Better spot • Safer to walk 	<ul style="list-style-type: none"> • Drainage ditch on site • Requires a General Plan Amendment • Floods (F1 & F2) • Access from Old River Road could be residential opposition • Closer than .5 miles • Too visible (tourist image) • Walking safety • Resident opposition • Close to businesses • Prior purchase offers refused • Across street from major

PROPERTY*	PROS	CONS
	<ul style="list-style-type: none"> • Closer to services • Doesn't interfere with businesses • Not in use • Can build something nice on lot • Land for gardening 	<ul style="list-style-type: none"> tourist destination • Undeveloped flood plain
COMMUNITY CHURCH	<ul style="list-style-type: none"> • Rental income for owner • By right zoning existing buildings • Minimal rehab • Big enough size • Helps church financially • Doesn't interfere with tourism • Easier to minimize public resistance through design • Location/close • Church income • Low visibility • Proper site and preparation should eliminate problems for tourism • Safe to walk to • Homeless not criminals • Nothing wrong with child seeing homeless • Close to town • No surrounding residences • Flood (exit & entrance) • Proximity to AA/NA groups • Kitchen available • Church • Serves their mission • Had shelter at site before 	<ul style="list-style-type: none"> • Public Opposition • Floods (F1 & F2) • Entrance to the school • Tenant/land lord relationship • Availability in question • May take a long time for church to decide • Flooding • School proximity • Impact to other tenants • Design—multiuse considerations • Showers? • Exposure of children to bad adult behavior • Path of travel exposure • Lack of security (much vegetation on fence line and creek) • Non-operational camping • Needs more negotiation with church and school regarding impact • Conflict with radio station • Too far away • Liability issues • Shelter residents not sober • Mental health issues • Drugs prevalent • Homeless would not use • People who would use are using drugs

PROPERTY*	PROS	CONS
		<ul style="list-style-type: none"> • Limited for future community center use • Emergency response time lag with more calls • Used needles on path to school already • Not visible • Concerned about the ability to screen • Concerns about others who use the church including BoD • Not close enough to town • Kids there at all hours including weekends • Concern about legal status of clients • Negatively effect enrollment in school • On the way to the park • Possible behaviors affecting schools • Environmental impacts of Fife Creek • Possible interference with HS returning • Pedestrian safety • Drug free zone • Where do people go/loiter? • No site plan
<p>COUNTY YARD</p>	<ul style="list-style-type: none"> • County-owned • Good size • Good location • Doesn't flood (F2) • Community support (?) • Not moving businesses and services around • Easy to design • No tourism impact • Low visibility • Less issue than school • It is a secured, fenced 	<ul style="list-style-type: none"> • Public resistance because of school • Publics Works Department doesn't want to share space • GPA needed • Too far from central Guerneville • Toxic soils? • Relocate yard • Impact on children • Residential area

PROPERTY*	PROS	CONS
	<ul style="list-style-type: none"> • area that can be locked • Not directly adjacent to school • Not on River Road • Strong police presence • Lot of space • Permanent 	<ul style="list-style-type: none"> • County resistance • Homeless still walk past school • County won't allow • Would prohibit safe routes to school • Traffic issues • Flood closes access • Greater public risk • DPW not interested in moving • Impacts tourism to park • No existing building • Potential to harbor encampments due to property behind • Not in RDA • Experience of building • Inaccessible • Place for current book storage • Cost uncertain
<p>SENIOR CENTER</p>	<ul style="list-style-type: none"> • Allows WCCS to move to a better location • Cooperative owner • Lot size • Usable building • Distance • Could be on bus route • Doesn't flood • Community is used to using site • Free of F1 & F2 • Better property for Senior Center? • Facility may not need much renovation 	<ul style="list-style-type: none"> • Long walk to town (over 1 mile) • Community resistance • Residential neighborhood • Close to school • Used by park and rec as community park • Seniors are used to being here • Requires equitable asset to trade • Relocation of senior center • Impact to local seniors • Opposition from sentiment • Lose of other services (AA, Food Bank..) • No bus stop or access • Terrible idea

PROPERTY*	PROS	CONS
		<ul style="list-style-type: none"> • Building too small • Putting shelter in wrong site with create other expensive problems • Will have to build another senior center • Tourism to park
HERNANDEZ COMBO	<ul style="list-style-type: none"> • If it is combined with James lot, it could work • Close to town • Safer to walk • Bus route • Does not interfere with activities of unsupervised resident children • Does not interfere with businesses • Not facing River Road • Can build to suit • Not as bad for flooding 	<ul style="list-style-type: none"> • Floods • Closer than .5 miles • Visibility • Not for sale • Close to businesses • Prior purchase offers refused • Across the street from major tourist destination • On main entrance to community
NAPA AUTO & GAS	<ul style="list-style-type: none"> • For sale • Existing space/size • Bus stop • Clean environmentally? • Gas station employment opportunity • Build a nice building could enhance property value • 1 mile from town • Good size • Visible, easy to find • Safe walking • Sits by itself 	<ul style="list-style-type: none"> • Floods • Difficult to walk • Highly visible on way into town • 2 existing businesses • Needed gas station • Outside edge for walking • Safety issues • Neighborhood behind it • Resort nearby • Uncomfortable space/location • Major renovation needed? • Environmental clean-up • Getting rid of business • Hazardous material • Too long to prepare site • Near vacation rental homes • Too hard to develop • Poor lighting

PROPERTY*	PROS	CONS
MATLOCK ROOFING	<ul style="list-style-type: none"> • Doesn't need a GPA • Access to Old River Road • Structure on the property (2-bedroom) • Good site • Close to town • Can reduce visibility • Non-residential • Low impact to neighborhood • Flexible site • Growth potential • Good choice • Best option yet • Safer to walk • Close to services • Perfect location • Easier to prepare • Bus route • Right distance from town • Not near kids • Access to Old River Road • Away from walk-in businesses • Not right on river • Pedestrian safety 	<ul style="list-style-type: none"> • Directly across from one large tourist destination • Closer than .5 miles • Heavy flooding? • Instability of site (geologic survey?) • Visible • Displaces existing businesses • Too close to tourists • Hard to relocate business • Across street from resort • Floods • Willing to sell? • No sidewalks • Not enough information
END OF RAINBOW	<ul style="list-style-type: none"> • For sale • Good building site • Hasn't worked as a business • Location between Guerneville and MR • Bus route • Easy to build on • Great spot • Less opposition • Close to current homeless 	<ul style="list-style-type: none"> • Dangerous walking • Organized community resistance • Old building needs removing • Back lot floods (F1) and limits usable land • Existing tourist businesses • Across from preschool • Floods • Need to add street lighting • Too dark • Too small

PROPERTY*	PROS	CONS
		<ul style="list-style-type: none"> • Children waiting for bus unsupervised on the street • Residential neighborhood • Scenic highway • On the river • No parking • Difficult access • Land stable? • Affect on existing property values • Turned away indigents loitering in neighborhood

*Built in assumption is that all properties are on public sewer. No certainty of willing seller.

C. Downtown Standards of Behavior

Background

One of the most significant issues that the Task Group addressed is the impact of the homeless community on the downtown Guerneville area and potential repercussions on the local tourism economy. Through interviews, research and Task Group discussions it became apparent to task group members that a connection between the Code of Conduct implemented at the shelter and a set of standards for downtown behavior needed to be established. The group also shared a philosophy that developing standards of behavior for the shelter residents would not fully address behavioral problems in the downtown area. Rather, they perceived a need for community standards for public behavior shared by all.

However, in the process of developing proposed standards for downtown behavior, the Task Group realized that it was beyond their scope of work to dictate or implement a community code of conduct. With that understanding, the Task Group developed a statement of purpose for suggested community standards, identified community concerns around downtown behavior, and shared examples of how the *SAMPLE Policies & Procedures-Code of Conduct Emergency Shelter and Homeless Program Services* would address community concerns. The following draft was presented at the community meeting on November 3rd and was meant primarily as a communication tool, with the

goal of promoting renewed conversations on how to address the issues of bad public behavior in the downtown area, especially those behaviors that deterred tourists from enjoying the community.

Community Standards of Behavior for the Downtown Area

Our community wishes to maintain a high standard for the quality of life in the Downtown Guerneville area through standards of conduct that emphasize caring, civility, and respect for the personal dignity of others while celebrating our tradition of rich assembly. We ask both residents and visitors to adopt these Community Standards of Conduct by:

- Committing to activities and language that promote civil and positive interactions.
- Living, working, and playing in appropriate ways that support individual freedom and the law of the land.
- Embracing cleanliness and beauty in our environment and working together to maintain it.
- Respecting the diverse cultures present in our community.
- Respecting residents, visitors and the local businesses that serve them.
- Taking personal responsibility by visibly supporting and practicing these community standards.

We are also recommending that a sign (or multiple signs) be placed in the downtown areas with these or similar standards. We suggest that the final wording of the standards and the decision on the placement of the sign(s) be facilitated by a community group who will garner the agreement and support of the community for this effort.

A demonstration of how community concerns can be addressed through Standards of Behavior in the Downtown Area and how community concerns will be addressed through the homeless shelter rules is shown in the following chart:

Column 1: Behaviors identified as bothersome in the community.

Column 2: Standard of conduct apply to anyone in the downtown Guerneville area

Column 3: Examples taken from the Sample Policies & Procedures - Code of Conduct for the Emergency Shelter and Homeless Program

Column 1	Column 2	Column 3
<p>Community Concerns</p> <p><i>Behaviors identified as bothersome in the community.</i></p>	<p>Standards of Behavior for Downtown Area</p> <p><i>Standard of Conduct apply to anyone in the downtown Guerneville area</i></p>	<p>Examples from Sample Policies & Procedures – Code of Conduct for Emergency Shelter and Homeless Program Services</p>
<p>Violence</p> <p>Personal Safety</p>	<p>Committing to activities and language that promote civil and positive interactions</p> <p>Living, working, and playing in appropriate ways that support individual freedom and the law of the land.</p> <p>Respecting the diverse culture present in our community.</p>	<ul style="list-style-type: none"> • No acts of violence towards anyone • No verbal or physical threats to anyone for any reason • No exchange, possession or use of drugs or alcohol on SHELTER & SERVICES PROGRAM property • No stealing from anyone or taking anything without asking • No vandalizing or destroying property • No possession of weapons of any kind or threatening anyone with a weapon • No annoying or intimidating children or youth in the community or on SHELTER & SERVICES PROGRAM property • No sexual harassment • No use of racial or discriminatory slurs
<p>Alcohol and Other Drugs Sale and Use</p> <p>Vehicles</p>	<p>Committing to activities and language that promote civil and positive interactions-</p> <p>Living, working, and playing in appropriate ways that support individual freedom and the law of the land.</p>	<ul style="list-style-type: none"> • The SHELTER & SERVICES PROGRAM does not tolerate the possession, use, sale, or exchange of drugs or alcohol on the premises. Any violation will be grounds for immediate expulsion. • To be allowed to keep a vehicle on the property at the SHELTER & SERVICES PROGRAM the vehicle must: <ul style="list-style-type: none"> ○ Be in good, safe working order and not leak any fluids ○ Have current, verifiable California registration ○ The owner of the vehicle must have a valid CA Driver's License and valid certificate of insurance. • Unauthorized vehicles will be tagged by the Sheriff's Department and towed at the owner's expense. • Loitering and / or sleeping in vehicles are not

Column 1	Column 2	Column 3
<p>Community Concerns</p> <p><i>Behaviors identified as bothersome in the community.</i></p>	<p>Standards of Behavior for Downtown Area</p> <p><i>Standard of Conduct apply to anyone in the downtown Guerneville area</i></p>	<p>Examples from Sample Policies & Procedures – Code of Conduct for Emergency Shelter and Homeless Program Services</p>
		<p>allowed on the property.</p> <ul style="list-style-type: none"> • Vehicle repair and maintenance are not allowed on the property.
<p>Loitering</p> <p>Panhandling</p> <p>Neighborhood cleanliness</p>	<p>Embracing cleanliness and beauty in our environment and working together to maintain it.</p> <p>Taking personal responsibility by visibly supporting and practicing these community standards.</p> <p>Respecting residents, visitors and the local businesses that serve them.</p>	<ul style="list-style-type: none"> • SHELTER & SERVICES PROGRAM strives to be a good neighbor to all of our neighbors. Complaints by our neighbors will be taken seriously • Littering anywhere in the community by program recipients is not permitted. • The SHELTER & SERVICES PROGRAM neighborhood is the area surrounding the SHELTER & SERVICES PROGRAM property. We value our relationship with our neighbors and strive to address any issues that might arise. There is no loitering allowed in the SHELTER & SERVICES PROGRAM neighborhood. Loitering includes sitting on the curbs, lawns, behind buildings etc. of businesses and streets in the neighborhood. There will be a Neighborhood Watch that ensures that the SHELTER & SERVICES PROGRAM continues to be good neighbors. This watch group includes the residents, and staff of the SHELTER & SERVICES PROGRAM, and the businesses and residents of the neighborhood. When an incident is reported in the neighborhood, SHELTER & SERVICES PROGRAM staff will attempt to identify the person involved and let them know the effect they are having on the neighborhood. If the person is not responsive to the concerns of the neighborhood, that person will lose privileges at the SHELTER & SERVICES PROGRAM.
<p>Lack of enforcement</p>	<p>Taking personal responsibility by visibly supporting and practicing these community standards.</p>	<ul style="list-style-type: none"> • Residents are expected to follow all outlined guidelines for behavior, above and beyond obeying all laws • If a Resident wishes to address past legal offenses that require them to spend time in jail,

Column 1	Column 2	Column 3
<p>Community Concerns</p> <p><i>Behaviors identified as bothersome in the community.</i></p>	<p>Standards of Behavior for Downtown Area</p> <p><i>Standard of Conduct apply to anyone in the downtown Guerneville area</i></p>	<p>Examples from Sample Policies & Procedures – Code of Conduct for Emergency Shelter and Homeless Program Services</p>
		<p>they are encouraged to do so – and any time spent in jail will not count against any time limits of residency at the shelter.</p>
<p>Alienating Tourists</p>	<p>Embracing cleanliness and beauty in our environment and working together to maintain it.</p> <p>Respecting residents, visitors and the local businesses that serve them.</p>	<ul style="list-style-type: none"> • The SHELTER & SERVICES PROGRAM neighborhood is the area surrounding the SHELTER & SERVICES PROGRAM property. We value our relationship with our neighbors and strive to address any issues that might arise. There is no loitering allowed in the SHELTER & SERVICES PROGRAM neighborhood. Loitering includes sitting on the curbs, lawns, behind buildings etc. of businesses and streets in the neighborhood. There will be a Neighborhood Watch that ensures that the SHELTER & SERVICES PROGRAM continues to be good neighbors. This includes, but is not limited to, the residents, and staff of the SHELTER & SERVICES PROGRAM, and the businesses and residents of the neighborhood. When an incident is reported in the neighborhood, SHELTER & SERVICES PROGRAM staff will attempt to identify the person involved and let them know the effect they are having on the neighborhood. If the person is not responsive to the concerns of the neighborhood, that person will lose privileges at the SHELTER & SERVICES PROGRAM.

RECOMMENDATION

There was significant opposition at the Community Meeting for developing a universal standard for public behavior for the downtown area. Moreover, the ability to successfully communicate the nature and purpose of a community code of conduct to the community at the meeting was very challenging and misunderstandings of the intent of the standard were commonplace. Although there was concern among Task Group members about

setting up a two-tier system: a code of conduct including public behavior for those who access the homeless shelter services and none for everyone else, it was agreed that a quid pro quo approach for using shelter services is common practice and an important response to downtown business owners and residents concerns. It will be up to a yet-to-be-formed citizen's committee to address this issue on a community-wide basis, in the form of a community code of conduct, if they so chose.

As a result, the Task Group recommends adoption of the *SAMPLE Policies & Procedures-Code of Conduct Emergency Shelter and Homeless Program Services* which clearly and adequately addresses the community concerns outlined in the above chart.

D. Public Restrooms

Background

The discussion on forming the RASAD Task Group included an evaluation of collateral issues which would present challenges to the core work of finding and recommending an appropriate location for a permanent shelter on the lower Russian River. Staff received reports of a public perception that having a homeless shelter in the Guerneville area, an area perceived to have a significant number of the area's homeless residents, created a substantial negative impact on downtown businesses in Guerneville and on tourism in general. This perception included general concerns about shelter users congregating in public places, and specific concerns that the area's homeless individuals used public common areas as toilet facilities because they are drawn to this area by the presence of a shelter, despite the absence of adequate public restroom facilities.

For this reason, as part of its scope of work, the RASAD Task Group was asked to consider the issue of the lack of adequate public toilets in the downtown area, and to make a recommendation regarding one or more appropriate locations for public restrooms. Two RASAD Task Group members are also members of the CDC's previously appointed Public Restroom Task Group, who acted as liaisons between the two committees.

Current Status

CDC staff worked with a local design firm and created a project concept for placement of a public restroom at the site of the Guerneville Veterans Building, one block from Main Street and the downtown plaza. The project was given an affirmative recommendation by the RRROC in March of 2011, and the Board of the Commission approved funding for the project in April. The CDC contracted with Sonoma County General Services to

deliver the project and work has been completed. Staff briefed the RASAD Task Group regarding these developments.

Based on the challenging nature of the work required to identify a shelter location, staff provided direction to the RASAD Task Group to concentrate efforts on the location of the shelter, method of shelter operation, and recipient public code of conduct, and to refrain from consideration of the issue of restrooms in the downtown area, relying on the CDC/County project to meet this concern.

The CDC/County restroom project at the Veterans Building came in on schedule and under budget, with a facility in operation in November, 2011.

CONCLUSION

At the first meeting of the RASAD Task Group, the participants were asked about their hopes and fears for the project. This group of people was able to listen to each other with openly, to put aside their differences, and to realize their hopes of reaching consensus on a shared vision for the homeless people in their community.

APPENDIX

SAMPLE

POLICIES & PROCEDURES - CODE OF CONDUCT EMERGENCY SHELTER AND HOMELESS PROGRAM SERVICES

BY:

RASAD TASK GROUP

FINAL VERSION PRESENTED on November 3, 2011

Purpose of a SAMPLE document: *The final rules, standards, policies and code of conduct will be dependent upon a variety of factors including the physical location of the services, the operator of the services, and the demographics of the population. This document is intended to serve as a sample of the desired scope and tone that a final operating manual and standards guide would include for the services established in the River area.*

Purpose of the Policies & Code of Conduct

The SHELTER & SERVICES PROGRAM staff and volunteers are committed to ensuring the health, safety, and well-being of the shelter and our community. To honor this commitment, we ask each Resident to agree to the following policies and code of conduct while benefiting from our services:

Rules of Decorum Policy

- SHELTER & SERVICES PROGRAM has a policy of expecting a high standard of behavior for those served by our programs. The Rules of Decorum list the minimum expected of our members.
- No acts of violence towards anyone
- No verbal or physical threats to anyone for any reason
- No exchange, possession or use of drugs or alcohol on SHELTER & SERVICES PROGRAM property
- No stealing from anyone or taking anything without asking
- No vandalizing or destroying property
- No possession of weapons of any kind or threatening anyone with a weapon
- No annoying or intimidating children or youth in the community or on SHELTER & SERVICES PROGRAM property
- No sexual harassment
- No use of racial or discriminatory slurs
- Violation of any of the above rules will result in expulsion from SHELTER & SERVICES PROGRAM
- Belongings will be checked for alcohol, drugs, weapons and drug paraphernalia. Other than prescribed medications, all alcohol and other drugs will be discarded. Weapons are strictly forbidden. Knives needed for camping and utility purposes MUST be checked in with program staff and will be secured in a locker. No weapon or knife may remain in the possession of the Resident while at the facility.
- Prescription medications will be stored in a locker, which only staff can access. Residents are responsible for coming to staff and requesting access to their prescription medication at the appropriate time.

Attendance Policy

- The SHELTER & SERVICES PROGRAM Emergency Shelter is a 24-hour a day 7 days per week facility operating during inclement weather periods – up to 6 months per year.
- Daily check-in by 7:30 pm is mandatory. If you know you are going to miss check-in you must notify staff in advance or you may not be allowed onto the property. The doors to the facility are locked at 10 pm each night. Residents must obtain a Manager's approval to enter after the doors are locked. There will be a headcount every night around midnight.
- Graveyard Shift workers must make special arrangements with their Case Manager, but must be present the day after their shift to be considered compliant with the Attendance Policy.

Value Exchange Policy

- A system to exchange value-for-value (i.e. overnight shelter for service in the community) is the policy of the SHELTER & SERVICES PROGRAM. We believe that overnight shelter and/or accompanying services have value to the participating individual. In exchange for said housing and meals, we believe that our residents/participants have value to add back to our community. A list of services both at the facility and in the community that residents/participants can choose from as their exchange will be provided by staff.
- Residents at the SHELTER & SERVICES PROGRAM work in teams to keep the center clean. Residents are responsible to complete their chosen or assigned tasks each day and have them signed off. Residents who are not doing their exchange service may forfeit their participation in the program for non-compliance.
- Respite¹ Residents are automatically assigned the task of keeping their own area clean. No other tasks are expected of them until their status changes.
- Residents must agree to complete the exchange task selected even if the resident is working full time.
- If a Resident is on-site during daily chore time, they must do a chore at that time even if they have done a chore earlier in the day.

Dorm Policy

- The dorm is quiet 24 hours a day. No talking is allowed inside the dorm area².
- The following items CANNOT be used in the dorm (unless permission is granted by staff):
 - Cell phones, alarms, video devices of any kind, audio devices without earphones
- Residents may request an early wake-up but may not use a personal alarm to wake up.
- Residents must be quiet with their belongings, totes and opening and closing their lockers.
- Residents are not to use flashlights in the dorm. If a combination lock needs to be opened before lights on, the resident must get an Intern or a Manager to provide the light.
- No food is allowed in the dorm.
- One pair of shoes may be stored on top of each tote.

Drug and Alcohol Policy

- The SHELTER & SERVICES PROGRAM does not tolerate the possession, use, sale, or exchange of drugs or alcohol on the premises. Any violation will be grounds for immediate expulsion.

Law Enforcement

- Residents are expected to follow all outlined guidelines for behavior, above and beyond obeying all laws.

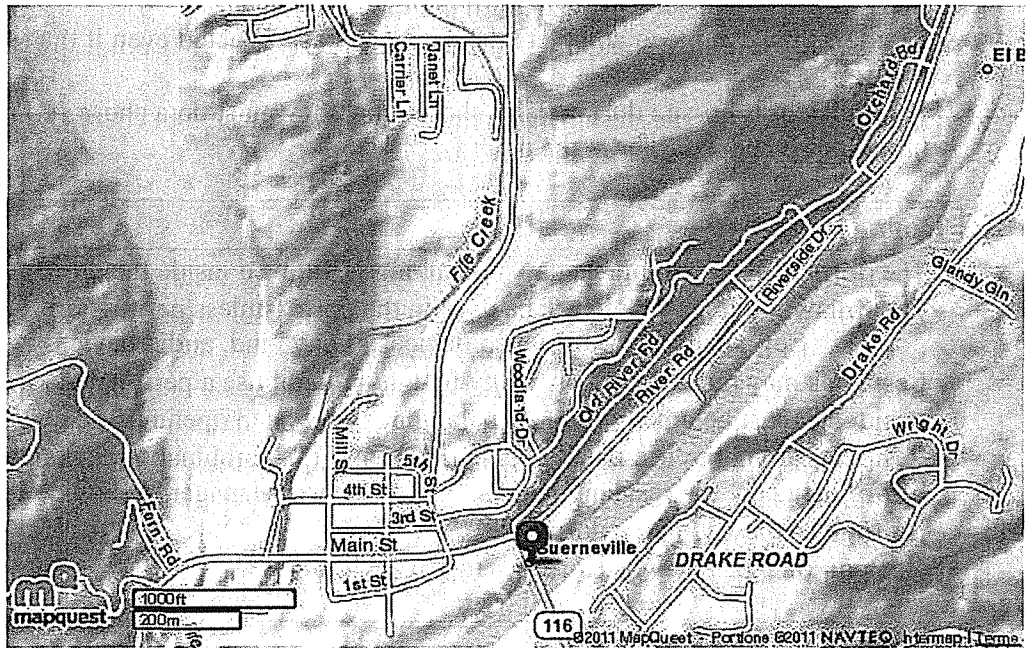
¹ "Respite" is a common term used amongst a population often in end-stage or terminal illness but in a condition that does not require hospitalization. These individuals, when sheltered, can expect to maintain a basic requirement of keeping their space clean but are likely not able to perform other chores.

² This mandatory silence in the "dorm" is based upon a model that has a separation between other spaces for eating, bathing, intake, etc. from the place where there are cots/bunks to sleep. If it were all one room, then this rule would be eliminated due to impracticality.

- The SHELTER & SERVICES PROGRAM is not allowed to house registered sex offenders. The national sex offender registry will be checked before and during the stay to ensure that a resident is not a registered sex offender.
- If a Resident wishes to address past legal offenses that require them to spend time in jail, they are encouraged to do so – and any time spent in jail will not count against any time limits of residency at the shelter.
- As a matter of privacy when someone is staying at the SHELTER & SERVICES PROGRAM, we will not confirm or deny that a resident is staying at the facility. The exceptions to this are law enforcement, probation, and parole officers

SHELTER & SERVICES PROGRAM Neighborhood Policies

- The SHELTER & SERVICES PROGRAM strives to be a good neighbor to all of our neighbors. Complaints by our neighbors will be taken seriously (see SHELTER & SERVICES PROGRAM neighborhood Addendum.)



- Possession of a shopping cart is considered theft and will be reason for loss of all privileges.
- Loitering in the SHELTER & SERVICES PROGRAM Neighborhood is not permitted at any time.
- Panhandling by members of the SHELTER & SERVICES PROGRAM is not permitted at any time.
- Littering anywhere in the community is not permitted.
- The SHELTER & SERVICES PROGRAM neighborhood is the area surrounding the SHELTER & SERVICES PROGRAM property. We value our relationship with our neighbors and strive to address any issues that might arise. There is no loitering allowed in the SHELTER & SERVICES PROGRAM neighborhood. Loitering includes sitting on the curbs, lawns, behind buildings etc. of businesses and streets in the neighborhood. There will be a Neighborhood Watch that ensures that the SHELTER & SERVICES PROGRAM continues to be a good neighbor. This watch group includes the residents and staff of the SHELTER & SERVICES PROGRAM, and the businesses and residents of the neighborhood. When an incident is reported in the neighborhood, SHELTER & SERVICES PROGRAM staff will attempt to identify the person involved and let them know the effect they are having on the

neighborhood. If the person is not responsive to the concerns of the neighborhood, that person will lose privileges at the SHELTER & SERVICES PROGRAM.

Clothing, Hygiene & Personal Belongings

- Residents must wear appropriate clothes and shoes at all times. Clothes should be clean, modest, and not offensive to others.
- Residents are expected to practice good personal hygiene; including, must not limited to, oral hygiene, showering daily, using deodorant, wearing clean clothing, washing hands before and after each meal and after using the restroom. Facilities and supplies (including towels, soap, shampoo and other personal care products) will be provided to help Residents with this expectation. While the definition of good hygiene varies, program staff will let Residents know if they are not meeting expectations and clearly let them know what they need to do to comply.
- If a Resident is chronically incontinent they must wear appropriate incontinence products provided by the program staff each night or they will be refused shelter. Residents with this issue are responsible for cleaning and disinfecting their sleeping area and following all staff instructions regarding the disposition of soiled bedding.
- Residents will be assigned a storage bin / locker upon check-in. All residents items left at the shelter during the day must fit into the storage bin / locker. Any bin or items left in a bin / locker may be discarded 5 days after the last night of residence. Storage bins are subject to search by staff.

Food Policy

- It is the policy at the SHELTER & SERVICES PROGRAM that food is only allowed to be stored, prepared and consumed in the kitchen and dining room.
- No food may be stored in lockers, suitcases, bags, boxes or anywhere else in or around the facility.
- No food is allowed in the lobby and the dorm.
- Lunches for work may be requested in writing while kitchen staff is on-duty.

Smoking Policy

- Smoking is permitted only in the specified smoking tent / area.
- Smoking material must be properly disposed of in containers provided.
- Artificial smoking devices such as Electronic cigarettes fall under the Smoking Policy.

Mail Services

- Mail will be kept for two weeks and then returned to sender. No mail will be forwarded.
- Mail must be picked up in person.

Pet Policy

- The SHELTER & SERVICES PROGRAM cannot accommodate overnight shelter for pets. However, homeless individuals with pets who need to access the support services of the program may participate if they follow all policies and code of conduct standards.

- Pets must be on a leash and the leash must be in the hand of a person at all times while on the property.
- Pets may not be tied up and left unattended at any time, including within the dog area provided onsite. A friend may watch a pet while the owner eats.
- Pet droppings must be picked up and disposed of properly. Disposal bags will be provided for this purpose.

Service Animal Policy

- In general, SHELTER & SERVICES PROGRAM does not allow animals of any kind to accompany residents in or around its facilities. People live at SHELTER & SERVICES PROGRAM in a communal setting, sharing dorms, bathrooms, kitchens, and living areas. Allowing animals would compromise the health, safety, and comfort of our residents.
- We carefully consider exceptions in those cases where an applicant is accompanied by a trained service dog or a companion pet prescribed by a medical doctor or licensed mental health care specialist. Requests to make reasonable accommodation are considered on a case-by-case basis by the Housing Director of XXXX.
- In general, we consider accommodating individuals accompanied by a registered service dog or a cat. When we make an accommodation, the following guidelines apply:
 - The animal must be well-behaved, show no signs of aggression and not make noises that will disturb other residents.
 - The animal must be current on all vaccinations required by local governments. If the owner cannot provide evidence, the animal must be seen by a veterinarian immediately and be inoculated.
 - County and municipal licensing laws must be followed. If the owner does not have a license, one must be obtained immediately.
 - The animal must be clean and free of fleas, ticks, and other parasites. The animal must be bathed regularly. Local groomers must be used rather than bathing the animal in shower facilities designated for residents.
 - The animal must be healthy and free of wounds and sores.
 - Dogs must be kept on a leash at all times. Cats must be kept in a cage while in the facility and on a leash or in a cage when outside.
 - Dogs must be walked on a regular basis and the owner must pick up droppings in a plastic bag and dispose of them properly.
 - Cats must be taken outside on a regular basis and droppings picked up in a plastic bag and disposed of properly (litter boxes are not permitted inside the facility).
 - Animals must be housebroken. Animals that defecate or urinate anywhere in the building will not be allowed to remain at the SHELTER & SERVICES PROGRAM
- As cats pose special challenges in residing in a communal environment, SHELTER & SERVICES PROGRAM is willing to request accommodations at a local animal shelter. Based upon prior experience, the shelter may restrict the stay to 30 days and will not allow daily visitations.
- If a service animal or companion pet is accepted into any longer term transitional housing program, an additional pet special deposit may be required to cover potential damages.

- Having more than one dog in a facility or mixing a cat and a dog can be problematic so SHELTER & SERVICES PROGRAM reserves the right to decide what to do in these situations.

Car Policy

- It is the intent of the SHELTER & SERVICES PROGRAM to help our Residents to be responsible about buying, owning, insuring, driving, and parking vehicles.
- Residents must comply with all laws.
- To be allowed to keep a vehicle on the property at the SHELTER & SERVICES PROGRAM the vehicle must:
 - Be in good, safe working order and not leak any fluids
 - Have current, verifiable California registration
 - The owner of the vehicle must have a valid CA Driver's License and valid certificate of insurance.
- Unauthorized vehicles will be tagged by the Sheriffs Department and towed at the owner's expense.
- Loitering and / or sleeping in vehicles are not allowed on the property.
- Vehicle repair and maintenance are not allowed on the property.

Violation of any of these rules may lead to suspension of shelter/program services (suspensions may range from 3 to 30 nights OR permanent expulsion from the program based upon the offense and circumstances).

**APPENDIX
RIVER AREA SHELTER AND DOWNTOWN TASK GROUP (RASAD)**

Name (Last)		Position	Email	Phone
Castillo	Susan	Dept of Health Services, Mental Health Division	scastill@sonoma-county.org	(707) 565-5005
deProto	Michael	Business owner	Michael@riverhomes.com	(707) 869-0808
deWald	Jan	West County Community Services Housing Advisory Committee	jandewald@ymail.com	(707) 494-2714
Dunn	Jerry	Human Services Department	jdunn@schsd.org	(707) 565-5750
Haig	John	Redevelopment Agency	jhaig@sonoma-county.org	(707) 565-7508
Kennedy	Mike	Dept of Health Services, Mental Health Division	mkenedy@sonoma-county.org	(707) 565-5157
Kennett	Margaret	Business Owner / Russian River Chamber of Commerce	innkeepers@ferngrove.com	(707) 869-8105
Krug	Mark	Community Development Commission	mkrug@sonoma-county.org	(707) 565-7509
Nicholls	Michael	St. Elizabeth's	Michael@nicholls.com	(707) 632-5663
Schwartz	Jake	Property owner	riverjake@comcast.net	(707) 480-3383
Spear	Sabrina	Regional Parks Dept	sspear@sonoma-county.org	(707) 565-3341
Thomas	Chris	County Administrator's Office	cthomas@sonoma-county.org	(707) 565-3781
Thurman	Katrina	West County Community Services	kthurman@westcountyservices.org	(707) 869-0654 x1001
Twitchell	Amber	RRROC	Amber.twitchell@chdcorp.org	(707) 521-4749
Upchurch	Susan	Supervisor Carrillo's Office	supchurc@sonoma-county.org	(707) 565-3760
Volpatt	Michael	Resident / Russian River Chamber of Commerce	Michael@larkinvolpatt.com	(415) 994-8864
Weinstein	Lenny	Business Owner / Public Restroom Task Group	lweinsign@yahoo.com	(707) 865-2756
Young	Kevin	Sheriff's Office	kyoung@sonoma-county.org	(707) 869-9253
Townley	Annette	Facilitator	atownley@aol.com	(707) 886-9581
Garn	John	Recorder	John@viewcraft.com	(707) 824-9620



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 12
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: 4/5

Department or Agency Name(s): County Counsel, County Administrator

Staff Name and Phone Number:

Jeff Berk (County Counsel) (707) 565-2443
Mike Gossman (CAO) (707) 565-2431

Supervisorial District(s):

Title: Indigent Defense Services Agreement

Recommended Actions:

Authorize the Chair to execute a three-year agreement with Harry Allen to provide for indigent defense services for July 1, 2013, through June 30, 2016, at a cost of \$2,067,884 for FY 13-14.

Executive Summary:

Background: The County is obligated by law to pay for the costs associated with the representation of indigent defendants. In most cases the Public Defender's office provides indigent defense. However, when representation of a defendant by the Public Defender results in a conflict of interest, outside counsel is appointed by the Court and the costs are charged to the County. One method of providing fair, adequate and efficient representation is to retain attorneys under a fixed-price contract to insure availability and cost containment. If there is no contract, the Court would appoint attorneys at an hourly rate, which would be significantly more expensive and very unpredictable.

The agreement negotiated with Mr. Allen for your Board's consideration provides coverage for most conflicts arising with felony, misdemeanor and juvenile courts. However, some situations, though rare, still will arise where the Court will appoint an attorney, not under the contract, on an hourly basis.

Agreement

County Counsel and County Administrator's staff negotiated and reached tentative agreement with Mr. Allen on a three-year contract ending June 30, 2016. The cost for fiscal year 2013-2014 is \$2,067,884.

The annual amount for the current agreement, which expires June 30, 2013, is \$2,248,684. There are four reasons for the net decrease:

1. Decrease of \$20,000. Mr. Allen agreed to reduce his administrative fee.
2. Decrease of \$60,000. The Courts changed the number of misdemeanor courtrooms from four to

three. As a result, one less misdemeanor attorney is needed, which is \$60,000/year.

3. Increase of \$14,400. This is for Juvenile Court interpreters, which the County agreed to provide about a year ago. It is \$1,200 per month.
4. Decrease of \$115,200. The current agreement provides for 10 levels of coverage (attorneys) on felony cases. This means that Mr. Allen must currently contract with 10 attorneys qualified to represent defendants in felony cases. The contract protects the County (like an insurance policy) from rarely having to go outside the contract (which would result in the Court appointing an attorney at an hourly rate—much more expensive than a fixed price contract). The need for levels of coverage exists due to possible multi-defendant cases and/or when attorneys under contract with Mr. Allen declare a conflict of interest. Based on past experience, Mr. Allen recommends reducing the number of levels from 10 to 9. Mr. Allen pays each felony attorney \$115,200/year. In the highly unlikely event of needing a 10th level in a case, even just one case can result in costs of \$100,000. The CAO and County Counsel recommend this change.

The contract provides that this annual amount will be increased or decreased from the previous year by the percentage change in the annual salary and/or benefits of Sonoma County Public Defenders for the year. More specifically, if Deputy Public Defenders receive a COLA, the contract and retention amounts will increase by the same percentage for that year. Additionally, if there is Mandatory Time Off (MTO) or any other compensation-related reductions for Deputy Public Defenders, then the contract and retention amounts will decrease by the same percentage for that year.

Request for Qualifications

A RFQ was conducted in 2012. Other than the proposal submitted by Harry Allen, the County only received one proposal, and it was not a viable option for several reasons – it did not follow the current model, it did not specify a cost, and it did not identify the attorneys who would be used.

Agreement Features

Annually, the Public Defender currently declares a conflict in about 581 felony cases, 1,007 misdemeanors and 406 juvenile cases. The proposed agreement continues most of the features provided in the earlier contracts, such as 9 levels of coverage each for misdemeanors and juvenile cases. Previous contracts provided for 10 levels of coverage for felony cases. As explained above, 9 levels are now recommended. Due to the number of multi-defendants cases and significant number of repeat offenders, this level of coverage insures that only in the most unusual of circumstances will there be a conflict or outside attorney appointments. To accomplish this, Mr. Allen sub-contracts with approximately 20 attorneys. This type of fixed-price works like an insurance policy to cover most County defense obligation situations and avoids the Court appointing attorneys at an hourly rate, which would be more expensive. There are few conflict appointments outside the contract because, unlike the attorneys in the Public Defender's office, the contracted attorneys are all separate from one another with regard to conflicts of interest. This system also makes the budget for these appointed attorneys more predictable. As required by State Bar Guidelines, these contracted attorneys are paid about the same (not including benefits) as public defenders, although on a part-time basis. The agreement also provides for retentions for investigative service and expert witness costs which, if not utilized, will be returned to the County.

The proposed contract continues the provisions to address unique issues that arose a few years ago in a five-defendant murder trial (the Toste case). Because of its unusual complexity, including the use of a Grand Jury and thousands of pages of documentary evidence, the contract/subcontracting attorneys were compensated outside of the contract for extraordinary circumstances. This was justified by the fact that assigned attorneys were unable to take on the significant workload of this extraordinary case in addition to their other active cases. In this type of unusual circumstance, the Court may order the County to pay additional sums (“extraordinary costs”) to the attorneys if the Court orders that additional compensation is required to provide adequate representation. These orders were sought in the Toste case and were granted by the Court.

In the current and proposed new agreement, the County and Contractor set aside funds for future, possible, “extraordinary” cases, like Toste. If an attorney believes they have an extraordinary case, they would submit a detailed request to the Contractor and the County explaining the basis for that request. If agreement is reached between the parties, costs are shared between the County and the Contractor. If there is no agreement, the matter is heard by the Court. The County will be given notice and has an opportunity to oppose the request. For each fiscal year of the agreement the County will place \$23,000 into a retainer account and the Contractor will place \$11,500 into the retainer account. Funds shall be paid out on a shared basis. If costs exceed \$34,500 in any fiscal year, the County shall pay the additional costs. Any funds contributed by the County which are not expended shall be returned to the County at the end of the contract.

Contract Cost Per Case

The following chart provides a cost breakdown by type of case for felony, misdemeanor and juvenile cases.

		Cost Per Case		
\$2,067,884	Cases	Felony	Misdemeanor	Juvenile
12-13 base	1976	\$2,491	\$298	\$739

Prior Board Actions:

In 2004 and 2005, the Board approved contracts with Harry Allen and Martinez-Hernandez for first and second level conflict services. The Board approved a nine-month contract with Harry Allen for all conflict counsel services for 10/1/05-6/30/06 and a twelve-month contract for 7/1/06 to 6/30/07 with Harry Allen. The Board approved a three-year contract with Harry Allen for 7/1/07 to 6/30/10 and again from 2010 to 6/30/13.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 2,067,884	County General Fund	\$ 2,067,884
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 2,067,884	Total Sources	\$ 2,067,884

Narrative Explanation of Fiscal Impacts (If Required):

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Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

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Attachments:

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Related Items "On File" with the Clerk of the Board:

Contract with Harry Allen to provide indigent defense services.



County of Sonoma Agenda Item Summary Report

Agenda Item Number: 13

(This Section for use by Clerk of the Board Only.)

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

To: Sonoma County Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Economic Development

Staff Name and Phone Number:

Rebekah Heinze (707) 565-7170

Supervisorial District(s):

Title: Sonoma County Economic Development Board Foundation Annual Report

Recommended Actions:

Receive the Sonoma County Economic Development Board Foundation's Annual Report for fiscal year ending June 30, 2012.

Executive Summary:

The Sonoma County Economic Development Board Foundation (Foundation) was developed and designed solely to support the Economic Development Board's mission and events, as approved by the Board of Supervisors. The Foundation began its first year of operations in Fiscal Year 2002-2003. In August 2002, it signed an Operational Memorandum of Understanding with the Sonoma County Board of Supervisors to formally define the relationship between the Foundation and the Economic Development Board, an agency of the County of Sonoma. The Sonoma County Economic Development Board Foundation has produced its annual report for the Board's review, for fiscal year ending June 30, 2012, as required by Article 8.1(f) of the First Amended and Restated Bylaws of the Sonoma County Economic Development Board Foundation.

The Sonoma County Economic Development Board Foundation (EDBF) continues to make strong connections between community needs, County projects, and the business and philanthropic communities. The EDBF received \$136,615 in event revenue, grants, and donations. This revenue was used to support fifteen (15) workshops, conferences and special events and more than (20) quarterly and annual economic activity reports and forecasts. The Foundation continues to provide an excellent way for local businesses to attend educational events and forums, and to actively engage in and gain a meaningful understanding of the Sonoma County economy.

The following are a few of the events that the Foundation supported in Fiscal Year 2011-2012:

- The State of the County is an annual event sponsored by the Economic Development Board to present

the current and future challenges facing the county in terms of economic vitality. It includes issues such as affordable housing, transportation, water and waste management, and fiscal concerns. Attendance at this 9th annual event was 440.

- Dr. Steve Cochrane of Moody’s Analytics, Inc. spoke at the 2012 Economic Outlook Conference on June 15, 2012, to a group of almost 320. The event included an introduction from Supervisor Shirlee Zane, economic development effort updates by Supervisors Mike McGuire and Efren Carrillo, and a panel of speakers from the Economic Development Board (EDB), Workforce Investment Board (WIB), and Building Economic Success Together (BEST). Dr. Cochrane spoke on the current status and future outlook of Sonoma County, the State of California, and the national economy.
- The Spirit of Sonoma Awards Luncheon was held on December 2, 2011. There were approximately 300 people in attendance at this eleventh annual event. Twenty-two chambers and trade organizations participated, and over 20 community leaders were honored.

In 2012-2013, the Foundation has continued to support the above events as well as fund new projects including:

- Facilitation of task force meetings for three (3) core subjects: permitting assistance, workforce strategy development, and identity development. An action plan was developed from these meetings and presented at the 2013 California Outlook Conference on October 19, 2012.
- Subscriptions to online business tools for EDB staff to assist businesses with some of the common key challenges: access to industry trends, market demographics, site selection, and reaching new markets.
- Help establish a Foreign Trade Zone in Sonoma County and educate business owners on how it can help reduce, defer or eliminate the duties their businesses pay on imported goods.

Prior Board Actions:

The Sonoma County Economic Development Board Foundation has previously submitted annual reports for the Board of Supervisors’ approval.

Strategic Plan Alignment: Goal 2: Economic and Environmental Stewardship

The Economic Development Board Foundation strives to enhance the value of local, domestic, and international demand for Sonoma County produced goods and services through the creation and development of economic research, analysis, and programs.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 0	Select an item.	\$
Add Appropriations Req'd.	\$ 0	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 0	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

There are no costs associated with this report. The attached report provides a summary of FY 11-12 activities. During the FY 11-12, the EDBF took in \$136,615 in revenue and recorded \$152,776 in expenses. The Foundation's reserves were sufficient to cover the shortfall. Remaining reserves included \$78,000 in restricted donations, \$80,000 for operating expenses and \$260,000 for economic uncertainty and future research and programmatic support needs.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

2011-2012 Annual Report for the Sonoma County Economic Development Board Foundation.

Related Items "On File" with the Clerk of the Board:

None.

SONOMA COUNTY ECONOMIC DEVELOPMENT BOARD



Annual Report

July 1, 2011 – June 30, 2012

SONOMA COUNTY ECONOMIC DEVELOPMENT BOARD

Annual Report

July 1, 2011 – June 30, 2012
Submitted **September 26, 2012**

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SONOMA COUNTY ECONOMIC DEVELOPMENT BOARD
FOUNDATION

August 15, 2012

Dear Colleagues:

We are pleased to present this annual summary of activities of the Sonoma County Economic Development Board Foundation (Foundation) for the year ending June 30, 2012. The Foundation's leadership continues to support the Economic Development Board (EDB) to ensure that the Foundation's efforts align with the mission and priorities of the EDB.

As we present the achievements of the projects held in fiscal year 2011-2012, the Board of Directors would like to thank the numerous project underwriters and the County of Sonoma for their increasingly important efforts to improve the economic well being of Sonoma County.



Pamela Chanter
Chair of the Board of Directors



Ben Stone
Executive Director

Executive Summary

The Sonoma County Economic Development Board Foundation (Foundation) continues to make strong connections between community needs, County projects, and support from the business and philanthropic communities. The Foundation received and effectively managed \$136,615 in event revenue, donations and grants supporting fifteen (15) workshops, conferences, and special events and more than twenty (20) quarterly and annual economic activity reports and forecasts. Through events and sponsorship opportunities, the Foundation provides an excellent way for local businesses to showcase their services and network with other community leaders.

Highlights of 2011-2012 Foundation Projects

- Dr. Steve Cochrane of Moody's Economy.com spoke on June 15, 2012 to a breakfast group of almost 320 for the "Economic Conference 2012." Well attended by various financial, construction, education and real estate-related businesses, the event included an introduction by Supervisor Shirlee Zane, economic development effort updates by Supervisors Mike McGuire & Efren Carrillo, and a panel of speakers from the EDB, WIB and BEST. A report based on Dr. Cochrane's PowerPoint presentation was given to every registrant and posted to the EDB website after the morning event. An article about the conference appeared on the front page of the Press Democrat on June 16, 2012.
- The 11th Annual Spirit of Sonoma County Awards luncheon had approximately 300 people in attendance and honorees from 22 chambers and trade organizations participated, along with local companies' bank sponsored tables. Last year's event attendance was approximately 360 people with honorees from 22 chambers. Kenn Cunningham of Exchange Bank emceed the program.

Along with the year-end financial statements, the following pages summarize some of the Foundation's activities, detailed by program. While many of the projects will seek funding through the Foundation again in fiscal year 2012-2013, each year the Foundation evaluates the programs to ensure financial stability for the Foundation and the EDB.

Introduction

About the Foundation

The Foundation is a supporting organization that provides an alternative funding stream to EDB programs, relieving the burden on the limited funds of local government and strengthening community projects by managing funds from donors.

Mission

The Sonoma County Economic Development Board Foundation is a 501(c)(3) that through the creation, development and dissemination of economic research, analysis or programs enhances the value and local, domestic, and international demand for Sonoma County produced goods and services.

History of the Foundation

On January 23, 2001, the Sonoma County Board of Supervisors approved the establishment of the Foundation to serve as a supporting organization to the EDB to expand funding sources available for EDB projects. In March 2001, the Foundation was incorporated as a California nonprofit public benefit corporation. During 2001, the Foundation Board of Directors elected officers and began formalizing procedures while awaiting review of its application for tax-exempt status. In February 2002, the Internal Revenue Service notified the Foundation of its approval of tax-exempt status under Section 501(c)(3) of the Internal Revenue Code.

In August 2002, the Foundation signed an Operational Memorandum of Understanding with the Sonoma County Board of Supervisors to formally define the relationship between the Foundation and the EDB, an agency of the County of Sonoma. Under that agreement, the Board of Supervisors oversees the Foundation's funding of EDB projects. In late August 2002, the Foundation began accepting funds and reviewing EDB projects in need of support.

In fiscal year 2002-2003, the Foundation's first year of operation, a great deal of care was taken to establish procedures that would guarantee steady and increasing support for EDB projects into the future. The Foundation continues to operate under the Operating Memorandum of Understanding and continues its efforts to create alternative revenue streams for EDB projects.

In September 2008, the Board of Supervisors approved the third Memorandum of Understanding which now contains a clause for automatic renewal annually.

Financial Summary

This section contains information about the Foundation's finances.

Statement of Financial Position
As of June 30, 2012
(Unaudited)

ASSETS	June 30, 2012
Current Assets	
Cash and cash equivalents	\$ 258,656
Short-term investments	149,426
Accounts receivable	1,755
Prepaid expenses	<u>4,615</u>
Total Current Assets	<u>414,452</u>
TOTAL ASSETS	<u>\$ 414,452</u>
LIABILITIES AND NET ASSETS	
Current Liabilities	
Accounts payable	\$ 15,085
Deferred revenue	<u>550</u>
Total Liabilities	<u>15,635</u>
Net Assets	
Unrestricted	378,534
Temporarily restricted	<u>20,283</u>
Total Net Assets	<u>398,817</u>
Total Liabilities and Net Assets	<u>\$ 414,452</u>

Statement of Activity
For the year ended June 30, 2012
Unaudited

	Jul'11 - Jun'12
Revenues, gains and other support	
Registration/participation fees	\$ 101,855
Donations	33,450
Interest income	<u>1,310</u>
Total Income	<u>136,615</u>
Expenses	
Community outreach	88,972
Economic outlook	35,645
Research initiatives	57
Supporting services	
Administrative services	<u>28,102</u>
Total Expense	<u>152,776</u>
Change in Net Assets	(16,161)
Net Assets, Beginning of Year	<u>414,978</u>
Net Assets, End of Year	<u><u>\$ 398,817</u></u>

Underwriters

This section provides a list of the business, education, and community organizations that provided noteworthy contributions to the Foundation.

Foundation Underwriters

First Community Bank
Keegan and Coppin
Infineon Raceway
Morgan Family Foundation
Kaiser Permanente
Exchange Bank
Midstate Construction
Bank of America
Simons & Woodard
SAFE-BIDCO
Vantreo Insurance
Merrill, Arnone & Jones
American Ag Credit
Burr, Pilger, Mayer
Rabobank
Redwood Credit Union
North Bay Association of Realtors
Pacific Gas & Electric
North Bay Business Journal
Sonoma County Alliance
Zainer Rinehart Clarke

Project Summaries

This section provides information on some of the projects funded through the Foundation.

Together, the projects served many segments of Sonoma County, including public schools, public agencies, employers and the business community, and residents with an interest in the state of the County's economy.

Project Summary
Spirit of Sonoma County

Description

The annual *Spirit of Sonoma County* awards luncheon recognizes business leaders from major chambers and trade associations in the County. The awards ceremony attracted over 300 people, honoring those chosen for their contributions to Sonoma County.

Program Goals

The *Spirit* awards honor those who contribute to the economic development and enhancement of the communities in which they live, work, and conduct business through generous donations of their time and expertise in support of local business and in helping others.

Achievements

In 2011-2012, the program celebrated its eleventh anniversary of honoring more than 150 local business men and women and community leaders. The *Spirit of Sonoma County* awards program was started in 2001 with the assistance of banks, media, and elected officials in order to honor the selected award winners. The program grew from 18 area chambers and trade organizations recognizing a business leader from their group to the present 22 organizations involved. The *Spirit* luncheon is an excellent opportunity for local leaders to receive countywide recognition.

Supporters

The *Spirit of Sonoma County* luncheon, ceremony, and awards are funded through registration fees paid by the participating organizations, corporate sponsors, and individuals who attend and/or sponsor tables. The 2011-12 event sponsors included:

Bank of Marin

Sonoma Bank

Exchange Bank

Spring Lake Village

Maverick Media

Celebrate Community
The Press Democrat

Oak Grove Construction

Awards

The *Spirit* awards recognized honorees from these 22 organizations:

Cloverdale Chamber of Commerce
Cotati Chamber of Commerce
Geyserville Chamber of Commerce
Healdsburg Chamber of Commerce
Hispanic Chamber of Commerce
Mark West Area Chamber of Commerce
North Bay Association of Realtors
North Bay Leadership Council
North Coast Builders Exchange, Inc
Petaluma Area Chamber of Commerce
Rohnert Park Chamber of Commerce

Russian River Chamber of Commerce
SAFE-BIDCO
Santa Rosa Chamber of Commerce
Sebastopol Area Chamber of Commerce
Sonoma County Alliance
Sonoma County Farm Bureau
Sonoma County Lodging Association
Sonoma County Winegrape Commission
Sonoma County Workforce Investment Board
Sonoma Valley Chamber of Commerce
Windsor Chamber of Commerce

Project Summary **Special Events Featuring Keynote Speakers**

Description

In 2011-2012, the Foundation supported three special events featuring professional keynote speakers contributing to a variety of subjects. The speakers are selected keeping current affairs and issues in mind.

Program Goals

This speaker events series is intended to provide the business community with interesting speakers addressing matters related to the local economy, industry trends and common business interests.

Achievements

The State of the State is an annual event of the Foundation's Research Initiative Program developed for local businesses, governments, and organizations for detailed regional analysis of economic trends. As part of the Research Initiative Program benefits, sponsors are invited to the dinner held with the featured speaker, Dr. Christopher Thornberg, the night preceding his presentation. Dr. Thornberg presented an informative talk about California and the real estate market. The total number of attendees at the event was 413 people. The event was held at the Hyatt Vineyard Creek Hotel in Santa Rosa, California.

The State of the County is an annual event sponsored by the EDB to present the current and future challenges facing the county in terms of growth and development, including issues such as affordable housing, transportation, water and waste management, as well as fiscal concerns. It is an opportunity for the County of Sonoma to showcase its achievements throughout the past year and let the community know what to expect in the following year. Attendance included 440 people at this 9th annual breakfast. There were a number of county departments, county-related agencies and educational institution exhibits. Due to funding from the Board of Supervisors, the cost of the webcast, post-production of DVDs, and other video-related activities were not incurred by the Foundation. A live Internet webcast was available via the EDB website and was presented in the Board of Supervisor's chambers for those citizens without computer access.

Dr. Steve Cochrane of Moody's Economy.com spoke on June 15, 2012 to a group of almost 320. Well attended by various financial, construction, education and real estate-related businesses, the event included introductions by Supervisor Shirlee Zane, and economic development updates by Supervisors Mike McGuire & Efren Carrillo. A report based on Dr. Cochrane's PowerPoint presentation was given to every registrant and was posted to the EDB website

after the morning event. An article about the conference appeared on the front page of the Press Democrat on June 16, 2012.

Supporters

Each of these events were supported by individual attendees and tables sponsored by local organizations and businesses.

Board of Directors

FOUNDATION BOARD MEMBERS

Officers: Pam Chanter, President/Chair
Joe Orlando, Vice-Chair
Linda Kachiu, Treasurer
Ben Stone, Executive Director

Members: Libby Harvey Fitzgerald
Michael Tomasini
Peter O'Brien
Mark Inman
Marcos Suarez
John Webley
Melanie Bagby

LEGAL SERVICES

The Foundation contracted with the Anderson, Zeigler, Disharoon, Gallagher & Grey to advise on general legal matters, including state and federal law relating to nonprofit tax-exempt organizations.

FINANCIAL SERVICES

The Foundation retains the services of Ms. Victoria Mwangi, Certified Public Accountant (CPA). The CPA assists with the Foundation staff's bookkeeping and prepares the Foundation's tax documentation.

FOUNDATION

Attachment A

Certification of Financial Statements

The undersigned does hereby certify that:

1. She has been duly elected and qualified as, and at this date is, the Chair of the Board of Directors of the Sonoma County Economic Development Board Foundation (the "Foundation");
2. The financial statements contained in the Foundation's Annual Report, covering the period from July 1, 2011 to June 30, 2012, were prepared without audit from the books and records of the Foundation.

Signed: Pamela Chanter Date: 9-26-12

Pamela Chanter
Chair of the Board of Directors
Sonoma County Economic Development Board Foundation



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 14
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): General Services / Human Services

Staff Name and Phone Number:

José Obregón, General Services, 707-565-2977
Jerry Dunn, Human Services, 707-565-5750

Supervisorial District(s):

All

Title: Lease expansion for Human Service Department / Family Youth & Children Division – Adoption program

Recommended Actions:

Authorize the General Services Director, or his Deputy, to execute a lease amendment with A.J. Ventures, Inc. (Landlord), to expand the leased premises by approximately 7,547 sq. ft., for an initial rate of \$1.64 per sq. ft. per month (approximately \$12,377.00 per month or \$148,525.00 per year), which is subject to adjustment as more particularly described in said amendment, for nine years plus options to extend the lease term, in the building located at 1202 Apollo Way, Santa Rosa, CA

Executive Summary:

General. This matter involves a proposed lease expansion for the Human Services Department (“H.S.D.”) Family Youth & Children (“F.Y.C.”) Division. On August 23, 2011, your Board authorized the County to enter into a lease with CEP Investors VIII, LLC, predecessor-in-interest to A.J. Ventures, Inc., who is the current landlord (“Landlord”), for approximately 29,431 rentable sq. ft. of office space, in the building located at 1202 Apollo Way, Santa Rosa (“Premises”). The current lease expires on July 31, 2022.

New H.S.D. Public Adoptions Program. On December 11, 2012, the Board of Supervisors approved the County to assume responsibility of the Public Adoptions Program effective July 1, 2013, to be administered by the H.S.D. - F.Y.C. Division. Ten additional full-time equivalent (“FTE”) social work, supervisory and support staff positions were approved to facilitate the new program. This staff is currently going through the recruitment process, and are anticipated to begin work on May 15, 2013. They will be responsible for working with potential adoptive families, ensuring good matches between children and adoptive families, moving adoptions through the legal system, and maintaining child safety and well-being throughout the adoption process. This staff must be in place in order for the Public

Adoptions Program to be implemented as scheduled on July 1, 2013.

In addition to the above-noted 10 FTE staff positions for the Public Adoptions Program, 10 additional FTE staff positions will be occupying the expansion space to provide services as part of the Children's Safe, Intact Families (C.S.I.F.) and Together to Engage, Act and Motivate (T.E.A.M.) initiatives approved by the Board on November 13, 2012.

H.S.D. wishes to lease additional office space comprising approximately 7,547 rentable sq. ft. ("Expansion Space"), located within the same building as the existing Premises, to accommodate the addition of these 20 FTE staff positions, and to provide conference rooms and storage space necessary for its Public Adoptions Program and staffing. Please see the attached floor plan, [Attachment 1](#).

Proposed Lease Expansion. According to the terms of the proposed lease amendment, the occupancy date would occur on or about October 15, 2013, after a 30-day furnishing period. Based on recent lease negotiations with the Landlord, the proposed rental rate of \$1.64 per sq. ft. approximates market rental value from General Services-Real Estate perspective. The base rental rate for the Expansion Space would be annually adjusted, using the Consumer Price Index, but in no case would rent be increased more than 3% per annum. Please see [Attachment 2](#) for a summary of lease terms proposed by the Landlord through the negotiation process.

Lease Concessions. The Landlord proposes to: (1) provide two months' free rent for the Expansion Area at 1202 Apollo Way (or \$12,377.00 per month); and (2) provide an allowance equivalent of two months' free rent (or \$24,754.00) to construct tenant improvements in connection with the Expansion Space.

Funding. Funding for the rent and utilities for the Expansion Space at 1202 Apollo Way, Santa Rosa is included in the H.S.D. FY 2013-2014 Budget. Funding for the tenant improvements, less the landlord concessions, are included in a capital projects account dedicated to Human Services improvement costs. The additional space being leased provides immediate adjacency between the new program and related H.S.D. operations already existing in this facility, consistent with service delivery principles promoted by the Comprehensive County Facilities Plan (C.C.F.P.). Longer term, all programs in this facility would be considered for centralized consolidation with additional related Human and Health Services programs. The allocation of total lease space proposed here was screened against C.C.F.P. space guidelines and found to be in conformance with recommended space utilization targets.

Prior Board Actions:

04/09/13—Declared intent to execute a lease amendment with A.J. Ventures, Inc. for premises located at 1202 Apollo Way, Santa Rosa, CA; authorized the General Services Director, or his Deputy, to execute a license agreement with Mercury Way, LLC for premises located at 2235 Mercury Way, Santa Rosa, CA.

08/23/11—Authorized the General Services Director, or his Deputy, to execute a Lease with CEP Investors VIII, LLC; and to approve change orders to the leasehold improvement agreement attached to said Lease.

07/12/11—Declared intent to enter into subject lease with CEP Investors VIII, LLC; authorized the General Services Director, or his Deputy, to execute a letter-agreement whereby the Landlord would

prepare architectural drawings and apply for building permits prior to execution of the proposed lease; and authorized the Real Estate Manager to terminate the existing lease for 1747 Copperhill Parkway, Santa Rosa.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The proposed lease expansion allows the H.S.D. F.Y.C. to provide space for additional program services to include Public Adoptions Services, within the same building as its current Premises, which is close to its client base which is centered around southwest Santa Rosa.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

The proposed move-in date for the Expansion Space is anticipated to be October 15, 2013, with no resultant increase in monthly lease rent for the Fiscal Year 2012-2013.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

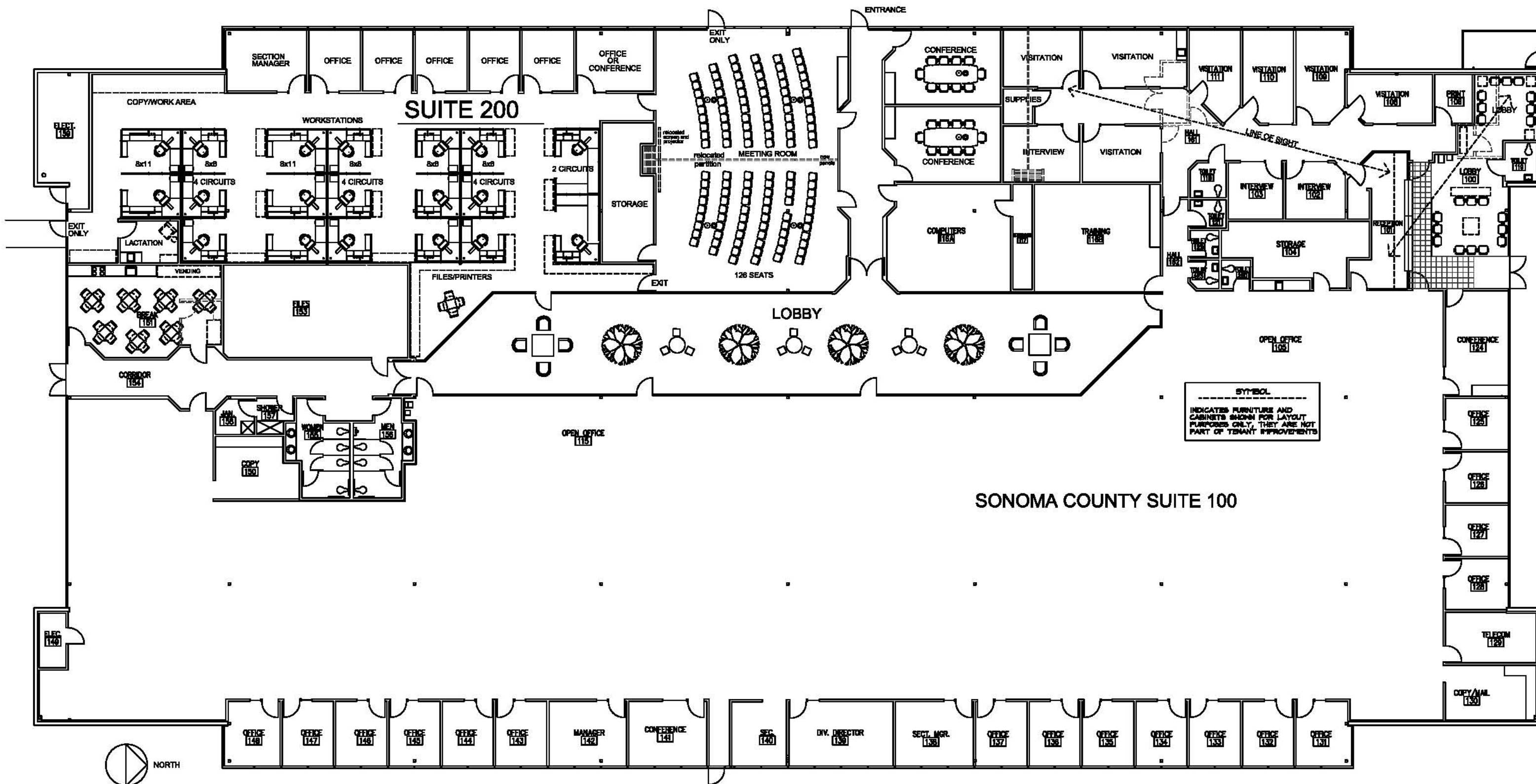
Attachments:

Attachment 1 - preliminary floor plan – 1202 Apollo Way
Attachment 2 - proposed lease terms – 1202 Apollo Way

Related Items “On File” with the Clerk of the Board:

Copy of proposed lease amendment for 1202 Apollo Way

7,547 RSF



Attachment 2

Proposed New Facility Lease Terms

- Premises:** Approximately 7,547 rentable sq. ft. of improved expansion space in a single-story building commonly known as 1202 Apollo Way, in the City of Santa Rosa. (Please see the attached preliminary floor plan.)
- Parking:** Parking is available for use by County, free of charge in the parking areas associated with the building. There is also street parking along Apollo Way and Mercury Way.
- Initial Term:** 9 years, with two, 5-year options to extend the term.
- Rental Rate:** \$1.64 per sq. ft. per month, full-service. In addition to the rent, County is responsible for water/sewer, gas and electricity expense.
- Rental Adjustment:** The rental rate is increased on the first anniversary of the lease year by the CPI rate for the Oakland-San Francisco-San Jose area, with a maximum of three percent (3%) per annum.
- Concessions:** The landlord will provide two months' of rent abatement (\$24,754) upon substantial completion of the tenant improvements for the expansion space. In addition, landlord provides a moving allowance equal to two months' rent (\$24,754), paid upon lease amendment execution to County.
- Tenant Improvements:** The premises will be constructed by landlord on a turn-key basis to meet the specific requirements of F.Y.C., based on construction drawings and specifications which will be finalized and presented to the Human Services Director and the General Services Director for approval before construction.
- Cancellation Option:** The County has the right to cancel the lease for the expansion portion of the premises, upon notice and upon payment of unamortized tenant improvements, lease concessions, legal fees and brokerage commissions, if: (a) the County Board of Supervisors or the State of California fails to appropriate sufficient funds for the rental of the property; (b) the County Board of Supervisors or the State of California discontinues, in whole or in part, the program; (c) the funding, whether County, State or Federal, for the program is reduced or withdrawn; or for any other reason.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 15
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Department of Health Services

Staff Name and Phone Number:

Rita Scardaci, 565-4700

Supervisorial District(s):

Countywide

Title: Spay/Neuter Pilot Program - Veterinarian Contract Amendment

Recommended Actions:

Authorize the Director of Health Services to execute the first amendment to an agreement with Lea Bové to provide veterinary services associated with the mobile spay/neuter pilot program, increasing the contract by \$27,000, resulting in a new total not to exceed amount of \$52,000, through December 31, 2013.

Executive Summary:

This item request approval of the first amendment to an agreement with Lea Bove, increasing the contract by \$27,000 for a new total not to exceed \$52,000, to provide continued veterinary services at an increase capacity associated with the mobile spay/neuter program, through December 31, 2013

Background:

The Department of Health Services Animal Care and Control Unit (ACC) provides field services, sheltering, and medical care and treatment services to unincorporated areas and several cities within Sonoma County. ACC also places homeless animals into appropriate homes and works to reduce pet overpopulation through spay and neuter services.

ACC operates an open-admission shelter that takes in nearly 6,000 animals annually, primarily dogs and cats. Every dog and cat is spayed or neutered before being adopted out by ACC. Despite the efforts of ACC and other local animal welfare organizations to reduce animal overpopulation in the County, a more comprehensive, accessible, and affordable spay/neuter services program is needed.

Targeted Spay/Neuter Pilot Program. As authorized by the Board on September 11, 2012, ACC is partnering with Community Foundation Sonoma County to implement a targeted spay/neuter pilot program to improve access to and utilization of spay/neuter services. Launched on January 9, 2013, the program, "Love Me Fix Me," is characterized by a more proactive and targeted approach to services. In the first three months of the program, 643 low-cost spay/neuter surgeries were provided for 562 dogs and 81 cats. By improving access to low-cost, high-quality spay/neuter surgeries in underserved populations and targeted geographic areas, the County aims to decrease pet overpopulation in Sonoma County. The

targeting of specific geographic areas is facilitated with the County’s Mobile Animal Center (MAC), a fully-equipped animal surgery and adoption center vehicle that was donated to ACC in 2003 for use in community outreach programs. Since donation the vehicle was used for mobile adoption events and some spay/neuter activities and is now being utilized for the more robust Love Me Fix Me program.

Targeted Spay/Neuter Pilot Program Staffing. In October 2012, ACC released a Request for Proposals (RFP) seeking a veterinarian to support the new Love Me Fix Me mobile spay/neuter pilot program. Veterinarian responsibilities include performing high-volume spay/neuter surgeries on-board the MAC, overseeing all aspects of veterinary care including pre- and post-operative care, anesthetic administration and monitoring, vaccinations, and emergency care. These activities are key to the mobile spay/neuter pilot program and the goal of providing 2,400 surgeries in calendar year 2013.

Two Sonoma County veterinarians responded to the RFP, Dr. Anne Castro (Santa Rosa) and Dr. Lea Bové (Penngrove). A review committee comprised of Department staff and a local veterinarian evaluated the proposals for capacity to provide services, experience in performing high-volume spay/neuter surgeries, and references. While both proposers were well qualified to provide the services, the Department recommended contracting with Dr. Anne Castro for veterinarian services totaling \$76,500 due to the proposal responsiveness.

On November 20, 2012, your board authorized the recommended veterinarian services contract with Dr. Castro for \$76,500. Unfortunately, circumstances required Dr. Castro to reduce her intended commitment to provide veterinary services for the program, and the Department executed a contract with Dr. Castro in the amount of \$24,500, thus resulting in \$52,000 not being contracted.

To ensure that the needed veterinary services were available for the program, on January 11, 2013, under Purchasing Agent authority, the Department executed a veterinarian services contract in the amount of \$25,000 with Dr. Lea Bové. The Department now requests authority to increase this contract funding to Dr. Bové by \$27,000 for a new contract not to exceed amount of \$52,000. If approved, the total contract authority for veterinary services associated with the mobile spay/neuter pilot program will equal \$76,500. The below table provides a summary of program funding.

Mobile Spay/Neuter Pilot Program Veterinary Services Funding Summary			
Veterinarian	FY 12-13 January 1 – June 30	FY 13-14 July 1 – December 31	Calendar Year 2013
Dr. Castro	\$12,250	\$12,250	\$24,500
Dr. Bové	\$26,000	\$26,000	\$52,000
Totals	\$38,250	\$38,250	\$76,500

Prior Board Actions:

9/11/12- Authorized execution of a grant agreement with Community Foundation Sonoma County to implement a mobile spay/neuter pilot program. 11/20/12 – Authorized execution of a veterinary services agreement to implement a mobile spay/neuter pilot program.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The services provided through the spay/neuter pilot program will result in a reduction in the number of homeless animals by reducing pet overpopulation, thus improving the health and welfare of the County’s animal population.

Fiscal Summary - FY 12-13			
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 1,000	County General Fund	\$ 0
Add Appropriations Req'd.	\$ 0	State/Federal	\$ 0
	\$	Fees/Other	\$ 0
	\$	Use of Fund Balance	\$ 0
	\$	Contingencies	\$ 0
	\$	Comm. Foundation Grant	\$ 1,000
Total Expenditure	\$ 1,000	Total Sources	\$ 1,000
Narrative Explanation of Fiscal Impacts (If Required):			
Of the total contract amendment amount of \$27,000, the FY 12-13 budget includes \$1,000. The balance of \$26,000 will be included in the FY 13-14 budget.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
N/A			
Attachments:			
Amendment to agreement with Dr. Bové for spay/neuter services.			
Related Items "On File" with the Clerk of the Board:			
None			

Sonoma County Department of Health Services
Public Health Division
Lea Bove'
Animal Care & Control- 164350-6540/2160
FY 12-13 Agreement for Services

**MODIFICATION NUMBER ONE OF AGREEMENT FOR SERVICES
BETWEEN COUNTY OF SONOMA AND
LEA BOVE', DVM**

On January 11, 2013, the County of Sonoma, a political subdivision of the State of California, hereinafter referred to as "County," and Lea Bove' DVM, an individual, hereinafter referred to as "Contractor," entered into a service agreement.

Pursuant to Provision 13.7 of the Agreement, the parties hereby evidence their intent and desire to modify the Agreement as follows:

1. Provision 2 is hereby revised to read as follows:

For all services and incidental costs required hereunder, Contractor shall be paid on a time and material/expense basis in accordance with the budget set forth in Exhibit B-1, provided, however, that total payments to Contractor shall not exceed Fifty Two Thousand Dollars (\$52,000), without the prior written approval of County. Contractor shall submit its bills in arrears on a monthly basis in a form approved by County's Auditor and the Head of the County Department receiving the services. The bills shall show or include: (i) the task(s) performed; (ii) the time in quarter hours devoted to the task(s); (iii) the hourly rate or rates of the persons performing the task(s); and (iv) copies of receipts for reimbursable materials/expenses, if any. Expenses not expressly authorized by the Agreement shall not be reimbursed.

Unless otherwise noted in this agreement, payments shall be made within the normal course of county business after presentation of an invoice in a form approved by the County for services performed. Payments shall be made only upon the satisfactory completion of the services as determined by the County.

Pursuant to California Revenue and Taxation code (R&TC) Section 18662, the County shall withhold seven percent of the income paid to Contractor for services performed within the State of California under this agreement, for payment and reporting to the California Franchise Tax Board, if Contractor does not qualify as: (1) a corporation with its principal place of business in California, (2) an LLC or Partnership with a permanent place of business in California, (3) a corporation/LLC or Partnership qualified to do business in California by the Secretary of State, or (4) an individual with a permanent residence in the State of California.

If Contractor does not qualify, County requires that a completed and signed Form 587 be provided by the Contractor in order for payments to be made. If Contractor is qualified, then the County requires a completed Form 590. Forms 587 and 590 remain valid for the duration of the Agreement provided there is no material change in facts. By signing either form, the contractor agrees to promptly notify the County of any changes in the facts. Forms should be sent to the County pursuant to Article 12. To reduce the amount withheld, Contractor has the option to provide County with either a full or partial waiver from the State of California.

2. Exhibit B is hereby replaced in its entirety by Exhibit B-1, attached hereto and incorporated herein by reference.

Except as expressly amended herein, all terms and conditions of Agreement shall remain in full force and effect.

Sonoma County Department of Health Services
Public Health Division
Lea Bove'
Animal Care & Control- 164350-6540/2160
FY 12-13 Agreement for Services

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their
authorized representatives this _____ day of _____, 2013.

CONTRACTOR:

By: Lea Bove', DVM Date: 4-13-13
Lea Bove', DVM

COUNTY OF SONOMA:

By: _____ Date: _____
Rita Scardaci, MPH, Director
Department of Health Services

Certificates of Insurance on File with and Approved as to Substance:

By: [Signature] Date: 4/18/13
Division Director or Designee

Sonoma County Department of Health Services
 Public Health Division
 Lea Bove'
 Animal Care & Control- 164350-6540/2160
 FY 12-13 Agreement for Services

**Exhibit B-1
 Budget**

Activities	Payment
1. Provide high-volume spay/neuter services using the County's Mobile Adoption Center (MAC) van, two clinics per week for approximately 7 hours per clinic performing surgery on approximately 16 animals per clinic. Scheduled clinic work days will be Thursday and Saturday unless changed by mutual agreement of Contractor and County. 2. Oversee all aspects of veterinary care including physical examination, surgery, pre- and post-operative care, anesthetic administration and monitoring, vaccinations, emergency care, restraint and treatment. 3. Perform pre-surgery physical examinations on all surgical candidates. 4. Maintain complete surgical, complication, mortality, and controlled drug logs and individual patient medical records. 5. Assist with monitoring use of medical supplies and supply requisition. 6. Attend related meetings and trainings. 7. Direct the Registered Veterinary Technician and unlicensed veterinary technician in the operation of the clinics. 8. Assist in the setup of the surgery suite and other duties as approved by ACC Director. 9. No reimbursable materials/expenses are approved under this agreement.	
Payment Rate: \$70.00 per hour not to exceed	\$52,000



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 16
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Department of Health Services

Staff Name and Phone Number:

Rita Scardaci, 565-4700

Supervisorial District(s):

Countywide

Title: CalMHSA Second Amended and Restated Joint Exercise of Powers Agreement

Recommended Actions:

Adopt a resolution authorizing the Director of Health Services to execute a Second Amended and Restated Joint Exercise of Powers Agreement that governs the operations of the California Mental Health Services Authority (CalMHSA).

Executive Summary:

This item requests approval of the Second Amended and Restated Joint Exercise of Powers Agreement with 49 counties, one city, and one joint powers authority, which governs the operations of the California Mental Health Services Authority (CalMHSA). The Agreement has no specified end date however does provide provisions for members to withdraw if need be.

In July 2009, six California counties, including San Bernardino, Solano, Colusa, Monterey, San Luis Obispo and Stanislaus, joined together in a joint powers agreement called the California Mental Health Services Authority (CalMHSA). On May 10, 2012 your Board approved Sonoma County's membership in CalMHSA. Currently there are 50 CalMHSA members including 49 counties, one joint powers authority, and one city.

Initially, CalMHSA provided a vehicle for counties to implement several of the Mental Health Services Act state-wide prevention and early intervention projects. These projects have been successfully launched and through that process the value of CalMHSA was demonstrated.

The California Mental Health Directors Association (CMHDA) and the member counties participating in CalMHSA have identified other opportunities for CalMHSA to act on behalf of counties. This proposed Second Amended and Restated Joint Exercise of Powers Agreement broadens the potential scope of services that CalMHSA can perform on behalf of counties, providing a vehicle for counties to act jointly.

The proposed Second Amended and Restated Joint Exercise of Powers Agreement:

- Incorporates into the recitals additional statutory bases for counties to act together through CalMHSA.

- Broadens the described purpose of CalMHSA to expressly embrace mental and behavioral health programs including:
 - Joint contracting for state hospital beds
 - Joint administration of other state or federal programs such as the Drug Medi-Cal Treatment Program, managed mental healthcare for Medi-Cal beneficiaries, and specialty mental health services
 - Joint operation of program risk pools
 - Provision of fiscal or administrative services useful to the members
 - Research, development, and execution of policy requests from CMHDA and/or California State Association of Counties (CSAC)
- Clarifies that the CMHDA Board exercises the powers and conducts the business of CalMHSA.
- Expressly incorporates reference to matters addressed in the bylaws including election of officers by the CMHDA Board, creation of and delegation to committees, and authority for the Executive Committee to act in the absence of a quorum of the CMHDA Board.
- Clarifies termination and disposition procedures.
- Clarifies the amendment procedure.
- Clarifies the definition of member and expansion of the definition of program to include behavioral health programs as well as mental health programs.
- Other miscellaneous changes as a matter of general cleanup.

CalMHSA’s fiscal structure is not changed by this amendment. Under the existing structure, CalMHSA programs are fiscally self-contained and member counties choose which, if any, of the programs they will participate in. Counties pay their share of costs for only those programs in which they participate.

Prior Board Actions:

11/09/10: Resolution authorizing the Director of Health Services to execute a revised Joint Exercise of Powers Agreement (JPA) to join the California Counties Mental Health Services Authority (CalMHSA) for the purpose of joint development and administration of MHSA programs.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Membership in the California Mental Health Services Authority positions Sonoma County to collaborate with other counties and agencies in providing behavioral health related services effectively and efficiently.

Fiscal Summary - FY 12-13			
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 0	County General Fund	\$ 0
Add Appropriations Req'd.	\$ 0	State/Federal	\$ 0
	\$	Fees/Other	\$ 0
	\$	Use of Fund Balance	\$ 0
	\$	Contingencies	\$ 0
	\$		\$
Total Expenditure	\$ 0	Total Sources	\$ 0
Narrative Explanation of Fiscal Impacts (If Required):			
There are no fiscal impacts associated with this action.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
N/A			
Attachments:			
Resolution, Second Amended and Restated Joint Exercise of Powers Agreement – California Mental Health Services Authority			
Related Items “On File” with the Clerk of the Board:			
None			



County of Sonoma
State of California

Date: May 7, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

Resolution of the Board of Supervisors of the County of Sonoma, State of California, Authorizing the Director of Health Services to Execute a Second Amended and Restated Joint Exercise of Powers Agreement with the California Mental Health Services Authority.

Whereas, the County of Sonoma is a member of the California Mental Health Services Authority and has appointed its Director of Behavioral Health Division as the Sonoma County delegate to the California Mental Health Services Authority; and

Whereas, the California Mental Health Services Authority has successfully implemented and funded statewide and regional projects funded by the Mental Health Services Act such as suicide prevention, workforce education and training and education, and student mental health services; and

Whereas, other opportunities exist to more efficiently develop, fund and implement mental health services, projects, and educational programs at the state, regional and local levels; and

Now, Therefore, Be It Resolved that the Board of Supervisors of Sonoma County hereby authorize the Director of Health Services to execute a Second Amended and Restated Joint Exercise of Powers Agreement with the California Mental Health Services Authority.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

SECOND AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT
CALIFORNIA MENTAL HEALTH SERVICES AUTHORITY

This **Agreement** is executed in the State of California by and among those **Members**, organized and existing under the Constitution of the State of California, which are parties signatory to this **Agreement**. All such **Members** shall be listed in Appendix A, which shall be attached hereto and made a part hereof.

RECITALS

WHEREAS, Article 1, Chapter 5, Division 7, Title 1 of the California **Government Code** (the "Joint Exercise of Powers Act," **Government Code** section 6500 *et seq.*) permits two or more public agencies by **Agreement** to exercise jointly powers common to the contracting parties; and

WHEREAS, various provisions of the California Welfare and Institutions Code allow California counties to jointly conduct or administer mental and/or behavioral health programs; and

WHEREAS, counties are authorized to jointly contract for state hospital beds (WIC § 4330 *et seq.*); and

WHEREAS, Division 5 of the Welfare and Institutions Code authorizes counties to jointly implement various mental health services governed by that division (including but not limited to §5600 *et seq.*, §5800 *et seq.*, §5840 *et seq.* and §5850 *et seq.*); and

WHEREAS, Chapter 6.3 of Division 3 of Title 3 of the Government Code authorizes joint county contracts with the state for administration of programs, services, or activities including the Drug Medi-Cal Treatment Program (GC §30029.7); and

WHEREAS, Division 9 of the Welfare and Institutions Code (including but not limited to WIC §14712) authorizes joint county implementation of managed mental health care for Medi-Cal beneficiaries and joint county delivery of specialty mental health services; and

WHEREAS, statewide program risk pools for mental health plan (MHP) services are authorized under Division 9 of the Welfare and Institutions Code (including but not limited to WIC § 14718); and

WHEREAS, the **Members** executing this **Agreement** desire to join together for the purpose of jointly exercising their powers under any or all of the statutes referenced above, or any other statute governing county provision of mental and/or behavioral health programs, services or activities.

NOW THEREFORE, the parties agree as follows:

ARTICLE 1 PURPOSES

This **Agreement** is entered into by the **Members** in order to create a separate public entity to provide administrative and fiscal services in support of the Members' Mental/Behavioral Health Departments acting alone or in collaboration with other such Departments, which may include operation of Programs to:

- (a) Administer prevention and early intervention services under the Mental Health Services Act;
- (b) Contract and/or negotiate with the State or other providers of mental hospital beds and similar or related services;
- (c) Contract and/or negotiate with the State or federal government for administration of mental health services, programs or activities including but not limited to the Drug Medi-Cal Treatment Program, managed mental health care, delivery of specialty mental health services;
- (d) Operate program risk pools;
- (e) Provide any other similar or related fiscal or administrative services that would be of value to Members such as group purchasing, contract management,

research and development, data management, maintenance of a research depository, training, technical assistance, capacity building, education and training; and

- (f) Research, develop, and execute any appropriate policy requests from the the California State Association of Counties (“CSAC”) or its affiliates.

It shall be the intent of the **Authority** that all such **Programs** are fiscally self-contained requiring no additional funding from **Members**. Accordingly, no **Member** shall be obligated to fund the **Authority** or any **Program** in an amount greater than the amount to which the **Member** has previously agreed. The indirect costs to operate the **Authority** shall be allocated to each of the **Programs** operated by the **Authority** as directed by its **Members**.

ARTICLE 2

PARTIES TO THE AGREEMENT

Each **Member**, as a party to this **Agreement**, certifies that it intends to and does contract with all other **Members** as parties to this **Agreement** and, with such other **Members** as may later be added as parties to this **Agreement**. Each **Member** also certifies that the withdrawal, expulsion, or other removal of any party from this **Agreement** shall not terminate this **Agreement** or the **Member’s** obligations hereunder.

ARTICLE 3

CREATION OF THE AUTHORITY

Pursuant to the Joint Powers Act, there is hereby created a public entity separate and apart from the parties, hereto, to be known as the California Mental Health Services Authority, with such powers as are hereinafter set forth.

Pursuant to the Government Code, Section 6508.1, the assets, debts, liabilities, and obligations of the **Authority** shall not constitute assets, debts, liabilities, or obligations of any

party to this **Agreement**. However, a party to the Agreement may separately contract for, or assume responsibility for, specific debts, liabilities, or obligations of the **Authority**.

ARTICLE 4

POWERS OF THE AUTHORITY

The **Authority** shall have all of the powers common to General Law counties in California and all additional powers set forth in the Article 1, Chapter 5, Division 7, Title 1 of the California **Government Code** (beginning with Section 6500), and is hereby authorized to do all acts necessary for the exercise of said powers. Such powers include, but are not limited to, the following:

- (a) To make and enter into contracts.
- (b) To incur debts, liabilities, and obligations.
- (c) To acquire, hold, or dispose of property, contributions and donations of property, funds, services, and other forms of assistance from persons, firms, corporations, and government entities.
- (d) To sue and be sued in its own name, and to settle any claim against it.
- (e) To receive and use contributions and advances from **Members** as provided in **Government Code** Section 6504, including contributions or advances of personnel, equipment, or property.
- (f) To invest any money in its treasury that is not required for its immediate necessities, pursuant to **Government Code** Section 6509.5.
- (g) To carry out all provisions of this **Agreement**.
- (h) To define fiscal and **Program** participation and withdrawal provisions of **Members**.
- (i) Said powers shall be exercised pursuant to the terms hereof and in the manner provided by law.

ARTICLE 5
TERM OF THE AGREEMENT

This **Agreement** shall become effective on July 1, 2009. This Agreement shall continue in effect until lawfully terminated as provided herein and in Bylaws.

ARTICLE 6
BOARD OF DIRECTORS

The **Authority** shall be governed by the **Board of Directors**, which shall be composed of the local county or city mental health director from each **Member**, appointed or designated, and acknowledged in writing, by the **Member** governing body and serving at the pleasure of that body. Each director shall also designate an alternate director who shall have the authority to attend, participate in and vote at any meeting of the **Board** when the director is absent. A Director or alternate director, upon termination of office or employment with the county, shall automatically terminate membership on the **Board**.

The **Board** shall exercise all powers and conduct all business of the **Authority**, either directly or by delegation except to the extent prohibited by this **Agreement**, the Bylaws, or applicable law.

The **Board** shall elect officers, consisting of a president, vice-president, treasurer, and secretary, according to procedures specified in Bylaws. The **Board** may create committees, including an **Executive Committee**, consistent with the procedures set forth in Bylaws.

To adhere to the regulations of the Fair Political Practices Commission (Title 2, Division 6, California Code of Regulations), each Director and alternate shall file with the **Authority** the required Fair Political Practices Commission (FPPC) forms upon assuming office, during office, and upon termination of office.

Any vacancy in a director position shall be filled by the appointing governing body, subject to the provisions of this Article.

The presence of a majority of the membership of the Board shall constitute a quorum for the transaction of business. Following the establishment of a quorum, measures may normally be passed by a simple majority of **Members** present and voting. As to an action that affects only one of the **Authority's Programs**, only those **Members** who represent counties participating in that **Program** will be counted in determining whether there is a quorum and whether there is approval by a majority.

Notwithstanding the preceding paragraph, upon the motion of any Board **Member**, seconded by another, passage of a measure by the Board will require approval through a weighted voting procedure. For weighted voting purposes there shall be a total of 75 votes. Each **Member** shall have one vote. The remaining votes shall be allocated among the **Members** based on the most recent census. This calculation shall be performed and reviewed annually in June, prior to the next fiscal year. Any weighted vote will be a roll call vote. Weighted votes must be cast in whole by the voting county and may not be split.

At any meeting at which a quorum is initially present, the **Board** may continue to transact business notwithstanding the withdrawal of enough **Members** to leave less than a quorum, provided that each action is approved by at least a majority of the number required to constitute a quorum, and is taken subject to the above-stated proviso concerning actions restricted to one **Program** and to special voting requirements, if any, stated elsewhere in this **Agreement**. If a quorum of the **Board** is not present, the **Executive Committee** may act in the **Board's** stead if a quorum of the **Executive Committee** is present, except as to those actions listed in the Bylaws as requiring action of the full **Board**.

ARTICLE 7

ACCOUNTS AND RECORDS

- (a) Annual Budget. The **Authority** shall annually adopt an operating budget which shall include a separate budget for each **Program** under development or adopted and implemented by the **Authority**.

- (b) Funds and Accounts. The **Authority** shall establish and maintain such funds and accounts as may be required by Generally Accepted Accounting Principles, or by any provision of law or any resolution of the **Authority**. Books and records of the **Authority** shall be open to inspection at all reasonable times by authorized representatives of **Members**. Additionally, the **Authority** shall adhere to the standard of strict accountability for funds set forth in **Government Code** Section 6505.
- (c) Annual Audit. Pursuant to **Government Code** Section 6505, the **Authority** shall either make or contract with a certified public accountant to make an annual **Fiscal Year** audit of all accounts and records of the **Authority**, conforming in all respects with the requirements of that section. By unanimous request of the Board, the audit may be biennial as permitted by Government Code section 6505, subdivision (f). A report of the audit shall be filed as a public record with each of the **Members** and also with the county auditor of the county where the home office of the **Authority** is located and shall be sent to any public agency or person in California that submits a written request to the **Authority**. The report shall be filed within twelve months of the end of the **Fiscal Year** or years under examination. Costs of the audit shall be considered a general expense of the **Authority**.

ARTICLE 8

RESPONSIBILITIES FOR FUNDS AND PROPERTY

The Treasurer of the **Board** shall have the custody of and disburse the **Authority's** funds. He or she may delegate disbursing authority to such persons as may be authorized by the **Board** of Directors to perform that function consistent with **Government Code** Section 6505.6, subject to the requirements of (b) below.

Pursuant to **Government Code** Section 6505.5, the Treasurer of the **Board** shall:

- (a) Receive and acknowledge receipt for all funds of the **Authority** and place them in the treasury so designated by the Treasurer of the **Board** to the credit of the **Authority**.
- (b) Be responsible upon his or her official bond for the safekeeping and disbursements of all **Authority** funds so held by him or her.
- (c) Be responsible for oversight of payment, when due, out of money of the **Authority** so held, all sums payable by the **Authority**. The **Board** of Directors may delegate authority to anybody or person to make such payments from **Authority** funds.
- (d) Verify and report in writing to the **Authority** and to **Members**, as of the first day of each quarter of the **Fiscal Year**, the amount of money then held for the **Authority**, the amount of receipts since the last report, and the amount paid out since the last report.

Pursuant to **Government Code** Section 6505.1, the **Authority** shall designate the public office or officers or person(s) who shall have charge of, handle, and have access to the property of the **Authority** and shall require such officer(s) or person(s) to file an official bond in amount fixed by the contracting parties.

ARTICLE 9

WITHDRAWAL

- a) A **Member** may withdraw as a party to this **Agreement** upon written notice no later than December 31 of the **Fiscal Year**, effective the end of the **Fiscal Year**, to the **Authority** if it has never become a participant in any **Program** or if it has previously withdrawn from all **Programs** in which it was a participant.
- b) A **Member** Withdrawal from **Programs** will be defined in the specific **Program** Bylaws.

ARTICLE 10

EXPULSION

Notwithstanding the provisions of Article 8, the **Board** of Directors may:

- (a) Expel any **Member** from this **Agreement** and membership in the **Authority**, on a two-thirds (2/3) vote of the **Board Members** present and voting. Such action shall have the effect of terminating the **Member's** participation in all **Programs** of the **Authority** as of the date that its membership is terminated.
- (b) Expel any **Member** from participation in a **Program** of the **Authority**, without expelling the **Member** from the **Authority** or participation in other **Programs**, on a majority vote of the **Board Members** present and voting who represent participants in the **Program**.

The **Board** shall give sixty (60) days advance written notice of the effective date for any expulsion under the foregoing provisions. Upon such effective date, the **Member** shall be treated the same as if it had voluntarily withdrawn from this **Agreement**, or from the **Program**, as the case may be.

ARTICLE 11

EFFECT OF WITHDRAWAL OR EXPULSION

Except as provided below, a **Member** who withdraws or is expelled from this **Agreement** and membership in the **Authority**, or from any **Program** of the **Authority**, shall not be entitled to the return of any payment to the **Authority**, or of any property contributed to the **Authority**.

A **Member** that has withdrawn from a **Program** pursuant to Article 9 or that has been expelled from a **Program** pursuant to Article 10 shall be obligated for its prorata share of expenses incurred during the **Member's** participation in any **Program**, including any expenses

unavoidably incurred thereafter. The **Authority** will return any contribution made by the **Member** that exceeds the expenses allocated to that **Member**.

In the event of termination of this **Agreement**, a withdrawn or expelled **Member** may share in the distribution of assets of the **Authority** to the extent provided in Article 12.

ARTICLE 12

TERMINATION AND DISTRIBUTION OF ASSETS

A two-thirds vote of the total voting membership of the **Authority**, consisting of **Members**, acting through their governing bodies and the voting **Board Members** from the **Member** public entities, is required to terminate this **Agreement**; provided, however, that this **Agreement** and the **Authority** shall continue to exist after such election for the purpose of disposing of all claims, distributing all assets, and performing all other functions necessary to conclude the affairs of the **Authority**.

Upon termination of this **Agreement** and following disposition of all claims against and obligations of the **Authority**, all remaining assets of the **Authority** in each **Program** shall be distributed among those **Members** who participated in that **Program** in proportion to their cash contributions and property contributed (at market value when contributed). The **Board** of Directors shall determine such distribution within six (6) months after disposal of the last pending claim or other liability covered by the **Program**.

ARTICLE 13

LIABILITY OF BOARD OF DIRECTORS, OFFICER, COMMITTEE MEMBERS AND ADVISORS

The **Members** of the **Board** of Directors, Officers, committee members and advisors to any **Board** or committees of the **Authority** shall use ordinary care and reasonable diligence in the exercise of their powers and in the performance of their duties pursuant to this **Agreement**.

They shall not be liable for any mistake of judgment or any other action made, taken or omitted by them in good faith, nor for any action taken or omitted by the agent, employee or independent contractor selected with reasonable care, nor for loss incurred through investment of **Authority** funds, or failure to invest.

No Director, Officer, committee member or advisor to any **Board** member, Officer or committee member shall be responsible for any action taken or omitted by any other Director, Officer, committee member, or advisor to any committee. No Director, Officer, committee member or advisor to any committees shall be required to give a bond or other security to guarantee the faithful performance of their duties pursuant to this **Agreement**.

The funds of the **Authority** shall be used to defend, indemnify and hold harmless the **Authority** and any Director, Officer, committee member or advisor to any committee for their actions taken within the scope of the **Authority**. Nothing herein shall limit the right of the **Authority** to purchase insurance to provide such coverage as is hereinabove set forth.

ARTICLE 14

BYLAWS

The **Board** shall adopt Bylaws consistent with this **Agreement** which shall provide for the administration and management of the **Authority**.

ARTICLE 15

NOTICES

The **Authority** shall address notices, billings and other communications to a **Member** as directed by the **Member**. Each **Member** shall provide the **Authority** with the address to which communications are to be sent. **Members** shall address notices and other communications to the **Authority** to the Executive Director of the **Authority**, at the office address of the **Authority** as set for in the Bylaws.

ARTICLE 16

AMENDMENT

Adoption of any amendment to this **Agreement** requires approval by the **Board**, followed by ratification of the amendment by the governing boards of two-thirds of the **Members**. Such **Agreement** shall become effective upon ratification by governing boards of the requisite number of **Members**.

ARTICLE 17

PROHIBITION AGAINST ASSIGNMENT

No **Member** may assign any right, claim or interest it may have under this **Agreement**, and no creditor, assignee or third party beneficiary of any **Member** shall have any right, claim or title to any part, share, interest, fund, or asset of the **Authority**.

ARTICLE 18

DISPUTE RESOLUTION

When a dispute arises between the **Authority** and the **Member**, the following procedures are to be followed:

- (a) Request for Reconsideration. The **Member** will make a written request to the **Authority** for the appropriate committee to reconsider their position, citing the arguments in favor of the **Member** and any applicable case law that applies. The **Member** can also request a personal presentation to the governing body, if it so desires.

- (b) **Committee Appeal.** The committee responsible for the **Program** having jurisdiction over the decision in question will review the matter and reconsider the **Authority's** position. This committee appeal process is an opportunity for both sides to discuss and substantiate their positions based upon legal arguments and the most complete information available. If the **Member** requesting reconsideration is represented on the committee having jurisdiction, the committee member shall be deemed to have a conflict and shall be excluded from any vote.
- (c) **Executive Committee Appeal.** If the **Member** is not satisfied with the outcome of the committee appeal, the matter will be brought to the **Executive Committee** for reconsideration upon request of the **Member**. If the **Member** requesting reconsideration is represented on the **Executive Committee**, that **Executive Committee** member shall be deemed to have a conflict and shall be excluded from any vote.
- (d) **Arbitration.** If the **Member** is not satisfied with the outcome of the **Executive Committee** appeal, the next step in the appeal process is arbitration. The arbitration, whether binding or non-binding, is to be mutually agreed upon by the parties. The matter will be submitted to a mutually agreed arbitrator or panel of arbitrators for the determination. If binding arbitration is selected, then of course the decision of the arbitrator is final, and both sides agree to abide by the decision of the arbitrator. The cost of arbitration will be shared equally by the involved **Member** and the **Authority**.
- (e) **Litigation.** If, after the following the dispute resolution procedures above either party is not satisfied with the outcome of the non-binding arbitration process, either party may consider litigation as possible means of seeking a remedy to the dispute.

ARTICLE 19

DEFINITIONS

“**Agreement**” shall mean the Joint Powers **Agreement** of the California Mental Health Services **Authority**”

“**Authority**” shall mean the California Mental Health Services **Authority** created by this **Agreement**.

“**Board of Directors**” or “**Board**” shall mean the governing body of the **Authority**.

Authority “**Fiscal Year**” shall mean that period of twelve months which is established by the **Board** of Directors as the **Fiscal Year** of the **Authority**.

“**Government Code**” shall mean the California **Government Code**.

“**Executive Committee**” shall be defined by the bylaws, as to composition, powers, and terms.

“**Joint Powers Act**” shall mean the Joint Exercise of Powers Act, set forth at Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the **Government Code**.

“**Member**” shall mean any county or city operating a mental health program which, through the membership of its Director of Mental Health as appointed by the governing body (pursuant to Welfare & Institutions Code Section 5751) has executed this **Agreement** and become a **Member** of the **Authority**.

“**Program**” shall mean the mental and/or behavioral health initiatives, but not limited to, that are described in this **Agreement**. The **Board** of Directors or the **Executive Committee** may determine applicable criteria for determining **Member’s** eligibility in any **Program**, as well as establishing **Program** policies and procedures.

ARTICLE 20

AGREEMENT COMPLETE

This **Agreement** constitutes the full and complete **Agreement** of the parties.

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Dr. Wayne Clark Monterey County	Date	Michael Laffin Colusa County	Date
Dr. Karen Baylor San Luis Obispo County	Date	Dr. Madelyn Schlaepfer Stanislaus County	Date
Dr. Brad Luz Sutter/Yuba County	Date	Michael Kennedy Sonoma County	Date
Dr. Marvin J. Southard Los Angeles County	Date	Noel O'Neill Trinity County	Date
Anne Robin, MFT Butte County	Date	Rama Khalsa Santa Cruz County	Date
Scott Gruendl Glenn County	Date	Kristy Kelly Lake County	Date
Dr. Karen Stockton Modoc County	Date	Meloney A. Roy Ventura County	Date
Maureen F. Bauman Placer County	Date	Kim Suderman Yolo County	Date
Mary Ann Carrasco Sacramento County	Date	Nancy Pena Santa Clara County	Date
Donna Taylor Fresno County	Date	Mary Hale Orange County	Date

Jerry Wengerd Riverside County	Date	Mary Roy Contra Costa County	Date
Janice Melton Madera County	Date	Stephen Kaplan San Mateo County	Date
Michael W. Horn Imperial County	Date	Daniel Nielson El Dorado County	Date
Stacey Cryer Mendocino County	Date	Dr. James A. Waterman Kern County	Date
Jo Robinson San Francisco City and County	Date	Margaret Kisliuk Marin County	Date
Alfredo Aguirre San Diego County	Date	Michael Noda Siskiyou County	Date
Barbara LaHaie Humboldt County	Date	Barbara Pierson Lassen County	Date
James Rydingsword Mariposa County	Date	Jaye Vanderhurst Napa County	Date
Alan Yamamoto San Benito County	Date	Rita Austin Tuolumne County	Date
Jesse H. Duff Tri-City Mental Health Center	Date	Gary R. Blatnick Del Norte County	Date
Donnell Ewert Shasta County	Date	Dr. Timothy Durick Tulare County	Date

Michael Heggarty Nevada County	Date	Robin Roberts Mono County	Date
Victor Singh San Joaquin County	Date	Dr. Gail Zwier Inyo County	Date
Mary Anne Ford Sherman Kings County	Date	Dr. Karyn Tribble City of Berkeley	Date

Date Adopted: June 9, 2009
Amended Effective: June 10, 2010
Amended Effective: July 1, 2013

APPENDIX A

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Branch Director
Shasta County Health and Human Services
Agency – Adult Services Branch

Superior Region

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Siskiyou County**Sarah Collard, PhD – Alternate**

Deputy Director, Human Services Agency
Siskiyou County Behavioral Health Services

Superior Region

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Title
Solano County Health and Social Services

Bay Area Region

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Fax: (707) 421-6619
Email:

Sonoma County**Rita Scardaci, PHN, MPH – Alternate**

Director, Health Services
Sonoma County Mental Health

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Stanislaus County**Madelyn Schlaepfer, PhD**

Director

Stanislaus County Behavioral Health and Recovery Services

Central Region

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Fax: (209) 525-6291

Email: mschlaepfer@stanbhhs.org**Sutter/Yuba County****Brad Luz, PhD**

Director, Mental Health

Sutter/Yuba Mental Health Services

Central Region - Representative

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Email: bluz@co.sutter.ca.us**Tri-City Mental Health Center****Jesse H. Duff**

Executive Director

Tri-City Mental Health Center

Southern Region

1717 North Indian Hill Boulevard, Suite B

Claremont, CA 91711

Phone: (909) 623-6131

Fax: (909) 623-4073

Email: jduff@tricitymhs.org**Trinity County****Noel O'Neill, MFT**

Director

Trinity County Behavioral Health

Superior Region

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Weaverville, CA 96093

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Fax: (530) 623-1447

Email: noneill@kingsview.org**Tulare County****Timothy Durick, PsyD**

Deputy Director, Clinical Services

Tulare County Mental Health Services

Central Region

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Phone: (559) 624-7447

Fax: (559) 737-4692

Email: tdurick@tularehhsa.org**Stanislaus County****Adrian Carroll, MFT – Alternate**

Assistant Director

Stanislaus County Behavioral Health and Recovery Services

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Sutter County

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MHSA Manager

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Superior Region

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Yolo County Alcohol, Drug and Mental Health

Central Region

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Fax: (530) 666-8294

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Tuolumne County

Name - Alternate

Title

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Email:

Ventura County

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Yolo County

Joan Beesley – Alternate

MHSA Coordinator

Yolo County Alcohol, Drug and Mental Health

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Phone: (530) 666-8536

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Email: joan.beesley@yolocounty.org



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 17
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Department of Health Services

Staff Name and Phone Number:

Rita Scardaci, 565-4700, Peter Rumble, 565-6610

Supervisorial District(s):

Countywide

Title: Community Health Assessment Agreement

Recommended Actions:

Authorize the Director of Health Services to execute an agreement with Social Science Research Council to conduct the community health assessment project for the period May 7, 2013 through June 30, 2014, for an amount not to exceed \$92,725.

Executive Summary:

This item requests approval of an agreement with Social Science Research Council to conduct the community health assessment project for \$92,725 through June 30, 2014.

The Health Policy, Planning and Evaluation (HPPE) Division was established to lead, support, coordinate, and partner on efforts aimed at eliminating health disparities in Sonoma County, fostering organizational excellence within the Department of Health Services, and in so doing empowering our community to be the healthiest county in California by 2020. Through this work, HPPE directly supports the existing, ongoing, innovative work of the Department, as well as develops and supports new work within the Department and community. To assist in these efforts, the Department is recommending the Board of Supervisors execute a contract to conduct a community health assessment as described below.

Both County and the Department of Health Services strategic plans highlight healthy communities as a strategic priority to achieve a vision of being the healthiest county in California by 2020. Many assessments and comparisons of county health and well-being currently exist. However, these assessments are often contradictory, rooted in methodology that do not allow for direct comparison, or are limited or inconsistent with the County's view of community health as represented in the National Prevention Strategy and the Health Action framework. Because of this, the Department has identified a need to conduct a community health assessment that employs a recognized and validated methodology for establishing a measurable index of community well-being. Further, the Department has identified the need to develop data and information at the community level in addition to existing Countywide data to help target services and efforts, ensuring the best use of resources as well as ensuring the right services are available in the right areas of the County.

Taken with the DHS Strategic Plan, a community health assessment is a primary requirement for the Department to move forward with local health jurisdiction accreditation, which the Board established as a Departmental priority. Related to health jurisdiction accreditation, the health assessment will meet specific accreditation requirements and provide a framework for the Department to develop additional required plans and initiatives.

The Health Policy, Planning and Evaluation Division (HPPE) conducted a competitive Request for Proposal (RFP) process to carry out such a health assessment. The assessment will construct a ranked index for the 99 Sonoma County census tracts; identify the conditions that contribute to, or limit, well-being in Sonoma County; use the analysis to identify best practice and levers that can drive change in the community to boost scores for all the area's residents, especially for those groups lagging behind; and support the Department in conducting a community outreach and engagement process to solicit input, map community assets, and prioritize efforts. In addition, the project will advance the Department's efforts toward achieving accreditation, particularly meeting the standards for community-focused identification of health priorities and efforts.

The Department received two proposals in response to the RFP. A selection panel including two staff from the Department and one staff member from Community Action Partnership evaluated the proposals and determined the proposal provided by Social Science Research Council, a Brooklyn, New York based organization, as being most responsive. Social Science Research Council has conducted similar efforts on an international, national, state, and local level, including for California and Marin County. Total cost for the Sonoma County community health assessment project is \$92,725. The attached Social Science Research Council contract includes a detailed scope of work. Completed reports for California and Marin County are on file with the Clerk.

In addition to the formation of a steering committee comprised of community members and partner organizations, the Department will seek and include the input of the Board, County Administrator, and stakeholder Departments within the County to help identify community-based assets, explain the importance and involvement of County services to community health, and to help validate and review the findings of the report.

Prior Board Actions:

March 2012 – Intergovernmental Transfer (IGT) Agreement; March 2013 – Intergovernmental Transfer (IGT) Agreement

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The proposed agreement will support the Sonoma County Board of Supervisors' goal of becoming "the healthiest county in California by the year 2020" by providing data and information to the Department, Sonoma County Health Action Chapters, and other community partners to target services and efforts around community well-being.

Fiscal Summary - FY 12-13			
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 21,493	County General Fund	\$ 0
Add Appropriations Req'd.	\$ 0	State/Federal	\$ 21,493
	\$	Fees/Other	\$ 0
	\$	Use of Fund Balance	\$ 0
	\$	Contingencies	\$ 0
	\$		\$
Total Expenditure	\$ 21,493	Total Sources	\$ 21,493
Narrative Explanation of Fiscal Impacts (If Required):			
The funding source for the Social Science Research Council agreement is Intergovernmental Transfer (IGT) for a total of \$92,725 through June 30, 2014. FY 12-13 funding of \$21,493 is included in the FY 12-13 budget. The remaining balance of \$71,232 will be included in the FY 13-14 budget.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
N/A			
Attachments:			
Social Science Research Council Agreement			
Related Items "On File" with the Clerk of the Board:			
Social Science Research Council reports: <i>A Portrait of California</i> ; <i>A Portrait of Marin</i>			

COUNTY OF SONOMA
AGREEMENT FOR SERVICES

This agreement ("Agreement"), dated as of _____, 2013 ("Effective Date") is by and between the County of Sonoma, a political subdivision of the State of California (hereinafter "County"), and the Social Science Research Council, an independent, nonprofit organization (hereinafter "Contractor").

R E C I T A L S

WHEREAS, Contractor represents that it is a duly qualified nonprofit organization that works with partners to link research to practice and policy and to enhance access to information on topics of pressing public importance; and

WHEREAS, Measure of America, a project of the Contractor, is experienced in the preparation of authoritative, data-based analysis on well-being and access to opportunity at the national, state, and county levels and the development of innovative measurement tools and dashboards of indicators tailored to the achievement of specific goals or impacts within the broad area of well-being and human development, and to analyze, visualize, and communicate these data; and

WHEREAS, in the judgment of the Department of Health Services, it is necessary and desirable to employ the services of Contractor for the development of a Community Health Assessment including the creation of a report entitled, **A Portrait of Sonoma: Sonoma Community Health Assessment**, an online mapping tool, and community engagement tools.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereto agree as follows:

A G R E E M E N T

I. Scope of Services.

1.1 Contractor's Specified Services. Contractor shall perform the services described in "Exhibit A – Scope of Work" attached hereto and incorporated herein by this reference (hereinafter "Exhibit A"), and within the times or by the dates provided for in Exhibit "A" and pursuant to Article 7, Prosecution of Work. In the event of a conflict between the body of this Agreement and Exhibit A, the provisions in the body of this Agreement shall control.

1.2 Cooperation With County. Contractor shall cooperate with County and County staff in the performance of all work hereunder.

1.3 Performance Standard. Contractor shall perform all work hereunder in a manner consistent with the level of competency and standard of care normally observed by a person practicing in Contractor's profession. County has relied upon the professional ability and training of Contractor as a material inducement to enter into this Agreement. Contractor hereby agrees to provide all services under this Agreement in accordance with generally accepted professional practices and standards of care, as well as the requirements of applicable federal, state and local

laws, it being understood that acceptance of Contractor's work by County shall not operate as a waiver or release. If County determines that any of Contractor's work is not in accordance with such level of competency and standard of care, County, in its sole discretion, shall have the right to do any or all of the following: (a) require Contractor to meet with County to review the quality of the work and resolve matters of concern; (b) require Contractor to repeat the work at no additional charge until it is satisfactory; (c) terminate this Agreement pursuant to the provisions of Article 4; or (d) pursue any and all other remedies at law or in equity.

1.4 Assigned Personnel.

- a. Contractor shall assign only competent personnel to perform work hereunder. In the event that at any time County, in its sole discretion, desires the removal of any person or persons assigned by Contractor to perform work hereunder, Contractor shall remove such person or persons immediately upon receiving written notice from County.
- b. Any and all persons identified in this Agreement or any exhibit hereto as the project manager, project team, or other professional performing work hereunder are deemed by County to be key personnel whose services were a material inducement to County to enter into this Agreement, and without whose services County would not have entered into this Agreement. Contractor shall not remove, replace, substitute, or otherwise change any key personnel without the prior written consent of County. With respect to performance under this Agreement, Contractor shall employ the following key personnel: Sarah Burd-Sharps and Kristen Lewis.
- c. In the event that any of Contractor's personnel assigned to perform services under this Agreement become unavailable due to resignation, sickness or other factors outside of Contractor's control, Contractor shall be responsible for timely provision of adequately qualified replacements.

2. Payment For all services and incidental costs required hereunder, Contractor shall be paid on a time and material/expense basis in accordance with the budget set forth in Exhibit B ,provided, however, that total payments to Contractor shall not exceed \$92,725 (ninety-two thousand seven hundred twenty-five dollars), without the prior written approval of County. Contractor shall submit its bills in arrears on a monthly basis in a form approved by County's Auditor and the Head of the County Department receiving the services. The bills shall show or include: (i) the task(s) performed; (ii) the time in quarter hours devoted to the task(s); (iii) the hourly rate or rates of the persons performing the task(s); and (iv) copies of receipts for reimbursable materials/expenses, if any. Expenses not expressly authorized by the Agreement shall not be reimbursed.

Unless otherwise noted in this agreement, payments shall be made within the normal course of county business after presentation of an invoice in a form approved by the County for services performed. Payments shall be made only upon the satisfactory completion of the services as determined by the County.

Pursuant to California Revenue and Taxation code (R&TC) Section 18662, the County shall withhold seven percent of the income paid to Contractor for services performed within the State of California under this agreement, for payment and reporting to the California Franchise Tax Board, if Contractor does not qualify as: (1) a corporation with its principal place of business in California, (2) an LLC or Partnership with a permanent place of business in California, (3) a corporation/LLC or Partnership qualified to do business in California by the Secretary of State, or (4) an individual with a permanent residence in the State of California.

If Contractor does not qualify, County requires that a completed and signed Form 587 be provided by the Contractor in order for payments to be made. If Contractor is qualified, then the County requires a completed Form 590. Forms 587 and 590 remain valid for the duration of the Agreement provided there is no material change in facts. By signing either form, the contractor agrees to promptly notify the County of any changes in the facts. Forms should be sent to the County pursuant to Article 12. To reduce the amount withheld, Contractor has the option to provide County with either a full or partial waiver from the State of California.

2.1 Overpayment. If County overpays Contractor for any reason, Contractor agrees to return the amount of such overpayment to County or at County's option, permit County to offset the amount of such overpayment against future payments owed to Contractor under this Agreement or any other agreement.

3. Term of Agreement. The term of this Agreement shall be from effective date to June 30, 2014 unless terminated earlier in accordance with the provisions of Article 4 below.

4. Termination.

4.1 Termination Without Cause. Notwithstanding any other provision of this Agreement, at any time and without cause, County shall have the right, in its sole discretion, to terminate this Agreement by giving 5 days written notice to Contractor.

4.2 Termination for Cause. Notwithstanding any other provision of this Agreement, should Contractor fail to perform any of its obligations hereunder, within the time and in the manner herein provided, or otherwise violate any of the terms of this Agreement, County may immediately terminate this Agreement by giving Contractor written notice of such termination, stating the reason for termination.

4.3 Delivery of Work Product and Final Payment Upon Termination. In the event of termination, Contractor, within 14 days following the date of termination, shall deliver to County all materials and work product subject to Section 9.11 (Ownership and Disclosure of Work Product) and shall submit to County an invoice showing the services performed, hours worked, and copies of receipts for reimbursable expenses up to the date of termination.

4.4 Payment Upon Termination. Upon termination of this Agreement by County, Contractor shall be entitled to receive as full payment for all services satisfactorily rendered and expenses incurred hereunder, an amount which bears the same ratio to the total payment specified in the Agreement as the services satisfactorily rendered hereunder by Contractor bear to the total services otherwise required to be performed for such total payment; provided, however, that if services which have been satisfactorily rendered are to be paid on a per-hour or per-day basis,

Contractor shall be entitled to receive as full payment an amount equal to the number of hours or days actually worked prior to the termination times the applicable hourly or daily rate; and further provided, however, that if County terminates the Agreement for cause pursuant to Section 4.2, County shall deduct from such amount the amount of damage, if any, sustained by County by virtue of the breach of the Agreement by Contractor.

4.5 Authority to Terminate. The Board of Supervisors has the authority to terminate this Agreement on behalf of the County. In addition, the Purchasing Agent or Health Department Head, in consultation with County Counsel, shall have the authority to terminate this Agreement on behalf of the County.

4.6 Obligations After Termination. The following shall remain in full force and effect after termination of this Agreement: (1) Article 5, Indemnification; (2) Section 9.5, Records Maintenance; (3) Section 9.5.1, Right to Audit, Inspect and Copy Records; (4) Section 9.15, Confidentiality; and (5) Section 13.5, Applicable Law and Forum.

4.7 Change in Funding. Contractor understands and agrees that County shall have the right to terminate this Agreement immediately upon written notice to Contractor in the event any state and/or federal agency and/or other funder(s) reduce, withhold or terminate funding which the County anticipated using to pay Contractor for services provided under this Agreement or County has exhausted all funds legally available for payments due under this Agreement.

5. Indemnification. Contractor agrees to accept all responsibility for loss or damage to any person or entity, including County, and to indemnify, hold harmless, and release County, its officers, agents, and employees, from and against any actions, claims, damages, liabilities, disabilities, or expenses, that may be asserted by any person or entity, including Contractor, that arise out of, pertain to, or relate to Contractor's or its agents', employees', contractors', subcontractors', or invitees' performance or obligations under this Agreement. Contractor agrees to provide a complete defense for any claim or action brought against County based upon a claim relating to such Contractor's or its agents', employees, contractors, subcontractors, or invitees performance or obligations under this Agreement. Contractor's obligations under this Section apply whether or not there is concurrent negligence on County's part, but to the extent required by law, excluding liability due to County's conduct. County shall have the right to select its legal counsel at Contractor's expense, subject to Contractor's approval, which shall not be unreasonably withheld. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Contractor or its agents under workers' compensation acts, disability benefits acts, or other employee benefit acts.

6. Insurance. With respect to performance of work under this Agreement, Contractor shall maintain and shall require all of its subcontractors, Contractors, and other agents to maintain insurance as described in Exhibit C, which is attached hereto and incorporated herein by this reference.

7. Prosecution of Work. The execution of this Agreement shall constitute Contractor's authority to proceed immediately with the performance of this Agreement. Performance of the services hereunder shall be completed within the time required herein, provided, however, that if the performance is delayed by earthquake, flood, high water, or other Act of God or by strike,

lockout, or similar labor disturbances, the time for Contractor's performance of this Agreement shall be extended by a number of days equal to the number of days Contractor has been delayed.

8. Extra or Changed Work. Extra or changed work or other changes to the Agreement may be authorized only by written amendment to this Agreement, signed by both parties. Minor changes, which do not increase the amount paid under the Agreement, and which do not significantly change the scope of work or significantly lengthen time schedules may be executed by the Department Head in a form approved by County Counsel. The Board of Supervisors/Purchasing Agent must authorize all other extra or changed work. The parties expressly recognize that, pursuant to Sonoma County Code Section 1-11, County personnel are without authorization to order extra or changed work or waive Agreement requirements. Failure of Contractor to secure such written authorization for extra or changed work shall constitute a waiver of any and all right to adjustment in the Agreement price or Agreement time due to such unauthorized work and thereafter Contractor shall be entitled to no compensation whatsoever for the performance of such work. Contractor further expressly waives any and all right or remedy by way of restitution and quantum meruit for any and all extra work performed without such express and prior written authorization of the County.

9. Representations of Contractor.

9.1 Standard of Care. County has relied upon the professional ability and training of Contractor as a material inducement to enter into this Agreement. Contractor hereby agrees that all its work will be performed and that its operations shall be conducted in accordance with generally accepted and applicable professional practices and standards as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of Contractor's work by County shall not operate as a waiver or release.

9.2 Status of Contractor. The parties intend that Contractor, in performing the services specified herein, shall act as an independent contractor and shall control the work and the manner in which it is performed. Contractor is not to be considered an agent or employee of County and is not entitled to participate in any pension plan, worker's compensation plan, insurance, bonus, or similar benefits County provides its employees. In the event County exercises its right to terminate this Agreement pursuant to Article 4, above, Contractor expressly agrees that it shall have no recourse or right of appeal under rules, regulations, ordinances, or laws applicable to employees.

9.3 No Suspension or Debarment. Contractor warrants that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in covered transactions by any federal department or agency. Contractor also warrants that it is not suspended or debarred from receiving federal funds as listed in the List of Parties Excluded from Federal Procurement or Non-procurement Programs issued by the General Services Administration. If the Contractor becomes debarred, Contractor has the obligation to inform the County.

9.4 Taxes. Contractor agrees to file federal and state tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA

taxes. Contractor agrees to indemnify and hold County harmless from any liability which it may incur to the United States or to the State of California as a consequence of Contractor's failure to pay, when due, all such taxes and obligations. In case County is audited for compliance regarding any withholding or other applicable taxes, Contractor agrees to furnish County with proof of payment of taxes on these earnings.

9.5 Records Maintenance. Contractor shall keep and maintain full and complete documentation and accounting records concerning all services performed that are compensable under this Agreement and shall make such documents and records available to County for inspection at any reasonable time. Contractor shall maintain such records for a period of four (4) years following completion of work hereunder.

9.5.1 Right to Audit, Inspect and Copy Records. Contractor agrees to permit County and any authorized state or federal agency to audit, inspect and copy all records, notes and writings of any kind in connection with the services provided by Contractor under this Agreement, to the extent permitted by law, for the purpose of monitoring the quality and quantity of services, accessibility and appropriateness of services, and ensuring fiscal accountability. All such audits, inspections, and copying shall occur during normal business hours. Upon request, Contractor shall supply copies of any and all such records to County. Failure to provide the above noted documents requested by county within the requested time frame indicated may result in County withholding payments due under this Agreement. In those situations required by applicable law(s), Contractor agrees to obtain necessary releases to permit county or governmental or accrediting agencies to access patient medical records.

9.6 Conflict of Interest. Contractor covenants that it presently has no interest and that it will not acquire any interest, direct or indirect, that represents a financial conflict of interest under state law or that would otherwise conflict in any manner or degree with the performance of its services hereunder. Contractor further covenants that in the performance of this Agreement no person having any such interests shall be employed. In addition, if requested to do so by County, Contractor shall complete and file and shall require any other person doing work under this Agreement to complete and file a "Statement of Economic Interest" with County disclosing Contractor's or such other person's financial interests.

9.7 Statutory Compliance. Contractor agrees to comply with all applicable federal, state and local laws, regulations, statutes and policies applicable to the services provided under this Agreement as they exist now and as they are changed, amended or modified during the term of this Agreement.

9.8 Nondiscrimination. Without limiting any other provision hereunder, Contractor shall comply with all applicable federal, state, and local laws, rules, and regulations in regard to nondiscrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition, pregnancy, disability, sexual orientation or other prohibited basis, including without limitation, the County's Non-Discrimination Policy. All nondiscrimination rules or regulations required by law to be included in this Agreement are incorporated herein by this reference.

9.9 AIDS Discrimination. Contractor agrees to comply with the provisions of Chapter 19, Article II, of the Sonoma County Code prohibiting discrimination in housing, employment, and services because of AIDS or HIV infection during the term of this Agreement and any extensions of the term.

9.10 Assignment of Rights. Contractor assigns to County all rights throughout the world in perpetuity in the nature of copyright, trademark, patent, right to ideas, in and to all versions of the plans and specifications, if any, now or later prepared by Contractor in connection with this Agreement. Contractor agrees to take such actions as are necessary to protect the rights assigned to County in this Agreement, and to refrain from taking any action which would impair those rights. Contractor's responsibilities under this provision include, but are not limited to, placing proper notice of copyright on all versions of the plans and specifications as County may direct, and refraining from disclosing any versions of the plans and specifications to any third party without first obtaining written permission of County. Contractor shall not use or permit another to use the plans and specifications in connection with this or any other project without first obtaining written permission of County.

9.11 Ownership and Disclosure of Work Product. All reports, original drawings, graphics, plans, studies, and other data or documents ("documents"), in whatever form or format, assembled or prepared by Contractor or Contractor's subcontractors, Contractors, and other agents in connection with this Agreement shall be the property of County. County shall be entitled to immediate possession of such documents upon completion of the work pursuant to this Agreement. Upon expiration or termination of this Agreement, Contractor shall promptly deliver to County all such documents, which have not already been provided to County in such form or format, as County deems appropriate. Such documents shall be and will remain the property of County without restriction or limitation. Contractor may retain copies of the above-described documents but agrees not to disclose or discuss any information gathered, discovered, or generated in any way through this Agreement without the express written permission of County.

9.12 Authority. The undersigned hereby represents and warrants that he or she has authority to execute and deliver this Agreement on behalf of Contractor.

9.13 Sanctioned Employee. Contractor agrees that it shall not employ in any capacity, or retain as a subcontractor in any capacity, any individual or entity that is listed on either the Suspended and Ineligible Contractor List published by the California Department of Health Services, or any list published by the Federal Office of Inspector General regarding the sanctioning, suspension or exclusion of individuals or entities from the federal Medicare and Medicaid programs. Contractor agrees to periodically review said State and Federal lists to confirm the status of current employees, subcontractor and contractors. In the event Contractor does employ such individual(s) or entity(s), Contractor agrees to assume full liability for any associated penalties, sanctions, loss or damage that may be imposed on County by the Medicare or Medicaid programs.

9.14 Compliance with County Policies and Procedures. Contractor agrees to comply with all County policies and procedures as they may relate to services provided hereunder.

9.15 Confidentiality. Contractor agrees to maintain the confidentiality of all patient medical records and client information in accordance with all applicable state and federal laws and regulations. This Paragraph 9.15 shall survive termination of this Agreement.

10. Demand for Assurance. Each party to this Agreement undertakes the obligation that the other's expectation of receiving due performance will not be impaired. When reasonable grounds for insecurity arise with respect to the performance of either party, the other may in writing demand adequate assurance of due performance and until such assurance is received may, if commercially reasonable, suspend any performance for which the agreed return has not been received. "Commercially reasonable" includes not only the conduct of a party with respect to performance under this Agreement, but also conduct with respect to other agreements with parties to this Agreement or others. After receipt of a justified demand, failure to provide within a reasonable time, but not exceeding thirty (30) days, such assurance of due performance as is adequate under the circumstances of the particular case is a repudiation of this Agreement. Acceptance of any improper delivery, service, or payment does not prejudice the aggrieved party's right to demand adequate assurance of future performance. Nothing in this Article limits County's right to terminate this Agreement pursuant to Article 4.

11. Assignment and Delegation. Neither party hereto shall assign, delegate, sublet, or transfer any interest in or duty under this Agreement without the prior written consent of the other, and no such transfer shall be of any force or effect whatsoever unless and until the other party shall have so consented.

12. Method and Place of Giving Notice, Submitting Bills and Making Payments. All notices, bills, and payments shall be made in writing and shall be given by personal delivery or by U.S. Mail or courier service. Notices, bills, and payments shall be addressed as follows:

TO: COUNTY: Peter Rumble, Director
Health Policy, Planning and Evaluation Division
Department of Health Services
490 Mendocino Ave., Suite 205
Santa Rosa, CA 95401
Peter.Rumble@sonoma-county.org
707-565-6610 ph

TO: CONTRACTOR: Mary McDonnell, Executive Director
Social Science Research Council
One Pierrepont Plaza, 15th floor
Brooklyn, NY 11201
mcdonnell@ssrc.org
718-517-3620 ph

When a notice, bill or payment is given by a generally recognized overnight courier service, the notice, bill or payment shall be deemed received on the next business day. When a copy of a notice, bill or payment is sent by facsimile or email, the notice, bill or payment shall be deemed received upon transmission as long as (1) the original copy of the notice, bill or payment is

promptly deposited in the U.S. mail and postmarked on the date of the facsimile or email (for a payment, on or before the due date), (2) the sender has a written confirmation of the facsimile transmission or email, and (3) the facsimile or email is transmitted before 5 p.m. (recipient's time). In all other instances, notices, bills and payments shall be effective upon receipt by the recipient. Changes may be made in the names and addresses of the person to whom notices are to be given by giving notice pursuant to this paragraph.

13. Miscellaneous Provisions.

13.1 No Waiver of Breach. The waiver by County of any breach of any term or promise contained in this Agreement shall not be deemed to be a waiver of such term or provision or any subsequent breach of the same or any other term or promise contained in this Agreement.

13.2 Construction. To the fullest extent allowed by law, the provisions of this Agreement shall be construed and given effect in a manner that avoids any violation of statute, ordinance, regulation, or law. The parties covenant and agree that in the event that any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby. Contractor and County acknowledge that they have each contributed to the making of this Agreement and that, in the event of a dispute over the interpretation of this Agreement, the language of the Agreement will not be construed against one party in favor of the other. Contractor and County acknowledge that they have each had an adequate opportunity to consult with counsel in the negotiation and preparation of this Agreement.

13.3 Consent. Wherever in this Agreement the consent or approval of one party is required to an act of the other party, such consent or approval shall not be unreasonably withheld or delayed.

13.4 No Third Party Beneficiaries. Nothing contained in this Agreement shall be construed to create and the parties do not intend to create any rights in third parties.

13.5 Applicable Law and Forum. This Agreement shall be construed and interpreted according to the substantive law of California, regardless of the law of conflicts to the contrary in any jurisdiction. Any action to enforce the terms of this Agreement or for the breach thereof shall be brought and tried in Santa Rosa or the forum nearest to the city of Santa Rosa, in the County of Sonoma.

13.6 Captions. The captions in this Agreement are solely for convenience of reference. They are not a part of this Agreement and shall have no effect on its construction or interpretation.

13.7 Merger. This writing is intended both as the final expression of the Agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement, pursuant to Code of Civil Procedure Section 1856. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

13.8. Survival of Terms. All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

13.9 Time of Essence. Time is and shall be of the essence of this Agreement and every provision hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

CONTRACTOR:

_____ Date _____
Mary McDonnell, Executive Director
Social Science Research Council

COUNTY OF SONOMA:

_____ Date _____
Rita Scardaci, MPH, Director
Department of Health Services

Certificates of Insurance on File with and Approved as to Substance:

_____ Date _____
Division Director or Designee

Scope of Work – Measure of America

Process

PHASE 1 (Effective Date- June 30, 2013)

1. Interact with the Sonoma County Department of Health Services (DHS) to better understand goals and objectives for the project. Decide whether to use the “American Human Development Index” formula or create a composite index tailored to DHS goals for this report. Plan project to conform to the Public Health Accreditation Board Standards: 1.1, 5.2, and 5.3 to advance DHS efforts to achieving Accreditation.
2. Advise DHS on the formation of an Advisory Panel (led by DHS staff). The panel will be made up of eminent experts from Sonoma County and will play a vital role in ensuring the report’s relevance and accuracy, building local ownership, and laying the groundwork for broad and strategic dissemination of the report’s findings. One optimal stage for inputs is when a full report draft is available (ideally in one face-to-face meeting with the authors and possibly again at a near-final stage via email). Panel members will be available for consultation with the report team as relevant based on individual panelists’ expertise.
3. Work with DHS and others to obtain the necessary data for the calculation of life expectancy including pooled mortality micro-data for all deaths of Sonoma County residents for the years 2007-2011 with geographic identifiers for Sonoma County census tract of residence (circa Census 2010) as well as variables for age, sex, multiple race, Hispanic origin, place of birth, and residence status.
4. Calculate life expectancy for the 99 Sonoma County census tracts as well as racial and ethnic groups, women and men, and, if the data are available, native- and foreign-born residents.
5. Calculate a well-being index for the 99 Sonoma County census tracts for which there are reliable data as well as by race/ethnicity and gender. If the data allow, also present the data by native and foreign-born residents and nativity by ethnicity.
6. Name the Sonoma County’s census tracts, in collaboration with local partners, so that they are intuitively understandable to local users of this work. Tracts are assigned numbers only by the U.S. Census Bureau.
7. Prepare a preliminary analysis of well-being index results (approximately 20-page word document).
8. In collaboration with County, present preliminary work and report to Advisory Panel and, in consultation with County, revise paper based on feedback.
9. Develop a set of static maps of life expectancy, well-being index and other relevant indicators in partnership with DHS staff.
10. Provide full dataset to DHS.

PHASE 2 (July 1, 2013 – June 30, 2014)

11. Create a set of indicator tables for Sonoma County, by census tract, to supplement indicators that comprise the well-being index, in order to deepen the analysis on factors associated with and/or driving disparities in Sonoma County and to offer a dataset for further research by others.
12. Draft full report that uses the holistic human development conceptual framework to explore Index results, root causes of differences, how the social determinants of health are contributing to well-being disparities, and other focal issues as determined by partners. In the report analysis, integrate data, mapping, and other information produces and/or provided by DHS and partners, such as the Hospital Community Needs Assessment and the Health Action 2013-2016 Action Plan.

13. Advise on and participate in a convening of key stakeholders in Sonoma County based on report draft to facilitate a process that ensures the report draws on past and ongoing work and that it builds shared ownership of the work and its findings. The selection of key stakeholders will be done by DHS and the Advisory Panel with input and suggestions from the Contractor. All outreach for the convening will be conducted by DHS.
14. Revise draft following inputs from DHS and stakeholders.
15. Design and produce *A Portrait of Sonoma: Sonoma Community Health Assessment*, a four-color report, available in hard copy and online, using accessible and engaging language and design. The Index would be supplemented by analysis using an array of other relevant indicators that are critical for understanding human development conditions in the county. The report will be consistent with standard DHS communication and branding templates.
16. Make available all indicators in the report for mapping on www.measureofamerica.org/maps. The Sonoma County maps will be accessible to users through a direct URL.
17. Support DHS communications and outreach strategy related to dissemination of the work and its findings including preparation of a dynamic PowerPoint presentation to present the work to public audiences; availability for media interviews, as desirable.

OUTPUT	TIMELINE	RATE	NAME/TITLE	BUDGET
PHASE 1: Data calculations, draft paper, presentation of preliminary analysis and incorporation of feedback				
Life expectancy calculations for Sonoma County by Census Tract, race, ethnicity, gender, and, if the data permit, nativity and nativity by ethnicity	May 2013	6 days @ \$220/day; 4 days @\$120/day	P. Guyer, Statistician and Research Asst	\$1,800
Construction of community well-being index for Sonoma County by Census Tract, race, ethnicity, gender, and, if data permit, nativity and nativity by ethnicity. Naming of Census Tracts in collaboration with County.	May 2013	7 days @ \$220/day; 5 days @\$120/day	P. Guyer, Statistician and Research Asst	\$2,140
Preliminary analysis of index results (20 page word document) and incorporation of one round of feedback into draft, in consultation with County	June 2013	14 days @ \$700/day; 10 days @ \$120/day	S. Burd-Sharps/K. Lewis Research and Asst	\$11,000
Cartography: development of GIS maps in partnership with County staff for report	June 2013	Lump sum	A. Roy	\$3,000
Presentation to Advisory Panel (R/T travel for 1 person)	June 2013	\$1,250 R/T flight/lodging	S. Burd-Sharps or K. Lewis	\$1,250
Phase 1 total				\$19,190
PHASE 2: Production of “A Portrait of Sonoma” and online map tool; participation in stakeholder convenings; support to report dissemination				
Report research, writing, consultation; revision through iterative process	July 2013 - Oct 2013	23 days @ \$700/day	S. Burd-Sharps/K. Lewis	\$16,100
Innovative measurement exercises and statistical support	July 2013 – Oct 2013	6 days @ \$220/day	P. Guyer	\$1,320
Research assistance – research, local Sonoma case study as relevant, sourcing, bibliography, etc.	July 2013 – Oct 2013	7days @ \$120/day	Local Sonoma-based graduate student	\$840
Participatory process: Participation in convenings and consultations with key stakeholders and others (includes 2 R/T air travel for 2 people)	July 2013 – Oct 2013	5 days @ \$700/day plus \$2,500 R/T flight/lodging x 2 trips	S. Burd-Sharps/K. Lewis	\$8,500
Creation of data tables by census tract for an additional set of indicators critical for understanding health and well-being	July 2013-Oct 2013	1 day @ \$700; 2 days @ \$220; 8 days @ \$120	Measure of America team	\$2,100
Copyediting, proofreading, fact-checking	Sept 2013-Dec 2013	Lump sum	B. Land	\$1,400
Design (cover, book, infographics) + press check	Sept 2013-Dec 2013	Lump sum	E. Pastor/V. Miosuro	\$16,000
Printing/shipping of 4-color reports (500 hard copies)	Sept 2013-Feb 2014	Lump sum	Sonoma or Bay Area printer, tbd	\$8,000
Creation of interactive map program for website	Oct 2013 – Mar 2014	8 days @ \$500/day	A. Thornton	\$4,000
Support to development of communications and outreach strategy, development of fact sheets, media release, ppt presentation, etc.	Oct 2013 – March 2014	Lump sum	S. Burd-Sharps/K. Lewis	\$5,340
Phase 2 total				\$63,600
Administrative overhead: finance and accounting, contracts, legal, online map hosting and maintenance, supplies, research subscriptions, (12%)				\$9,935
TOTAL				\$92,725

Budget

April (effective date)-June 30, 2013

Budget			
	Daily Rate	Days	Amount
<i>PERSONNEL</i>			
S. Burd-Sharps/K. Lewis	\$700	14	9,800
P. Guyer	\$220	13	2,860
Research Assistant	\$120	19	2,280
Personnel Subtotal			14,940
Fringe Benefits calculated @			0
TOTAL PERSONNEL			14,940
<i>NON-PERSONNEL/OPERATING EXPENSES</i>			
Cartography development			3,000
Travel			1,250
Other			
Total Non-Personnel			4,250
Total Direct Costs (Personnel + Non-Personnel)			\$19,190
Indirect Costs @ 12%			2,303
TOTAL BUDGET			\$21,493

July 1, 2013 -June 30, 2014

Budget			
	Daily Rate	Days	Amount
<i>PERSONNEL</i>			
S. Burd-Sharps/K. Lewis	\$700	29	20,300
P. Guyer	\$220	8	1,760
Research Assistant	\$120	15	1,800
A. Thornton	\$500	8	4,000
Personnel Subtotal			27,860
Fringe Benefits calculated @19%			5,340
TOTAL PERSONNEL			33,200
<i>NON-PERSONNEL/OPERATING EXPENSES</i>			
Travel			5,000
Printing/Shipping			8,000
<i>SUBCONTRACTS</i>			
Design			16,000
Copyediting/Proofreading			1,400
Other			
Total Non-Personnel			30,400
Total Direct Costs (Personnel + Non-Personnel)			\$63,600
Indirect Costs @ 12%			7,632
TOTAL BUDGET			\$71,232

Total Budget

Budget			
	Daily Rate	Days	Amount
<i>PERSONNEL</i>			
S. Burd-Sharps/K. Lewis	\$700	43	30,100
P.Guyer	\$220	21	4,620
Research Assistant	\$120	34	4,080
A. Thornton	\$500	8	4,000
Personnel Subtotal			42,800
Fringe Benefits calculated @			5,340
TOTAL PERSONNEL			\$48,140
<i>NON-PERSONNEL/OPERATING EXPENSES</i>			
Cartography development			3,000
Travel			6,250
Printing/Shipping			8,000
<i>SUBCONTRACTS</i>			
Design			16,000
Copyediting/Proofreading			1,400
Other			
Total Non-Personnel			34,650
Total Direct Costs (Personnel + Non-Personnel)			\$82,790
Indirect Costs @ 12%			9,935
TOTAL BUDGET			\$92,725

County of Sonoma Contract Insurance Requirements

With respect to performance of work under this Agreement, Consultant shall maintain and shall require all of its subcontractors, consultants, and other agents to maintain insurance as described below unless such insurance has been expressly waived by the attachment of a *Waiver of Insurance Requirements*. Any requirement for insurance to be maintained after completion of the work shall survive this agreement.

County reserves the right to review any and all of the required insurance policies and/or endorsements, but has no obligation to do so. Failure to demand evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency shall not relieve Consultant from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.

1. Workers Compensation and Employers Liability Insurance

- a. Required if Consultant has employees.
- b. Workers Compensation insurance with statutory limits as required by the Labor Code of the State of California.
- c. Employers Liability with limits of \$1,000,000 per Accident; \$1,000,000 Disease per employee; \$1,000,000 Disease per policy.
- d. *Required Evidence of Insurance*: Certificate of Insurance.

If Consultant currently has no employees, Consultant agrees to obtain the above-specified Workers Compensation and Employers Liability insurance should any employees be engaged during the term of this Agreement or any extensions of the term.

2. General Liability Insurance

- a. Commercial General Liability Insurance on a standard occurrence form, no less broad than Insurance Services Office (ISO) form CG 00 01.
- b. Minimum Limits: \$1,000,000 per Occurrence; \$2,000,000 General Aggregate; \$2,000,000 Products/Completed Operations Aggregate.
- c. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds \$25,000 it must be approved in advance by County. Consultant is responsible for any deductible or self-insured retention and shall fund it upon County's written request, regardless of whether Consultant has a claim against the insurance or is named as a party in any action involving the County.
- d. **County of Sonoma, its Officers, Agents and Employees** shall be additional insureds for liability arising out of operations by or on behalf of the Consultant in the performance of this agreement.
- e. The insurance provided to the additional insureds shall apply on a primary and non-contributory basis with respect to any insurance or self-insurance program maintained by them.
- f. The policy definition of "insured contract" shall include assumptions of liability arising out of both ongoing operations and the products-completed operations hazard (broad form contractual liability coverage including the "f" definition of insured contract in ISO form CG 00 01, or equivalent).
- g. The policy shall cover inter-insured suits between County and Consultant and include a

“separation of insureds” or “severability” clause which treats each insured separately.

h. Required Evidence of Insurance:

- i.** Copy of the additional insured endorsement or policy language granting additional insured status; and
- ii.** Certificate of Insurance.

3. Automobile Liability Insurance

- a.** Minimum Limits: \$1,000,000 combined single limit per accident.
- b.** Insurance shall apply to all owned autos. If Consultant currently owns no autos, Consultant agrees to obtain such insurance should any autos be acquired during the term of this Agreement or any extensions of the term.
- c.** Insurance shall apply to hired and non-owned autos.
- d.** *Required Evidence of Insurance:* Certificate of Insurance.

4. Standards for Insurance Companies

Insurers shall have an A.M. Best's rating of at least A:VII.

5. Documentation

- a.** All required Evidence of Insurance shall be submitted prior to the execution of this Agreement. Consultant agrees to maintain current Evidence of Insurance on file with County for the entire term of this Agreement and any additional periods if specified in Sections 1, 2 or 3 above.
- b.** The name and address for Additional Insured endorsements and Certificates of Insurance is: Department of Health Services, 490 Mendocino Avenue, Suite 202, Santa Rosa, CA 95401.
- c.** Required Evidence of Insurance shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days before expiration or other termination of the existing policy.
- d.** Consultant shall provide immediate written notice if: (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; or (3) the deductible or self-insured retention is increased.
- e.** Upon written request, certified copies of required insurance policies must be provided within thirty (30) days.

6. Policy Obligations

Consultant's indemnity and other obligations shall not be limited by the foregoing insurance requirements.

7. Material Breach

If Consultant fails to maintain insurance which is required pursuant to this Agreement, it shall be deemed a material breach of this Agreement. County, at its sole option, may terminate this Agreement and obtain damages from Consultant resulting from said breach. Alternatively, County may purchase the required insurance, and without further notice to Consultant, County may deduct from sums due to Consultant any premium costs advanced by County for such insurance. These remedies shall be in addition to any other remedies available to County.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 18
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: 4/5

Department or Agency Name(s): Human Services Department

Staff Name and Phone Number:

Diane Kaljian – 707-565-5900

Supervisorial District(s):

County-wide

Title: Sonoma County Area Agency on Aging Contract for the Chronic Disease Self-Management Education Program (CDSME)

Recommended Actions:

Authorize the Director of Human Services to sign and execute contract between the Sonoma County Area Agency on Aging (AAA) and Partners in Care for AAA to receive a total of \$75,000 over four fiscal years (FY 12-13 through FY 15-16) for management of the Chronic Disease Self-Management Education Program and authorize a subcontract, utilizing \$60,000 of this funding, with the Northern California Center for Well-Being through August 31, 2015 to provide Program training and courses.

Executive Summary:

This item requests approval of a contract between the Sonoma County Area Agency on Aging (AAA) and Partners in Care for the Area Agency on Aging to receive a total of \$75,000 through FY 15-16, \$15,000 of which will be maintained within the AAA for oversight and administration of the program and contract, and \$60,000 is recommended to be subcontracted with Northern California Center for Well Being to provide training and courses through the Chronic Disease Self-Management Education Program (CDSME).

Background:

The California Department of Aging (CDA) was awarded additional federal funding by the Administration on Aging to support the continuation and expansion of the existing Chronic Disease Self-Management Education Program (CDSME) that began in 2010. The CDSME program is an evidence-based coach-led six-week series that assists participants in developing plans to manage their chronic medical conditions.

In 2010, the Sonoma Area Agency on Aging was selected as a subrecipient in the CDA application for the initial funding of \$75,000 to implement the Chronic Disease Self Management Program for the term of 11-01-2010 through 3-30-2012. For the new contract period, the Partners in Care Foundation will continue as CDA's Project Office and will be funding a subcontract with the Sonoma County Area Agency on Aging in the amount of \$75,000 to continue the Chronic Disease Self Management Program.

Also in 2010, through an RFP process initiated by the Sonoma County Area Agency on Aging, the Northern California Center for Well-Being (NCCWB) was selected and awarded a subcontract in the amount of \$60,000 to

implement the Chronic Disease Self-Management program in Sonoma County. NCCWB staff received required training to provide the evidenced based Stanford University model of CDSME courses.

The new funding expands the CDSME target population to include adults of any age who have chronic disease or disabilities; previously the program was limited to reaching 300 older adults. The broader performance goal for Sonoma County is 300 participants to complete the CDSME course during the contract period.

Building on this initial framework, NCCWB will continue to provide CDSME and maintain required trained staff and volunteers. This funding stretches across four fiscal years and will be allocated in the following annual amounts:

\$60,000 – to NCCWB allocated as follows:

03-01-13 to 06-30-13 - \$13,334

07-01-13 to 06-30-14 - \$20,000

07-01-14-06-30-15 - \$20,000

07-01-15 to 08-31-15 - \$6,666

\$15,000 – to AAA for oversight and administration for the entire contract term, through FY 15/16.

Funding for these contracts is from federal sources. There are no county general fund dollars included in these contracts.

Prior Board Actions:

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Assist individuals with chronic disease to maintain their independence and remain in their homes safely for as long as possible.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$ 75,000	State/Federal	\$ 75,000
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 75,000	Total Sources	\$ 75,000

Narrative Explanation of Fiscal Impacts (If Required):

Expenses will be incurred in beginning in 12/13 and continue in future fiscal years.

Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None.			
Attachments:			
Resolution			
Related Items “On File” with the Clerk of the Board:			
<ul style="list-style-type: none"> - Partners In Care Contract with Sonoma County Human Services - Subcontract with Northern California Center for Well Being for CDSME 			



County of Sonoma
State of California

Date: May 7, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Authorizing Budgetary Adjustments To The 2012-13 Final Budget For The Special Revenue
Fund, Human Services Department, In the Amount of \$75,000 .**

Whereas, the Board of Supervisors has adopted a Final Budget for the Special Revenue Fund, Human Services Department; and

Whereas, the Government Code allows for adjustments to the Final Budget during the 2012-13 Fiscal Year;

Now, Therefore, Be It Resolved that the County Auditor-Controller is hereby authorized and directed to make the following budgetary adjustments:

Financing Uses

	Special Revenue Fund: Human Services Department	
203	159089-6573 Administration	\$15,000.00
203	Special Revenue Fund: Human Services Department	
	159089-7500 Support/Care of Persons	<u>60,000.00</u>
	Total Financing Uses	\$75,000.00

Financing Sources

	Special Revenue Fund: Human Services Department	
002	159089-2780 Federal – Other	<u>\$75,000.00</u>
	Total Financing Sources	\$75,000.00

Supervisors:

Gorin: Zane: McGuire: Carrillo: Rabbitt:
Ayes: Noes: Absent: Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 19
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Information Systems Department

Staff Name and Phone Number:

Joe Galvan 707-565-2398

Supervisorial District(s):

Countywide

Title: Mail, Courier and Records Services Intergovernmental Revenue Agreements

Recommended Actions:

Authorize the Director of Information Systems to execute amendments to current intergovernmental agreements concerning the courier services that alter the number of courier stops but make no other modifications to rates or terms and conditions.

Executive Summary:

The Records Management Division of the Information Systems Department processes mail and provides courier services for County departments, and has extended these services to sister entities closely related to the County's work and mission. Extending these services to these entities provides an opportunity for revenue as well as intergovernmental collaboration. This has been a mutually beneficial arrangement, and the entities benefit through discounted automated postage rates and a courier service that is efficient and economical.

Existing agreements to provide mail, courier and records services include the Sonoma County Office of Education, the City of Sonoma, the Sonoma County Tourism Bureau, the Sonoma County Transportation Authority, and the Sonoma County Fair and Exposition, Inc. Courier services needs may fluctuate and may require modification during the term of the agreement. The current agreements do not allow modification of the number of courier stops. The Information Systems Department would like to provide the flexibility to its customers to add or subtract stops as suited to their business requirements.

Prior Board Actions:

In 2010 the Board of Supervisors approved current intergovernmental agreements between the County of Sonoma and the Sonoma County Office of Education, the City of Sonoma, the Sonoma County Tourism Bureau, the Sonoma County Transportation Authority, and the Sonoma County Fair and Exposition, Inc. The agreements are in effect from July 1, 2010 through June 30, 2014.

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Intergovernmental agreements provide an opportunity for collaboration and strengthen organizational

stability. Revenue from outside sources contributes to the County, and these other agencies benefit from a direct and economical system of inter-office courier service, and all participants benefit from reduced postage costs due to higher mail volume.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 12,480		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$	Inter-Governmental Revenue	\$ 12,480
Total Expenditure	\$ 12,480	Total Sources	\$ 12,480

Narrative Explanation of Fiscal Impacts (If Required):

The per stop fee is adjusted annually for these external entities and is conformed to the rate prescribed in our published rates to County departments and agencies. Mail processing and records management fees are based on use and are expected to provide an additional \$71,448.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

None

Related Items "On File" with the Clerk of the Board:

Existing agreements for the Sonoma County Office of Education, the City of Sonoma, the Sonoma County Tourism Bureau, the Sonoma County Transportation Authority, and the Sonoma County Fair and Exposition, Inc.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 20
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Law Library

Staff Name and Phone Number:

Kim Tucker; 565-2668

Supervisorial District(s):

Title: Increase in the filing fee allocation for the Sonoma County Public Law Library.

Recommended Actions:

Adopt a Resolution introducing, reading the title of and waving further reading of a Ordinance increasing the Sonoma County Public Law Library's portion of the civil filing fee for the Superior Court from \$35 to \$38 effective January 1, 2014 and from \$38 to \$41 effective January 1, 2015. (First Reading)

Executive Summary:

The Board of Trustees of the Sonoma County Public Law Library is requesting the Board of Supervisors to authorize an increase in the Law Library's portion of civil filing fees from \$35 to \$38, effective January 1, 2014 and an increase from \$38 to \$41, effective January 1, 2015 pursuant to Business and Professions Code section 6322.1. The increase is necessary to defray the expenses of the law library.

Pursuant to Business and Professions Code section 6300 et seq., the Law Library is a separate county entity governed by its own Board of Trustees consisting of five judges and two members representing the Sonoma County Board of Supervisors and the Sonoma County Bar Association. The primary source of income for the Law Library is a small portion of the Sonoma County Superior Court civil filing fees.

The majority of the Law Library's patrons are the self-represented litigants living in or near Sonoma County. No longer are the indigent and those living in poverty the only persons representing themselves in court, the general middle class public also do not have the resources to hire an attorney and use the Law Library on a regular basis.

In 2005, a moratorium on increase in filing fees through January 1, 2008 was created by Government Code section 70601. In 2008, this moratorium was extended through July 1, 2013. Since 2007, the Sonoma County Law Library has been operating without an increase and for the past six months has relied on its reserve fund for general operations. Many other county law libraries statewide have suffered without an increase in revenue as well and at the same time books, periodicals and legal databases have increased up to 14% per year.

Other concurrent developments have also had a significant impact on the Law Library. During the calendar year 2011, more than 2800 Waivers were granted at the Sonoma County Superior Court; the impact to the Law Library's portion was \$99,995. Filings and Disposition Survey of a Three Year Trend provided by the Superior Court, shows a decline in Civil-Unlimited and Civil-Limited cases due to the growing use of alternative dispute resolutions. This has also caused a decline in revenue for the Law Library. Another impact on county law libraries was the increase of Small Claims actions, which went from \$5,000 to \$7,500 and now to \$10,000. Law libraries no longer receive their full portion of the civil filing fee, they receive only \$2 for each Small Claim filed. Generally, those persons filing fee waivers or who are suing in Small Claims Court are the same individuals using the Law Library. The total revenue in FY 2010-2011 was \$561,000 and in FY 2011-2012 revenue dropped to \$459,400. FY 2012-2013 revenue is expected to be even lower.

The Sonoma County Public Law Library has consistently provided access to justice to all County residents. No-one is required to show proof of income (or lack thereof) to use the free facility and resources. The staff (2.5 FTE) is professional with over 40 years combined work in Sonoma County's legal community. Every patron, whether they are judges or those representing themselves, receive the same courtesy and resources. Without the increase of filing fee revenue, the Law Library will be forced to reduce hours and resources which serves all residents in Sonoma County. Sonoma County residents most in need will be those who will bear the burden.

Because this action does not increase fees paid by the public, it is exempt from Proposition 26.

Prior Board Actions:

Board adopted Ordinance 5080, effective January 8, 1998, which increased the Law Library filing fee from twenty to twenty-three dollars. Board adopted Ordinance 5315, effective January 1, 2002, which increased Law Library filing fee from twenty-three dollars to twenty-six dollars. Board adopted Ordinance 5448, effective January 1, 2004 which increased the Law Library filing fees from twenty-six dollars to twenty-nine dollars. Board adopted Ordinance 5607 which increased the Law Library filling fee allocation from twenty-nine dollars to thirty-two dollars effective January 1, 2006 and from thirty-two dollars to thirty-five dollars, effective January 1, 2007.

Strategic Plan Alignment Not Applicable

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

Fiscal Year 2013-2014 – The Sonoma County Public Law Library is a statutorily created body separate from the County government. The law library budget is set and managed by an independent Board of Trustees.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Related Items “On File” with the Clerk of the Board:



County of Sonoma

State of California

Date: May 7, 2013

Resolution Number: _____

4/5 Vote Required

**Resolution of the Board of Supervisors of the County of Sonoma, State of California,
Introducing, Reading the Title of, and Waiving Further Reading of a Proposed Ordinance
Increasing the Sonoma County Public Law Library's Portion of the Civil Filing Fee for the
Superior Court From \$35 to \$38 Effective January 1, 2014 and From \$38 to \$41 Effective
January 1, 2015**

Whereas, an ordinance entitled "An Ordinance of the Board of Supervisors of the County of Sonoma, State of California, Repealing Ordinance No. 5607 and Establishing the Allocation of Civil Filing Fees for the Sonoma County Public Law Library" has been introduced and read;

Now, Therefore, Be It Resolved that further reading of the proposed ordinance is waived.

Be It Further Resolved that the Sonoma County Board of Supervisors will consider adoption of the proposed ordinance on June 4, 2013 in the Board of Supervisors Chambers, 575 Administration Drive, Room 102A, Santa Rosa, California.

Be It Further Resolved that the Clerk of the Board shall cause a summary of the proposed ordinance to be published five (5) days in advance of the board meeting to consider adoption of the ordinance in a newspaper of general circulation published in the County of Sonoma, State of California.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

**Ordinance of the Board of Supervisors of the County of Sonoma, State Of California,
Repealing Ordinance No. 5607 and Establishing the Allocation of Civil Filing Fees for the
Sonoma County Public Law Library**

The Board of Supervisors of the County of Sonoma, State of California, ordain as follows:

SECTION I. Ordinance No. 5607, which fixed the Sonoma County Public Law Library allocation of filing fees at \$33 effective January 1, 2006 and \$35 effective January 1, 2007, is repealed as of January 1, 2014.

SECTION II. Based on information presented by The Board of Trustees of the Sonoma County Public Law Library, this Board finds and declares:

1. The costs associated with the continued operation of the Sonoma County Public Law Library have risen over the last several years.
2. The main source of Law Library funding, court filing fees, has declined during that same period due to filing fee waivers, small claims actions and a decline in civil filings.
3. The Sonoma County Public Law Library has been using its reserve fund for operational use.
4. Business and Professions Code section 6322.1 authorizes increase in the Law Library's portion of filing fee revenue.
5. The proposed fee increase has been duly noticed as required by state law.

SECTION III. Based on the above findings, this Board orders:

1. Effective January 1, 2014, the portion of amounts collected as civil filing fees by the Sonoma County Superior Court Clerks and deposited into the Sonoma County Public Law Library Trust Fund/Account shall be increased by three dollars (\$3.00), as permitted by law, to a total of thirty-eight dollars (\$ 38.00).
2. Effective January 1, 2015, the portion of amounts collected as civil filing fees by the Sonoma County Superior Court Clerks and deposited in the Sonoma County Public Law Library Trust/Account shall be increased by three dollars (\$3.00), as permitted by law to a total of (\$41.00).
3. A copy of the action of the Board of Supervisors that establishes the increased allocation shall be provided to the Administrative Office of the Courts as soon as it becomes available but no later than December 15 of the year before the increased distribution goes into effect.

SECTION IV. If any section, subsection, sentence, clause or phrase of this ordinance is for any

reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective to the fact that any one or more sections, subsections, clauses or phrases be declared unconstitutional or invalid.

SECTION V. This ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in The Press Democrat, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma introduced on the 7th day of May 2013, and finally passed and adopted this 4th day of June, 2013, on regular roll call of the members of said Board by the following

Supervisors:

Gorin:	Zane:	McGuire:	Carrillo:	Rabbitt:
Ayes:	Noes:	Absent:	Abstain:	

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Clerk of the Board of Supervisors



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 21
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: 4/5

Department or Agency Name(s): Permit and Resource Management Department

Staff Name and Phone Number:

Nathan Quarles 565-3507

Supervisorial District(s):

Fourth

Title: An Ordinance No. 3836R Permit and Permit Extensions

Recommended Actions:

Adopt a resolution issuing a roiling permit (Ordinance No. 3836R) for in channel work and necessary permit extensions to Sonoma County Regional Parks for beach grooming and installation and removal of a summer dam at Healdsburg Veterans Memorial Beach (Russian River).

Executive Summary:

Section VIII of Ordinance No. 3836R requires that an application for a permit be filed with the Board of Supervisors prior to the performance of certain prescribed work or operations in a river, stream, or channel which may decrease the clarity of these waterways.

Concurrent Resolution No. 88-1220 of the Board of Supervisors requires that applications for permits describe the work or operations to be done, the purpose of the work or operations, the manner in which the work or operations will be carried out, and the time within which the work or operations will be completed. Pursuant to the Resolution, applications must be accompanied by a copy of the agreement required by Section 1601 et seq. of the California Fish and Game Code and waste discharge permits applicable to the work or operations, if any, pursuant to the Porter-Cologne Water Quality Control Act. Applications by public agencies must also be accompanied by evidence of compliance with the California Environmental Quality Act.

The application submitted by Sonoma County Regional Parks complies with the requirements of the 3836R Ordinance. The applicant proposes to groom the beach and install and remove a flashboard dam at Healdsburg Veterans Memorial Beach. As described in the application and as demonstrated in practice in previous permitting periods, the work required greater than 30 days to complete.

Installation of the flashboards is restricted by the California Department of Fish and Game to no earlier than June 1, 2013. Removal of same is required to take place on September 12, 2013. To accomplish this, the permit may be extended for additional 30-day periods if such permit period extensions are

approved by the Board of Supervisors. The Director of PRMD shall confirm the need for each permit extension immediately prior to the expiration of the current permit periods to ensure that the work is not yet completed and an additional 30-day period extension is necessary. Three 30-day extensions may be required.

The 3836R permit and 30-day extensions require a 4/5 approval vote by the Board according to the requirements of the 1988 ballot measure creating the 3836R Ordinance.

Prior Board Actions:

Resolutions issuing permits and permit extensions have been issued to Sonoma County Regional Parks including 2012.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Permit allows Regional Parks to properly groom the beach and install and remove the flashboard dam at Healdsburg Veterans Memorial Beach on the Russian River.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 0	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

There are no fiscal impacts associated with this administrative action.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

Resolution

A) First page of application

B) Location maps.

Related Items "On File" with the Clerk of the Board:

Application.



County of Sonoma

State of California

Date: May 7, 2013

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Issuing A Permit And Permit Extensions Pursuant To Section VII Of Ordinance No. 3836R Of The County Of Sonoma To Sonoma County Regional Parks For Beach Grooming And Installation And Removal Of A Summer Dam At Healdsburg Veterans Memorial Beach.

Whereas, Section VIII of Ordinance No. 3836R requires that an application for a permit be filed with the Board of Supervisors prior to the performance of certain prescribed work or operations in a river, stream, or channel which may decrease the clarity of a river or stream; and

Whereas, an application was filed by the Sonoma County Department of Public Works for an Ordinance No. 3836R Permit and necessary permit extensions for beach grooming at Memorial Beach in Healdsburg at the Permit and Resource Management Department in the manner prescribed by Resolution No. 88-1220 as amended by Resolution No. 89-0746 of the Board of Supervisors; and

Whereas, the Board of Supervisors has reviewed said application; and

Whereas, the work requires greater than 30 days to complete, as described in the application and demonstrated in practice in past years; and

Whereas, the requirements of Section VIII of the Sonoma County Code include a restriction to perform permitted activities within a period of 30 days, except that additional 30-day permit periods may be granted by the Board of Supervisors, and a requirement that all approval votes be by a 4/5th majority of the Board of Supervisors.

Now, Therefore, Be It Resolved

1. That the Board of Supervisors finds and determines that the work and operations described on said application is necessary and that the work and operations will be performed in a manner which will not unreasonably decrease the clarity of the waters of the rivers or streams of the County of Sonoma;
2. That a permit is hereby granted to applicant to perform the work and operations described in the aforementioned application;
3. That the work shall be completed within 30 days from the start date and any additional 30-day extensions which may be required to complete the work;
4. That permit extensions are hereby granted to the applicant to perform the work

described herein for additional 30-day periods commencing on July 1, 2013, subject to the Director of PRMD confirming the need for the permit extension immediately prior to the expiration of the permit period;

5. That the work and operations shall be performed in the manner described in the application and in accordance with the terms and conditions of any applicable agreement required by Section 1601 et seq. of the California Fish and Game Code, any applicable waste discharge permit issued pursuant to the Porter-Cologne Water Quality Control Act (commencing at Section 13000 of the California Water Code), and Chapter 26A of the Sonoma County Code and any plans adopted pursuant thereto;

6. That the permit and permit extensions are hereby granted to the applicant pursuant to Section 255266 of the Government Code

Supervisors:

Gorin:	Zane:	McGuire:	Carrillo:	Rabbitt:
Ayes:	Noes:	Absent:	Abstain:	

So Ordered.

Roiling Permit Application

DRN-003

The Board of Supervisors approves all roiling permits under Section VIII of the Water Clarity Ordinance of the County of Sonoma, Ordinance No. 3836R (Chapter 23 of the Sonoma County Code).

A complete application must be submitted to the Permit and Resource Management Department a minimum of eight weeks before the start of project.

Applicant Owner Architect Engineer

Project Site Information

County of Sonoma, Regional Parks

13839 Old Redwood Highway

Name

Address(es)

2300 County Center Drive, Suite 120A

Healdsburg, CA 95448

Mailing Address

City/Town

Santa Rosa CA, 95403

088-170-042

City/Town

State/Zip

707-565-2041

707-579-8247

Assessor's Parcel Number(s)

Russian River

Phone

Fax

River or Stream Name

6/1/2013 Peripheral work in river approx 6/17/2013

6/30/2013 Install . . . 9/12/2013 Dismantle

Work start date

Estimated completion date

Signature

Date

3/7/13

Types of work (check one):

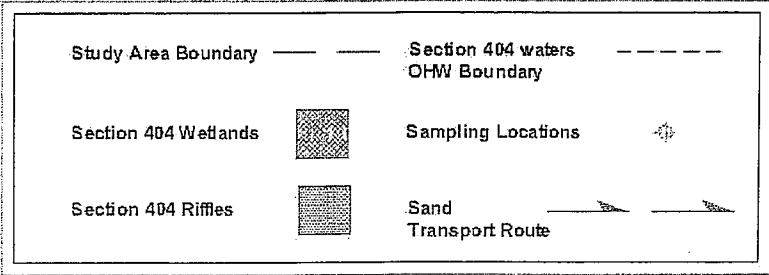
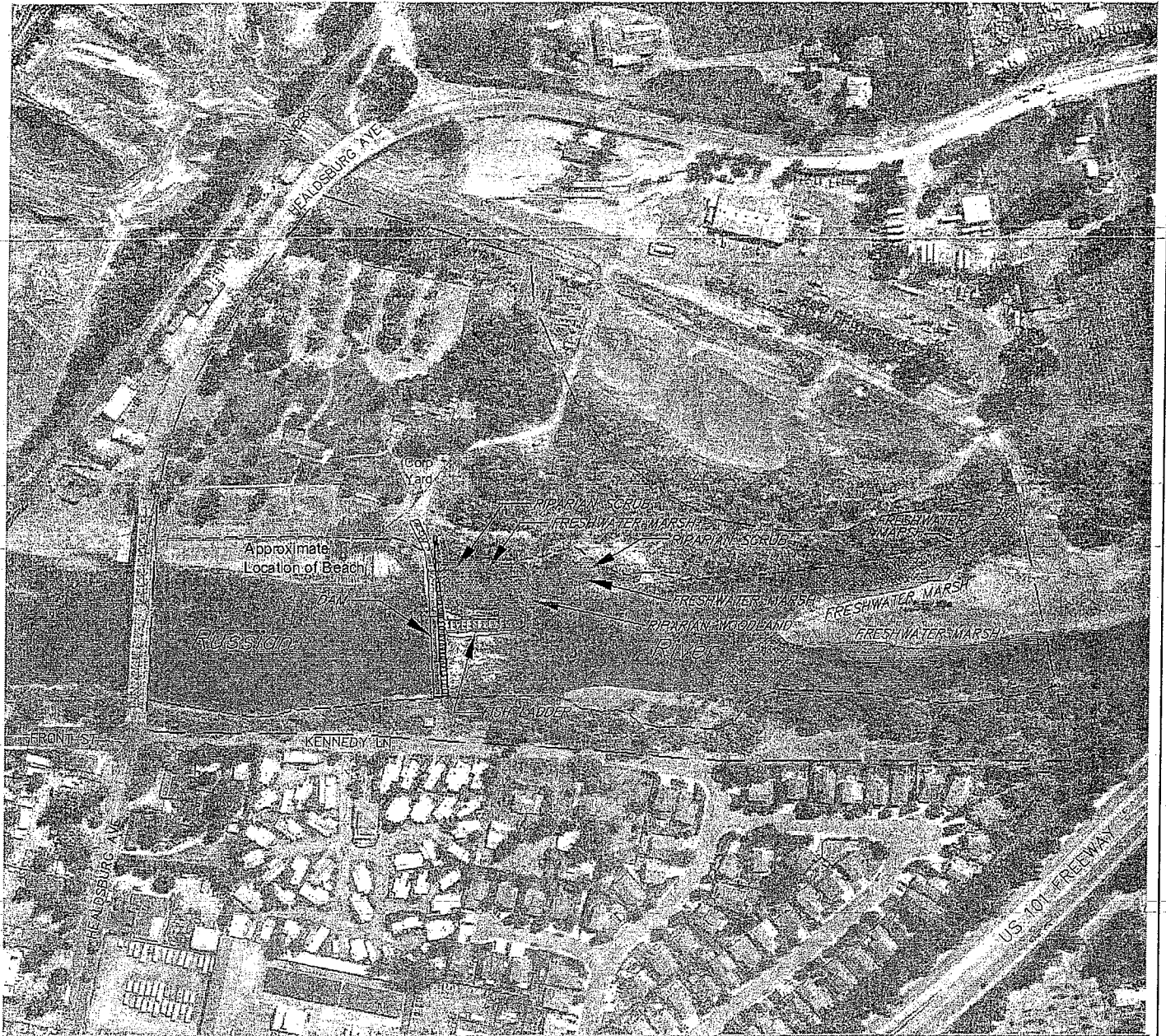
- To protect riparian property adjacent to a river or stream.
- To construct recreational dams.
- To perform construction work on riparian property, the nature of which may decrease the clarity of the waters of the river or stream.
- To construct temporary bridges, dikes, dams and settling ponds in connection with mining operations, or for agricultural uses.

Application Requirements:

- A. A detailed statement describing the work or operations to be done and the manner in which they will be carried out to avoid unreasonably decreasing the clarity of the river or stream, including any proposed monitoring or mitigation measures.
- B. A location/vicinity map (8 1/2 in. X 11 in.) showing where the project is located in relation to nearby lots, streets, highways and/or major natural features (e.g., locator maps & road maps).
- C. A copy of the Fish and Game permit or waiver.
- D. A copy of the Army Corps of Engineers permit for this project, if required.
- E. A copy of the California Regional Water Quality Control Board water quality certification, if required.
- F. A copy of the last roiling permit, if any.
- G. A check payable to "PRMD" (see current fee schedule). This fee includes any requested extensions for the calendar year.
- H. A copy of the California Environmental Quality Act (CEQA) document.
- I. A copy of any approved County permit conditions (e.g. mining approval).

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103



Purpose: Healdsburg Veterans Memorial Beach Project

Date of Photography May, 1999
Unrectified Aerial

Scale in Feet

150 0 300

Wetland Delineation
 Sonoma County Regional Parks
 2300 County Center Dr. #120A
 Santa Rosa, Ca. 95401




Figure 2
 In: Russian River, River Mile 31.5-31.6
 Latitude 38 36' 10"
 Longitude 122 51' 31"

City of: Healdsburg
 County of: Sonoma, Ca.
 Application By: Michelle Julene
 Date: 3-27-00



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 22
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: 4/5

Department or Agency Name(s): Permit and Resource Management Department

Staff Name and Phone Number:

Nathan Quarles 565-3507

Supervisorial District(s):

Fifth

Title: An Ordinance No. 3836R Permit and Permit Extensions

Recommended Actions:

Adopt a resolution issuing a roiling permit (Ordinance No. 3836R) for in channel work and necessary permit extensions to the Russian River Recreation and Park District for the recreation dam installation, maintenance and removal at Johnson's and Vacation Beaches (Russian River) in the town of Guerneville.

Executive Summary:

Section VIII of Ordinance No. 3836R requires that an application for a permit be filed with the Board of Supervisors prior to the performance of certain prescribed work on operations in a river, stream or channel which may decrease the clarity of these waterways.

Concurrent Resolution No. 88-1220 of the Board of Supervisors requires that applications for permits describe the work or operations to be done, the purpose of the work or operations, the manner in which the work or operations will be carried out, and the time within which the work or operations will be completed. Pursuant to the Resolution, applications must be accompanied by a copy of the agreement required by Section 1601 et seq. of the California Fish and Game Code and waste discharge permits applicable to the work or operations, if any, pursuant to the Porter-Cologne Water Quality Control Act. Applications by public agencies must also be accompanied by evidence of compliance with the California Environmental Quality Act. Applications by other than public agency applicants must be accompanied by evidence that the proposed work or operations have been submitted for review to the Permit and Resource Management Department-Project Review Section pursuant to Article III of Chapter 23A of the Sonoma County Code.

The application submitted by the Russian River Recreation and Park District complies with the requirement of the 3836R Ordinance. The applicant represents that no significant residual impacts affecting water clarity of the Russian River will result. The applicant proposes to install and remove recreational dams at Johnson's Beach in Guerneville and at Vacation Beach, downstream of Guerneville on the Russian River. As described in the application and as demonstrated in practice in previous

permitting periods, the work requires greater than 30 days to complete. It should be noted that the work described in the application has been performed in accordance with permit requirements in past years.

The work is proposed to commence no earlier than May 15th and is scheduled to be completed by October 15th, 2013. All conditions outlined in the Department of Fish and Game permit will be adhered to, including those relative to scheduling certain operations. To accomplish this, the permit may be extended for additional 30-day periods if such permit period extensions are approved by the Board of Supervisors. The Director of P.R.M.D. shall confirm the need for each permit extension immediately prior to the expiration of the current permit period to ensure that the work is not yet completed and an additional 30-day period extension is necessary. Five 30-day permit extensions may be required.

The 3836R permit and 30-day extensions require a 4/5 approval vote by the Board according to the requirements of the 1988 ballot measure creating the 3836R Ordinance.

Prior Board Actions:

Resolutions issuing permits and permit extensions have been issued to the Russian River Recreation and Park District annually, including 2012.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Permit allows proper installation of flash board dams without disturbing waters or using heavy equipment, on the Russian River in Guerneville, at Johnson’s Beach Resort and several miles downstream at the Vacation Beach Summer Crossing. Fish ladders are also installed to facilitate fish passage in the river.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

No fiscal impact will result from this County permit to the Russian River Recreation and Parks District.

Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None.			
Attachments:			
Resolution A) Application B) Location Map.			
Related Items "On File" with the Clerk of the Board:			
Application Packet.			



County of Sonoma

State of California

Date: May 7, 2013

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, A Permit And Permit Extensions Pursuant To Section VII Of Ordinance No. 3836R To The Russian River Recreation And Park District For Beach Grooming And Installation And Removal Of Summer Dams On The Russian River Near The Town Of Guerneville.

Whereas, Section VIII of Ordinance No. 3836R requires that an application for a permit be filed with the Board of Supervisors prior to the performance of certain prescribed work or operations in a river, stream, or channel which may decrease the clarity of a river or stream; and

Whereas, an application was filed by the Russian River Recreation and Park District for an Ordinance No. 3836R permit for recreational dam installation, maintenance and removal at Johnson's and Vacation Beaches at the Permit and Resource Management Department in the manner prescribed by Resolution No. 88-1220 as amended by Resolution No. 89-0746 of the Board of Supervisors; and

Whereas, the Board of Supervisors has reviewed said application; and

Whereas, the work requires greater than 30 days to complete, as described in the application and demonstrated in practice in past years; and

Whereas, the requirements of section VIII of the Sonoma County Code includes a restriction to perform permitted activities within a period of 30 days, except that additional 30-day permit periods may be granted by the Board of Supervisors, and a requirement that all approval votes be by a 4/5th majority of the Board of Supervisors.

Now, Therefore, Be It Resolved

1. That the Board of Supervisors finds and determines that the work and operations described on said application is necessary and that the work and operations will be performed in a manner which will not unreasonably decrease the clarity of the waters of the rivers or streams of the County of Sonoma;
2. That a permit is hereby granted to applicant to perform the work and operations described in the aforementioned application which may commence no earlier than May 15th, 2013;
3. That permit extensions are hereby granted to the applicant to perform the work described herein for additional 30-day periods commencing on June 13, 2013 subject to the Director of P.R.M.D. confirming the need for the permit

extension immediately prior to the expiration of the permit period

4. That the work shall be completed within 30 days from the date hereof and any additional 30-day extensions which may be required to complete the work;

5. That the work and operations shall be performed in the manner described in the application and in accordance with the terms and conditions of any applicable agreement required by Section 1601 et seq. of the California Fish and Game Code, any applicable waste discharge permit issued pursuant to the Porter-Cologne Water Quality Control Act (commencing at Section 13000 of the California Water Code), and Chapter 26A of the Sonoma County Code and any plans adopted pursuant thereto;

6. That the permit and permit extensions are hereby granted to the applicant pursuant to Section 25526.6 of the Government Code.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

Roiling Permit Application

DRN-003

The Board of Supervisors approves all roiling permits under Section VIII of the Water Clarity Ordinance of the County of Sonoma, Ordinance No. 3836R (Chapter 23 of the Sonoma County Code).

A complete application must be submitted to the Permit and Resource Management Department a minimum of eight weeks before the start of project.

Applicant Owner Architect Engineer

Project Site Information

RUSSIAN RIVER RECREATION & PARK DISTRICT

JOHNSON'S BEACH & VACATION BEACH

Name

Address(es)

PO BOX 195

GUERNEVILLE, CA 95446

Mailing Address

City/Town

GUERNEVILLE

CA 95446

070-040-020;023;048 & 071-250-003;030;032

City/Town

State/Zip

707-869-9184

707-869-9184

Assessor's Parcel Number(s)

Phone

Fax

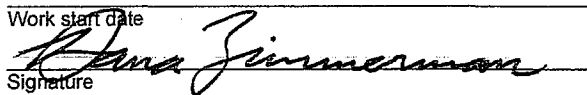
MAY 15, 2013

River or Stream Name

OCTOBER 15, 2013

Work start date

Estimated completion date


Signature

FEBRUARY 6, 2013

Date

Types of work (check one):

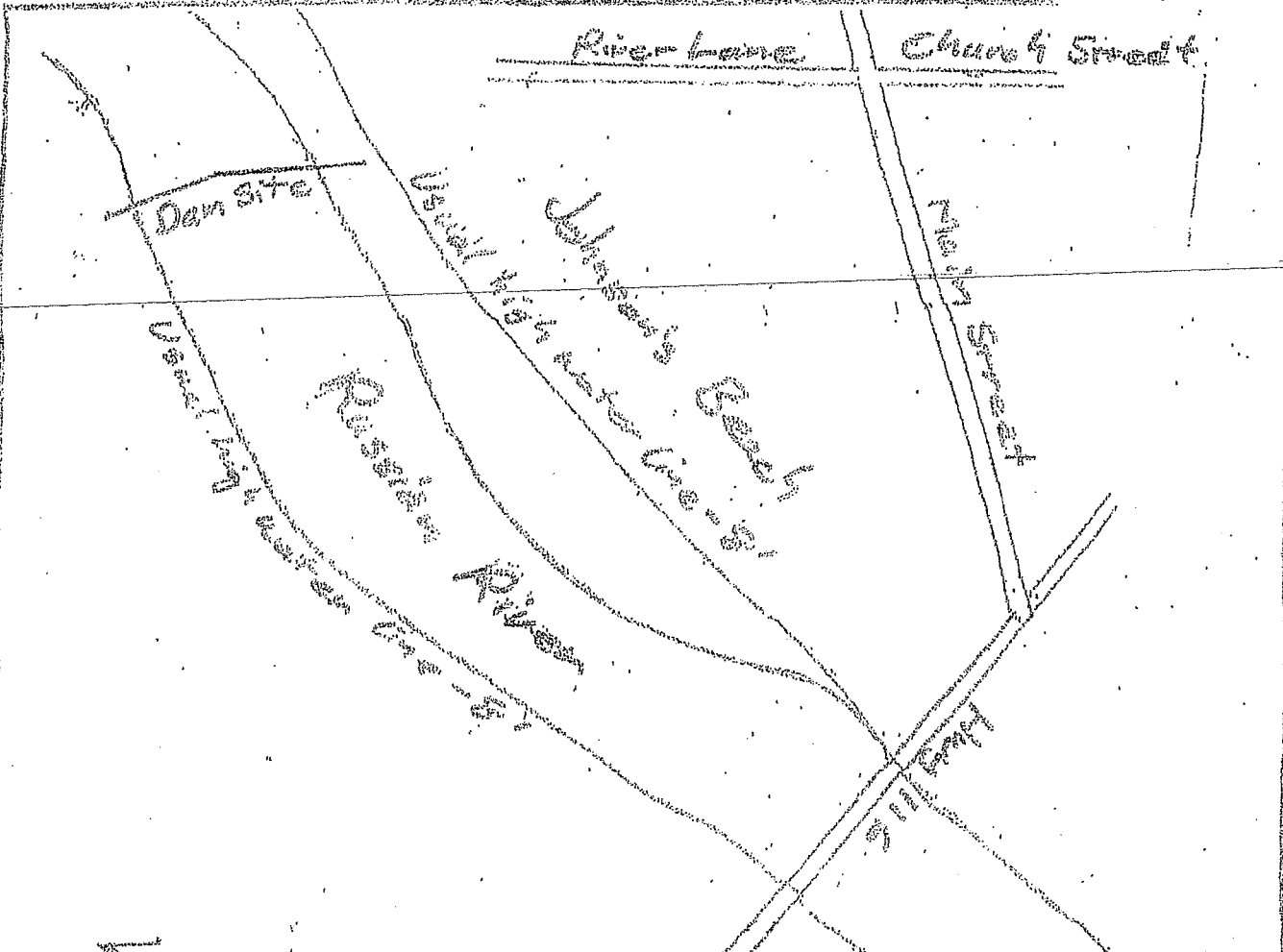
- To protect riparian property adjacent to a river or stream.
- To construct recreational dams.
- To perform construction work on riparian property, the nature of which may decrease the clarity of the waters of the river or stream.
- To construct temporary bridges, dikes, dams and settling ponds in connection with mining operations, or for agricultural uses.

Application Requirements:

- A. A detailed statement describing the work or operations to be done and the manner in which they will be carried out to avoid unreasonably decreasing the clarity of the river or stream, including any proposed monitoring or mitigation measures.
- B. A location/vicinity map (8 1/2 in. X 11 in.) showing where the project is located in relation to nearby lots, streets, highways and/or major natural features (e.g., locator maps & road maps).
- C. A copy of the Fish and Game permit or waiver.
- N/A* D. A copy of the Army Corps of Engineers permit for this project, if required.
- N/A* E. A copy of the California Regional Water Quality Control Board water quality certification, if required.
- F. A copy of the last roiling permit, if any.
- G. A check payable to "PRMD" (see current fee schedule). This fee includes any requested extensions for the calendar year.
- H. A copy of the California Environmental Quality Act (CEQA) document.
- N/A* I. A copy of any approved County permit conditions (e.g. mining approval).

Sonoma County Permit and Resource Management Department

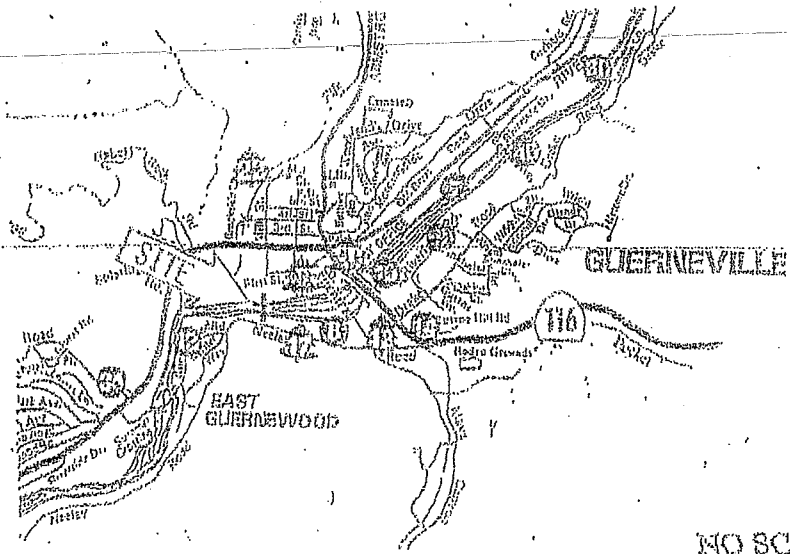
2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103



Johnson's Beach Site

NO SCALE

LOCATION MAP



NO SCALE

SECTION 3

W 25108

SUMMER DAMS

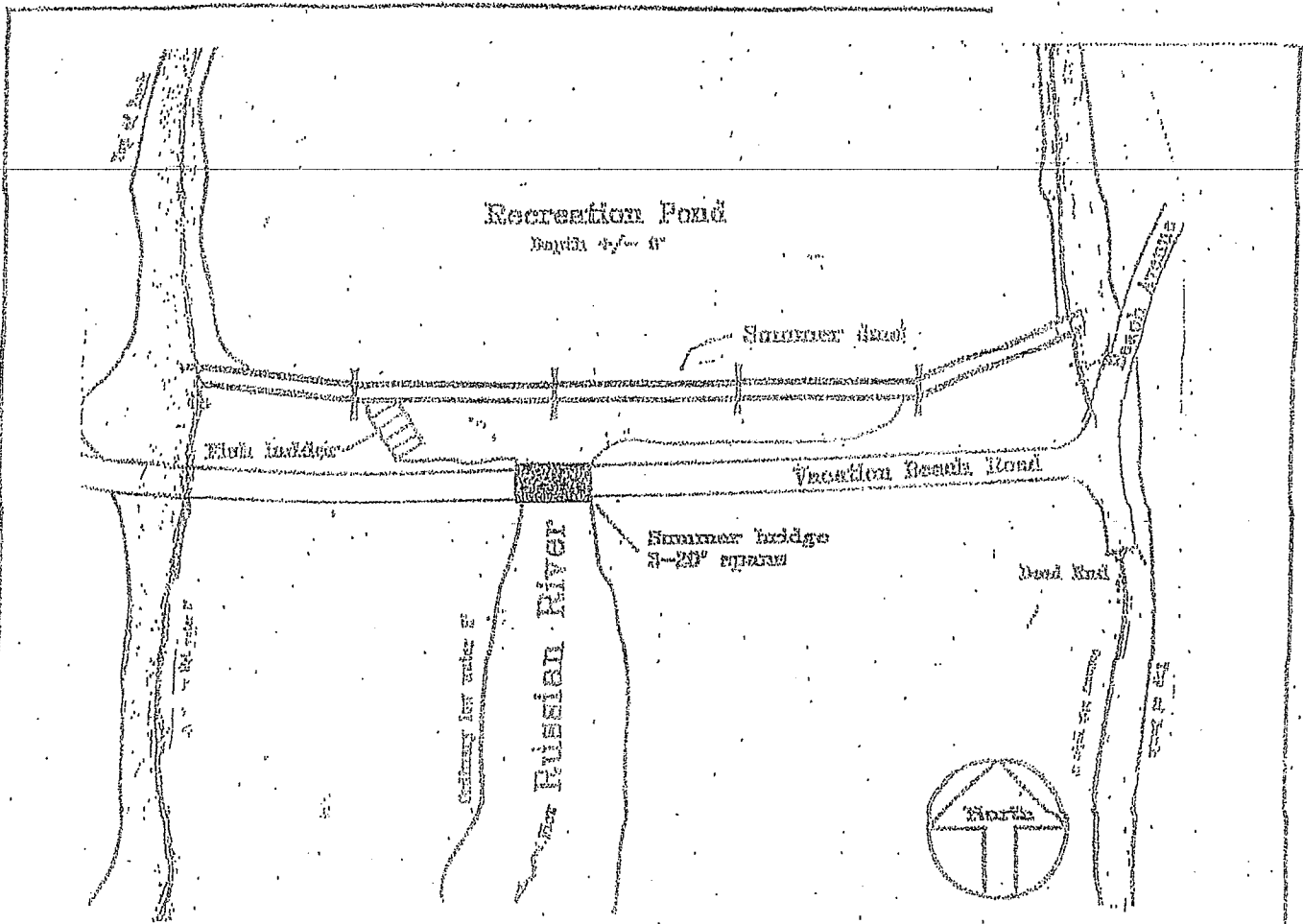
Russian River

SONOMA COUNTY

Sheet 2 of 2 Sheets



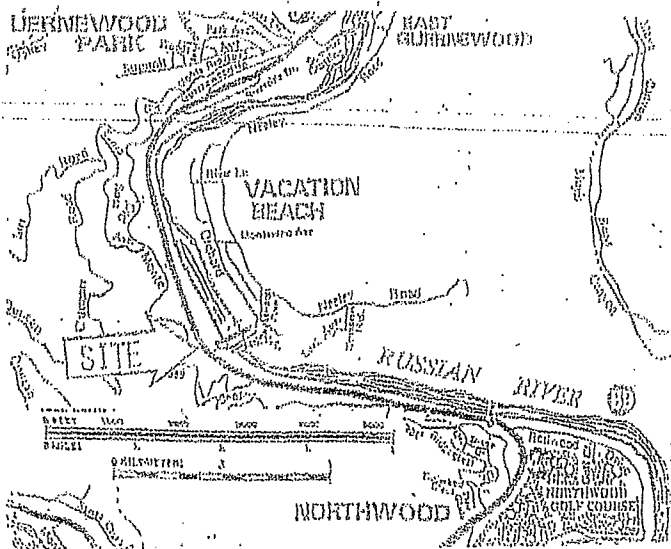
This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.



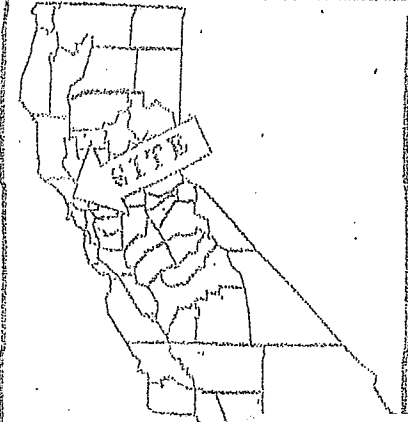
Vacation Beach Site

NO SCALE

LOCATION MAP



SECTION 3
W 25108
SUMMER DAMS
Russian River
SONOMA COUNTY
Sheet 1 of 2 Sheets



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 23
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: 4/5

Department or Agency Name(s): Permit and Resource Management Department (P.R.M.D.)

Staff Name and Phone Number:

Nathan Quarles 565-3507

Supervisorial District(s):

Fifth.

Title: An Ordinance No. 3836R Permit and Permit Extensions

Recommended Actions:

Adopt a resolution issuing a roiling permit (Ordinance No. 3836R) for in channel work and necessary permit extensions to the Dehlinger Winery for Riparian and Wetland Restoration in an unnamed tributary to the Laguna de Santa Rosa near the town of Sebastopol.

Executive Summary:

Section VIII of Ordinance No. 3836R requires that an application for a permit be filed with the Board of Supervisors prior to the performance of certain prescribed work on operations in a river, stream or channel which may decrease the clarity of these waterways.

Concurrent Resolution No. 88-1220 of the Board of Supervisors requires that applications for permits describe the work or operations to be done, the purpose of the work or operations, the manner in which the work or operations will be carried out, and the time within which the work or operations will be completed. Pursuant to the Resolution, applications must be accompanied by a copy of the agreement required by Section 1601 et seq. of the California Fish and Game Code and waste discharge permits applicable to the work or operations, if any, pursuant to the Porter-Cologne Water Quality Control Act. Applications by public agencies must also be accompanied by evidence of compliance with the California Environmental Quality Act. Applications by other than public agency applicants must be accompanied by evidence that the proposed work or operations have been submitted for review to the Permit and Resource Management Department-Project Review Section pursuant to Article III of Chapter 23A of the Sonoma County Code.

The application submitted by Dehlinger Winery complies with the requirements of the 3836R Ordinance. The applicant proposes to stabilize an eroding seasonal wetland gully complex at the convergence of several small drainages. The gullies are eroding sediments into an unnamed tributary to the Laguna de Santa Rosa and ultimately to the Russian River, both listed as impaired for sediment by the North Coast Regional Water Quality Control Board. As described in the application, the work requires greater than 30

days to complete.

Work is restricted by the California Department of Fish and Game to begin no earlier than June 1, 2013. To accomplish this, the permit may be extended for additional 30-day periods if such permit period extensions are approved by the Board of Supervisors. The Director of P.R.M.D. shall confirm the need for each permit extension immediately prior to the expiration of the current permit period to ensure that the work is not yet completed and an additional 30-day period extension is necessary. Five 30-day permit extensions may be required.

The 3836R permit and 30-day extensions require a 4/5 approval vote by the Board according to the requirements of the 1988 ballot measure creating the 3836R Ordinance.

Prior Board Actions:

None.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Permit allows proper repair of an eroding seasonal wetland gully complex which drains into the Laguna de Santa Rosa and the Russian River.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 0	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

There are no fiscal impacts associated with this administrative action.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

Resolution. A) Application. B) Location Map.
--

Related Items "On File" with the Clerk of the Board:

Application Packet.



County of Sonoma
State of California

Date: May 7, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, A Permit And Permit Extensions Pursuant To Section VII Of Ordinance No. 3836R To Dehlinger Winery For Riparian And Wetland Restoration In An Unnamed Tributary To The Laguna De Santa Rosa Near The Town Of Sebastopol.

Whereas, Section VIII of Ordinance No. 3836R requires that an application for a permit be filed with the Board of Supervisors prior to the performance of certain prescribed work or operations in a river, stream, or channel which may decrease the clarity of a river or stream; and

Whereas, an application was filed by the Dehlinger Winery for an Ordinance No. 3836R permit for riparian and wetland restoration in an unnamed tributary to the Laguna de Santa Rosa at the Permit and Resource Management Department in the manner prescribed by Resolution No. 88-1220 as amended by Resolution No. 89-0746 of the Board of Supervisors; and

Whereas, the Board of Supervisors has reviewed said application; and

Whereas, the work requires greater than 30 days to complete; and

Whereas, the requirements of section VIII of the Sonoma County Code includes a restriction to perform permitted activities within a period of 30 days, except that additional 30-day permit periods may be granted by the Board of Supervisors, and a requirement that all approval votes be by a 4/5th majority of the Board of Supervisors.

Now, Therefore, Be It Resolved

1. That the Board of Supervisors finds and determines that the work and operations described on said application is necessary and that the work and operations will be performed in a manner which will not unreasonably decrease the clarity of the waters of the rivers or streams of the County of Sonoma;
2. That a permit is hereby granted to applicant to perform the work and operations described in the aforementioned application which may commence

no earlier than June 1, 2013;

3. That permit extensions are hereby granted to the applicant to perform the work described herein for additional 30-day periods July 1, 2013 subject to the Director of P.R.M.D. confirming the need for the permit extension immediately prior to the expiration of the permit period

4. That the work shall be completed within 30 days from the date hereof and any additional 30-day extensions which may be required to complete the work;

5. That the work and operations shall be performed in the manner described in the application and in accordance with the terms and conditions of any applicable agreement required by Section 1601 et seq. of the California Fish and Game Code, any applicable waste discharge permit issued pursuant to the Porter-Cologne Water Quality Control Act (commencing at Section 13000 of the California Water Code), and Chapter 26A of the Sonoma County Code and any plans adopted pursuant thereto;

6. That the permit and permit extensions are hereby granted to the applicant pursuant to Section 25526.6 of the Government Code.

Supervisors:

Gorin:	Zane:	McGuire:	Carrillo:	Rabbitt:
Ayes:	Noes:	Absent:	Abstain:	

So Ordered.

Rolling Permit Application

DRN-003

The Board of Supervisors approves all rolling permits under Section VIII of the Water Clarity Ordinance of the County of Sonoma, Ordinance No. 3836R (Chapter 23 of the Sonoma County Code).

A complete application must be submitted to the Permit and Resource Management Department a minimum of eight weeks before the start of project.

Applicant Owner Architect \ Engineer

Project Site Information

Dan Dehlinger
Name
4101 Vine Hill Road
Mailing Address
Sebastopol CA, 95472
City/Town State/Zip
(707) 823-3278 (707) 823-0918
Phone Fax
6/1/2013
Work start date
Signature *Dan Dehlinger*

4405 Vine Hill Road
Address(es)
Sebastopol
City/Town
078-090-041
Assessor's Parcel Number(s)
Unnamed tributary to Laguna de Santa Rosa
River or Stream Name
10/31/2013
Estimated completion date
4-11-2013
Date

Types of work (check one):

- To protect riparian property adjacent to a river or stream.
- To construct recreational dams.
- To perform construction work on riparian property, the nature of which may decrease the clarity of the waters of the river or stream.
- To construct temporary bridges, dikes, dams and settling ponds in connection with mining operations, or for agricultural uses.

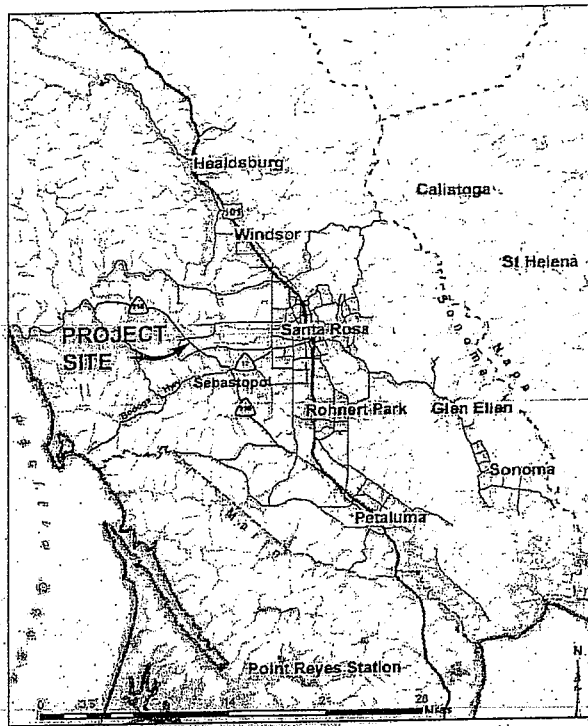
Application Requirements:

- A. A detailed statement describing the work or operations to be done and the manner in which they will be carried out to avoid unreasonably decreasing the clarity of the river or stream, including any proposed monitoring or mitigation measures.
- B. A location/vicinity map (8 1/2 in. X 11 in.) showing where the project is located in relation to nearby lots, streets, highways and/or major natural features (e.g., locator maps & road maps).
- C. A copy of the Fish and Game permit or waiver.
- D. A copy of the Army Corps of Engineers permit for this project, if required.
- E. A copy of the California Regional Water Quality Control Board water quality certification, if required.
- F. A copy of the last rolling permit, if any.
- G. A check payable to "PRMD" (see current fee schedule). This fee includes any requested extensions for the calendar year.
- H. A copy of the California Environmental Quality Act (CEQA) document.
- I. A copy of any approved County permit conditions (e.g. mining approval).

Sonoma County Permit and Resource Management Department

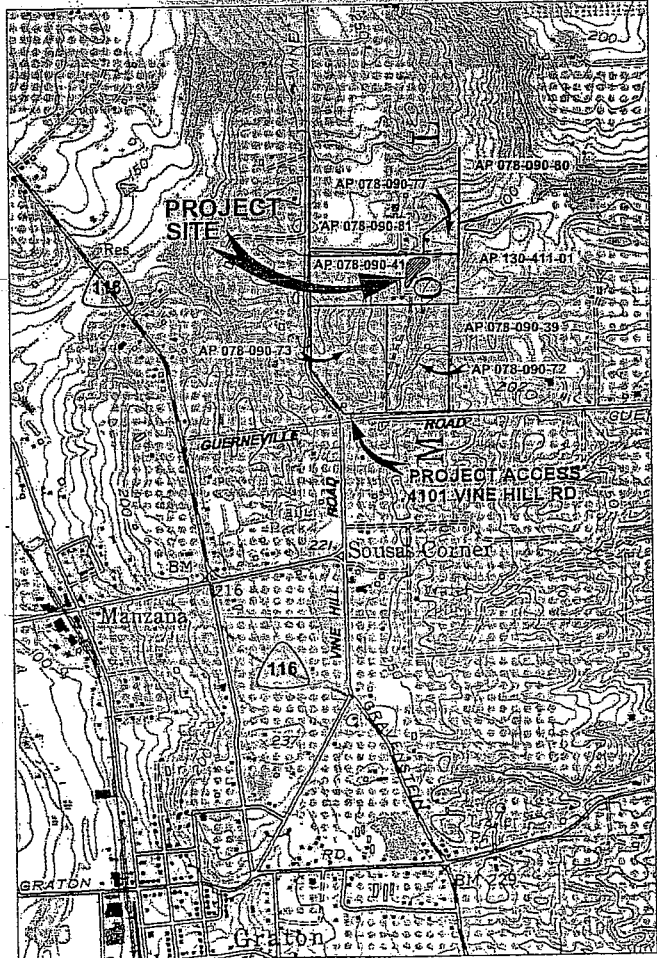
2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

[AutoCAD file name: C:\VAD\Drawings\Delhinger - The Barn - 0008\Map\The Barn-SH.dwg]
 [Xref file: In Barn-up, In Barn-2] [image file: Localbook; map:mb:mapplan1] [MAXSTAMP: MKESTAMP; M] signed delhinger; m] stamp MK signed delhinger; Pd_logo; lar; alans; kgs; xComp; Meaker; Asteakopel; xba; hick; atilly; huf; [12] 12; The Barn; Barn; Plan; Delhinger; Aml; gpa; las; dsc; 0129; 0133; 01; doc; 2012; 09; 10; 03; 17; 42



VICINITY MAP
SCALE: AS SHOWN

NOTE: PROPERTY LINES DERIVED FROM SONOMA COUNTY ASSESSORS PARCEL MAPS AND ARE APPROXIMATE ONLY



LOCATION MAP
SCALE: USGS 1" = 1000'



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 24
(This Section for use by Clerk of the Board Only.)

To: Sonoma Valley County Sanitation District Board of Directors

Board Agenda Date: May 7, 2013

Vote Requirement: 2/3 - SVCSD

Department or Agency Name(s): Permit and Resource Management Department (P.R.M.D.);
Sonoma Valley County Sanitation District (S.V.C.S.D.).

Staff Name and Phone Number:

Nathan Quarles (P.R.M.D.) 565-3507

Supervisorial District(s):

First.

Title: Outside Service Area Agreement with the Sonoma Valley County Sanitation District.

Recommended Actions:

Adopt a Resolution to authorize the Chair to execute an Outside Service Area Agreement with the Sonoma Valley County Sanitation District for public sewer service to property located at 20550 Palmer Avenue, Sonoma, California.

Executive Summary:

The Sonoma County Permit and Resource Management Department ("P.R.M.D.") received an application for an Outside Service Area Agreement ("Agreement") to provide public sanitary sewer service to a residential parcel located at 20550 Palmer Avenue, Sonoma, California. The parcel is currently vacant land without development. It is the owner's desire to construct a single family dwelling on the site and to connect it to the Sonoma Valley County Sanitation District ("District") sewage collection system.

The property is a one half acre parcel located on the east side of Palmer Avenue, south of Leveroni Road and the City of Sonoma. The General Plan designation of the property is A.R.3, Agriculture residential, 3 acre density, which prohibits the construction of a second unit until such time as the property is annexed to the District. The parcel is bound on the east by Fryer Creek, with Sonoma Creek about one fifth of a mile to the west.

In 2009, property owners directly across Palmer Avenue from the subject site extended the public sewer main to facilitate sewer service to their property, pursuant to annexation of their property to the sewer district. The sewer main does not require further extension in Palmer Avenue to provide the requested sewer service.

The property is not within or adjacent to the District boundary or the District's Urban Service Area ("U.S.A.") boundary and as such does not qualify for annexation. However, the property is within the District's Sphere of Influence ("S.O.I.") that was expanded by the Sonoma Local Agency Formation Commission ("L.A.F.C.O.") in February 2010. The property is subject to the provisions of the Sonoma

County 2020 General Plan Land Use Policy L.U.-2011.

Expansion of the S.O.I. was preceded by approval of an amendment to the Sonoma County 2020 General Plan (G.P.A. 09-0008) that established a new land use policy for the area. Sonoma County 2020 General Plan Land Use Policy L.U.-2011 allows for sewer service to legally established uses, and new uses that replace existing legally established uses that do not increase the amount of sewage discharged from the property into the District collection system above the number of Equivalent Single-family Dwelling (“E.S.D.”) billing units calculated for the existing legally established uses. Sonoma County 2020 General Plan Land Use Policy L.U.-2011 further allows one E.S.D. for parcels with no existing uses. In this case, one E.S.D. has been calculated for sewer service to the proposed single family dwelling.

The P.R.M.D. Comprehensive Planning Division has determined that the requested Agreement is consistent with the provisions of the Sonoma County 2020 General Plan Land Use Policy L.U.-2011.

Pursuant to Sonoma County 2020 General Plan Land Use Policy L.U.-2011, demonstration of a failing septic system is not necessary if the property is located within the amended Sphere of Influence.

The P.R.M.D. Environmental Review Division has determined that the requested Agreement is exempt from California Environmental Quality Act Guidelines because it represents an additional connection to an existing public facility. However, environmental impact mitigation measures were adopted by the Board of Supervisors on December 08, 2009, for the expansion of the District’s Sphere of Influence, and the P.R.M.D. Environmental Review Division has identified specific measures that apply to the Agreement, and those specific measures are attached to the Agreement as “Exhibit A”. The Applicant is required by the Agreement to implement the measures outlined in Exhibit A during all phases of installation of sewer piping for the proposed single family dwelling.

The District has stated that it has sufficient sewage collection and treatment capacity to provide sanitary sewer service to the Parcel for the proposed single family dwelling.

The P.R.M.D. Sanitation staff and the Sonoma County Water Agency staff on behalf of the Sonoma Valley County Sanitation District recommend that the Board of Directors of the Sonoma Valley County Sanitation District adopt the resolution authorizing the Chair to execute the requested Outside Service Area Agreement for sewer service to the property located at 20550 Palmer Avenue, Sonoma, California.

Prior Board Actions:

None.

Strategic Plan Alignment Not Applicable

None.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

None.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

Resolution.
A. Location Map.
B. Copy of agreement.

Related Items "On File" with the Clerk of the Board:

Original agreement for signature plus three copies.
Clerk's Package including agency responses to project referral.



County of Sonoma

State of California

Date: **May 7, 2013**

Resolution Number: _____

4/5 Vote Required

**Resolution of the Board of Directors of the Sonoma Valley County Sanitation District
authorizing the Chair to execute an Outside Service Area Agreement for public sanitary sewer
service to 20550 Palmer Avenue, Sonoma, California.**

Whereas, Katrina Sirdofsky, hereinafter "Owner", owns Assessor Parcel Number 128-311-030, hereinafter "Parcel" located at 20550 Palmer Avenue, Sonoma, California; and

Whereas, the Owner has requested an Outside Service Area Agreement, hereinafter "Agreement", for public sewer service to a proposed single family dwelling on the Parcel; and

Whereas, the Sonoma County Permit and Resource Management Department, hereinafter "P.R.M.D." has determined that the Parcel is located outside of the Sonoma Valley County Sanitation District, hereinafter "District" boundary and is not entitled to connect to or use of District facilities; and

Whereas, P.R.M.D. has further determined that the Parcel is located outside the District's Urban Service Area boundary as shown on the Sonoma County 2020 General Plan Land Use Map; and

Whereas, the P.R.M.D. Comprehensive Planning Division has determined that the Parcel is located inside the District's expanded Sphere of Influence and is therefore subject to the provisions of the Sonoma County 2020 General Plan Land Use Policy L.U.-2011; and

Whereas, the P.R.M.D. Comprehensive Planning Division has further determined that the requested Agreement is consistent with the policies of the Sonoma County 2020 General Plan and Land Use Policy L.U.-2011; and

Whereas, the P.R.M.D. Environmental Review Division has determined that the requested Agreement is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 (b), as it authorizes the permitting of an additional connection to an existing public facility; and

Whereas, the Sonoma County Board of Supervisors adopted environmental impact mitigation measures on December 08, 2009, for expansion of the District Sphere of Influence; and

Resolution #

Date: May 7, 2013

Page 2

Whereas, the P.R.M.D. Environmental Review Division identified specific environmental impact mitigation measures as applicable to the Agreement, which measures are delineated in Exhibit A of the Agreement; and

Whereas, the Owner is required to implement the specific environmental impact mitigation measures applicable to the Agreement both herein and in the attached Exhibit A of the Agreement during all phases of construction of sewer both to and on the Parcel; and

Whereas, P.R.M.D. has determined that the Parcel is not located in the service area of any city or other district having the ability to provide the requested sewer service; and

Whereas, the District has stated that it has sufficient sewage collection and treatment capacity to provide sanitary sewer service to the Parcel; and

Whereas, P.R.M.D. has further determined that the Parcel is not currently subject to subdivision and will not be subject to subdivision within the duration of the Agreement, and therefore extension of sewer service to the Parcel does not increase the potential for development of the Parcel; and

Whereas, the District approval of the Agreement is conditioned upon the review and approval of the Agreement by the Sonoma Local Agency Formation Commission, hereinafter "L.A.F.C.O.". The Agreement is based upon and appears to be consistent with the criteria adopted by L.A.F.C.O. for Outside Service Area Agreements, and shall not be effective until it has been reviewed and approved by L.A.F.C.O., and recorded with the Sonoma County Recorder's Office; and

Whereas, the Parcel is subject to flooding and therefore connection to the District's collection system shall be performed in compliance with the Sonoma County Water Agency, hereinafter "S.C.W.A." "Design and Construction Standards for Sanitation Facilities", hereinafter "Standards" including provisions related to areas subject to flooding, which include but are not limited to, the installation and maintenance of a backflow prevention valve and other pertinent Standards.

Now, Therefore, Be It Resolved, that the Board of Directors of the Sonoma Valley County Sanitation District hereby finds, declares, determines and orders as follows:

1. The foregoing is true and correct.
2. The Board of Directors of the District authorizes sewer service to be provided to the Parcel pursuant to the terms and conditions of the Agreement.
3. The Owner shall submit an application to L.A.F.C.O. for review and approval of the Agreement, and shall pay the L.A.F.C.O. application fee as determined by the L.A.F.C.O. fee schedule.

Resolution #

Date: **May 7, 2013**

Page 3

4. The Agreement shall not be effective until such time as L.A.F.C.O. has reviewed and approved the Agreement, and the Agreement has been recorded with the Sonoma County Recorder's Office as notice to any future purchasers of, or successors in interest to the Parcel.

5. The Owner shall limit connection to the District's sewage system to one single family dwelling.

6. The Owner shall obtain all necessary permits from P.R.M.D. and shall pay all fees for inspection of the installation of sewer piping and appurtenances both to and on the Parcel.

7. The Owner shall connect the Parcel to the District's sewage collection system in compliance with S.C.W.A. "Design and Construction Standards for Sanitation Facilities, hereinafter "Standards" including the installation and maintenance of a Backflow Prevention Valve and other pertinent Standards, and also including, but not limited to, other Standards used in flood prone areas.

8. The Owners shall implement the specific environmental impact mitigation measures identified in Exhibit A of the Agreement during all phases of sewer construction both to and on the Parcel.

9. The Owner shall annex or support proceedings to annex, or support proceedings that would lead to annexation of the Parcel to the District, and shall waive all rights to protest annexation to the District if such annexation proceedings are commenced.

10. If the Parcel is subdivided within the duration of the Agreement, the Agreement shall become null and void, and the sewer connection shall be deemed illegal.

Be It Further Resolved that the Chair of the Board of Directors of the Sonoma Valley County Sanitation District is hereby authorized and directed to execute the Agreement with the Owner to serve the Parcel with sewer service that is limited to one Equivalent Single-family Dwelling (E.S.D.) billing unit for a single-family dwelling.

Be It Further Resolved that the P.R.M.D. Environmental Review Division is directed to file a California Environmental Quality Act Notice of Exemption for the Agreement.

Directors:

Gorin:

Rabbit:

Brown:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

SONOMA VALLEY COUNTY SANITATION DISTRICT OSAA SUBMITTAL



Nearest Point of Connection

- Sanitation Data**
- Subject Parcel: APN 128-311-030 - 20550 Palmer Ave.
 - Sonoma Valley County Sanitation District (as of 08/21/07)
- Base Data**
- City Limit
 - Parcel
 - Urban Service Area (USA) Boundary
 - State Highway
 - Hydrography

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purpose only, and is not suitable for parcel-specific decision making. The parcels contained here-in are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of April 2009. For more current parcel data consult the County of Sonoma Assessor's Office.



Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, California 95403
PHONE 707-565-1900 FAX 707-565-1103



No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

Author: PRMD Cartography: S. Bianchi-Williamson File: S:\GIS-DATA\PRMD_BASE\Template Maps\OSAA-ANNEX Submittal.mxd Date: 06/10/2010

RECORD AT THE REQUEST OF:
Sonoma Valley County Sanitation District
404 Aviation Boulevard,
Santa Rosa, California 95403

WHEN RECORDED RETURN TO:
Engineering Division
Permit and Resource Management Department
2550 Ventura Avenue,
Santa Rosa, California 95403

OUTSIDE SERVICE AREA AGREEMENT

The following is an Outside Service Area Agreement between the Sonoma Valley County Sanitation District, hereinafter "District" and Katrina Sirdofsky, hereinafter "Owner" of Assessor Parcel Number 128-311-030, hereinafter "Parcel" located at 20550 Palmer Avenue, Sonoma, California.

Whereas, the Owner has requested an Outside Service Area Agreement, hereinafter "Agreement" for public sewer service to a proposed single-family dwelling on the Parcel; and

Whereas, the Sonoma County Permit and Resource Management Department, hereinafter "P.R.M.D." has determined that the Parcel is located outside the District boundary and is not entitled to connect to or use of District facilities; and

Whereas, P.R.M.D. has further determined that the Parcel is located outside the District's Urban Service Area boundary as shown on the Sonoma County 2020 General Plan Land Use Map; and

Whereas, the P.R.M.D. Comprehensive Planning Division has determined that the Parcel is located inside the District's expanded Sphere of Influence and is therefore subject to the provisions of the Sonoma County 2020 General Plan and Land Use Policy L.U.-2011; and

Whereas, the P.R.M.D. Comprehensive Planning Division has further determined that this Agreement is consistent with the policies of the Sonoma County 2020 General Plan and Land Use Policy L.U.-2011; and

Whereas, the P.R.M.D. Environmental Review Division has determined that this Agreement is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301(b), as it authorizes the permitting of an additional connection to an existing public facility; and

Whereas, the Sonoma County Board of Supervisors adopted environmental impact mitigation measures on December 08, 2009, for expansion of the District's Sphere of Influence; and

Whereas, the P.R.M.D. Environmental Review Division has identified specific mitigation measures as applicable to this Agreement, which measures are delineated in attached Exhibit A of this Agreement; and

Whereas, the Owner shall be responsible for implementation of the specific mitigation measures applicable to this Agreement both herein and attached as Exhibit A, during all phases of sewer construction both to and on the Parcel; and

Whereas, P.R.M.D. has determined that the Parcel is not located in the service area of any city or other district having the ability to provide the requested sewer service; and

Whereas, the District has stated that it has sufficient sewage collection and treatment capacity to provide sanitary sewer service to the Parcel; and

Whereas, the Owner has stated and P.R.M.D. has confirmed, that the Parcel is not currently subject to, and will not be subject to subdivision within the duration of this Agreement. The District has relied on this representation and would not have entered into this Agreement if the Parcel could now, or in the future be subdivided. If the Parcel is subdivided within the duration of this Agreement, this Agreement shall become null and void; and

Whereas, the Parcel is subject to flooding and therefore connection to the District's sewage collection system shall be performed in compliance with the Sonoma County Water Agency, hereinafter "S.C.W.A." Design and Construction Standards for Sanitation Facilities, hereinafter "Standards", including provisions related to areas subject to flooding, which include but are not limited to the installation and maintenance of a backflow prevention valve and other pertinent Standards.

Now, Therefore, Be It Resolved that the District agrees to provide sanitary sewer service to the Parcel subject to the terms and conditions set forth herein:

1. The Owner agrees to submit an application to the Sonoma Local Agency Formation Commission, hereinafter "L.A.F.C.O." for review and approval of this Agreement, and to pay the L.A.F.C.O. application fee as determined by the L.A.F.C.O. fee schedule. The District's approval of this Agreement is conditioned upon the review and approval of this Agreement by L.A.F.C.O. This Agreement is based upon, and appears to be consistent with the criteria adopted by L.A.F.C.O. for Outside Service Area Agreements.

2. The Owner agrees to limit connection to the District's sewage collection system to one single-family dwelling.

3. The Owner agrees to obtain all requisite permits from P.R.M.D. and to pay all fees for inspection of the installation of sewer piping to the proposed single-family dwelling. The Owner further agrees to pay a one-time Sewer Connection fee and to pay annual Sewer Service Charges for sanitary sewer service to the proposed single-family dwelling in accordance with District ordinances as they currently exist or may be amended, revised or enacted in the future.

4. The Owner agrees to pay annual Sewer Service Charges that are limited to one Equivalent Single-family Dwelling (E.S.D.) billing unit for sewer service to a single-family dwelling.

5. The Owner agrees to accept all responsibility for the installation, operation and maintenance of the new sewer piping from the District's sewer main located in Palmer Avenue to the proposed single-family dwelling including, but not limited to, a side sewer, a backflow prevention valve, and other pertinent Standards.

6. The Owner agrees to implement the specific mitigation measures identified in Exhibit A of this Agreement during all phases of sewer construction both to and on the Parcel.

7. The Owner agrees to accept all responsibility for restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sewer piping and appurtenances to the Parcel. The Owner further agrees that restoration shall be completed prior to the District's acceptance of the sewer piping and appurtenances unless otherwise specifically approved in advance by P.R.M.D.

8. The Owner agrees to accept all responsibility for loss or damage to any person or entity, and to defend, indemnify, hold harmless and release the County of Sonoma and the District, their officers, agents and employees, from and against any and all actions, claims, damages, liabilities or expenses that may be asserted by any person or entity, including the Owner, arising out of or in connection with the performance of the Owner hereunder, whether there is concurrent negligence on the part of the County or District, but excluding liability due to the sole active negligence or sole willful misconduct of the County or District.

9. The Owner agrees to annex or to support proceedings to annex, or to support proceedings that would lead to annexation of the Parcel to the District, and to waive all rights to protest annexation to the District if such annexation proceedings are commenced.

10. If the Parcel is annexed to the District, this Agreement shall be terminated as a condition of such annexation, and the Parcel shall be subject to all regulations, conditions, and fees as established by the District with respect to sanitary sewer service.

11. If the Parcel is subdivided within the duration of this Agreement, this Agreement shall become null and void.

12. The Owner, any future purchasers of, or successors in interest to the Parcel shall have the rights to repair, remodel, or replace the proposed single-family dwelling with another single-

family dwelling, when said dwelling is connected to the District's sewage collection system, subject to all applicable planning requirements.

13. Connection to the District's sewage collection shall be performed in compliance with the Sonoma County Water Agency "Design and Construction Standards for Sanitation Facilities", including provisions related to areas subject to flooding, which include but are not limited to the installation and maintenance of a backflow prevention device and other pertinent standards.

14. This Agreement shall not be effective until such time as L.A.F.C.O. has reviewed and approved this Agreement, and this Agreement has been recorded with the Sonoma County Recorder's Office as notice to any future purchasers of, or successors in interest to the Parcel.

15. Nothing contained in this Agreement shall be construed to create, and the parties do not intend to create any rights for third parties.

16. This writing is intended both as the final expression of the Agreement between the parties hereto with respect to the included terms, and as a complete and exclusive statement of the terms of the Agreement, pursuant to Code of Civil Procedure Section 1856. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

WITNESS WHEREOF, the Parties have executed this Agreement as of the dates written below.

**SONOMA VALLEY COUNTY
SANITATION DISTRICT**

ATTEST:

By: _____
Chair of the Board of Directors

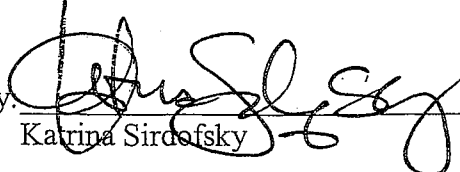
By: _____
Clerk of the Board of Directors

Date: _____

Date: _____

OWNER:

APPROVED AS TO FORM:

By: 
Katrina Sirdofsky

By: _____
County Counsel

Date: 8/18/2004

Date: _____



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 25
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Sheriff's Office

Staff Name and Phone Number:

Marta Peavey – 565-3928

Supervisorial District(s):

All Supervisorial Districts

Title: Department of Boating and Waterways FY 2013-2014 Grant Contract.

Recommended Actions:

Adopt a resolution approving the Boating Safety and Enforcement Financial Aid Program Contract with the California Department of Boating and Waterways for FY 13-14 in the amount of \$513,889 and authorizing the Sheriff to execute the contract.

Executive Summary:

The Sonoma County Sheriff's Office has applied for and received grant funds from the California Department of Boating and Waterways (DBW) since 1985. The grant offsets over half of the costs associated with providing law enforcement services on the waterways of Sonoma County which include: Lake Sonoma, Bodega Bay, San Pablo Bay, Petaluma River, Russian River and the Sonoma County coastline.

The FY 13-14 Marine Unit requested budget includes \$869,361 in expenditures. The program costs include two deputy sheriff positions, one sergeant position, the operations and maintenance of patrol vessels and vehicles, training, and miscellaneous boating supplies and equipment. The Sheriff's Office is the Law Enforcement agency responsible for monitoring and responding to calls for service in all waterways in Sonoma County. Funding from this grant source assists the Sheriff's Office in meeting their law enforcement obligations.

The Sheriff's Office has submitted its annual grant application to the Department of Boating and Waterways. The maximum available for the Sonoma County program is \$629,328 for FY 13-14 based upon the estimated expenditures less boat tax, contract revenues, and ineligible costs. The table below shows this calculation. Ineligible costs of \$24,300 include weapons, uniforms, general training, and some maintenance.

Eligible cost calculation to support grant request

Total Gross Expenditures	\$869,361
Less:	
Army Corp Contract	\$100,000
Boat Tax Revenues *	\$115,733
Ineligible Costs	\$24,300
Total Eligible Costs	\$629,328
Approved Grant Funding	\$513,889

**Boat Tax Revenue is not allocated to the Sheriff's Marine Unit budget. Received by County with other tax revenues.*

DBW approved funding of \$513,889 for the FY 13-14 contract, which is the same amount awarded in FY 12-13. DBW has forwarded the Boating Safety and Enforcement Financial Aid Program annual contract for execution by the County. If the County does not apply for or accept the grant funding the General Fund cost of the program would increase or reductions to the program would be required. The Sheriff's Office is legally responsible for providing law enforcement services to the County's waterways regardless of participation in the DBW aid program. If the Sheriff's Marine Unit were reduced, the Sheriff's Office will no longer have the ability to provide proactive marine enforcement and will be limited to responding to calls for service only.

Prior Board Actions:

Boating and Waterways grant contracts have been approved annually since 1985.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The DBW funded program will augment the efforts of the Sheriff's Marine Unit, which patrols all major waterways in Sonoma County.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

The financial impact shown below provides FY 2013-2014 budget information.

Marine Unit FY 13-14 Requested Budget

Revenue	
Army Corp Contract	\$100,000
Boating/Waterway Annual Grant	\$513,889
Total Revenue	\$613,889
Expenditures	
Salaries and Benefits	\$708,763
Services and Supplies	\$160,598
Total Gross Expenditures	\$869,361
General Fund Net Cost Contribution	\$255,378

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Resolution.

Related Items "On File" with the Clerk of the Board:

Copy of the FY 2013-2014 Boating and Waterways Grant Contract.



County of Sonoma
State of California

Date: May 7, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County of Sonoma, State Of California,
Approving The California Department of Boating and Waterways' Boating Safety And
Enforcement Financial Aid Program Contract For FY 2013-2014 In The Amount Of \$513,889
And Authorizing Amendments Thereto That Do Not Substantially Change The Content
Thereof, Upon Approval Of County Counsel.**

Whereas, the Sheriff-Coroner is required to provide law enforcement services on Sonoma County waterways; and

Whereas, the California Department of Boating and Waterways has a boating and enforcement aid program; and

Whereas, the Sheriff's Office has received funding from the Department of Boating and Waterways under its boating safety and enforcement program since 1985; and

Whereas, the Sheriff-Coroner recommends that the County continue to participate in the program and has applied for grant funding for FY 2013-2014 to the California Department of Boating and Waterways; and

Whereas, the California Department of Boating and Waterways has approved the grant application for FY 2013-2014 and has forwarded a contract to the Sonoma County Sheriff's Office.

Now, Therefore, Be It Resolved by the Board of Supervisors that the Sheriff is authorized to execute the California Department of Boating and Waterways' Boating and Safety and Enforcement Financial Aid Program Annual Contract for the FY 2013-2014 in the amount of \$513,889 on behalf of the County, and make any revisions or amendments that do not substantially change the content, upon approval of County Counsel.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Resolution #

Date:

Page 2

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 26
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: May 7, 2013

Vote Requirement: 4/5

Department or Agency Name(s): Sheriff's Office

Staff Name and Phone Number:

Analyst Marta Peavey 565-3928

Supervisorial District(s):

All

Title: Sub-Grantee Agreement with the Marine Exchange for the San Francisco Bay Region - Project No. 56

Recommended Actions:

1. Authorize the Sheriff to sign and execute the Sub-Grantee Agreement with the Marine Exchange of the San Francisco Bay Region as Port Security Grant Program (PSGP) Fiduciary Agent and Direct Grantee.
2. Adopt a resolution to accept the grant award which is not to exceed U.S. \$76,629 for the purchase of an All Terrain Security Vehicle.
3. Adopt a resolution authorizing a budgetary adjustment to the Sheriff's Office FY 12-13 final budget, appropriating unanticipated revenue in the amount of \$76,629.

Executive Summary:

This item requests that the Board of Supervisors authorize the Sheriff to sign and execute the sub-grantee agreement with the Marine Exchange of the San Francisco Bay Region. Additionally, it requests the Board of Supervisors adopt a resolution to accept the 2008 Port Security Grant Program (PSGP) residual funds up to \$76,629 for the purchase of an all terrain security vehicle and adopt a resolution authorizing a budgetary adjustment to the Sheriff's Office FY 12-13 budget, appropriating unanticipated revenue in the amount of \$76,629.

PSGP Background

The Department of Homeland Security's Port Security Grant Program (PSGP) provides funding for transportation infrastructure security activities to implement maritime transportation and facility security plans. The purpose of the PSGP is to support increased port-wide risk management, training and exercises, and the expansion of port recovery capabilities. The total 2008 PSGP award to the San Francisco Bay Area was approximately \$26.7 million. The Sheriff's Office applied, but was not initially approved for 2008 PSGP funding.

Agreement with the SFMX

This agreement with SFMX awards to the Sheriff’s Office unanticipated residual grant funds up to \$76,629 for the purchase of an all terrain security vehicle. Matching funds are not required as part of this Sub-Grantee Agreement.

Grant funding will be used to purchase a new all terrain security vehicle that will be used together with the Sheriff’s Office’s currently owned 29' SAFE Boat. The 29' SAFE Boat is used as a regional asset throughout the San Francisco Bay region. Security checks are routinely conducted of critical infrastructure throughout the entire San Francisco Bay region. The Sheriff’s Office Marine Unit participates in the training and employment of security exclusion zones in conjunction with the Coast Guard. The 29' SAFE Boat is also deployed while working with a Homeland Security Investigation's Task Force to conduct inspections of vessels throughout the entire San Francisco Bay region.

The all terrain security vehicle is a heavy duty truck that has a tow rating of 18,500 pounds which is necessary to safely tow the 29’ SAFE Boat. The four wheel drive option allows the truck to be used in areas with reduced traction. The crew cab allows for additional personnel and equipment to be carried during deployments.

If this agreement is not approved, the Sheriff’s Office will lose the opportunity to secure \$76,629 in grant funding.

Prior Board Actions:

On October 18, 2011, the Board approved and authorized the Sheriff to sign and execute a Sub-Grantee Agreement with the Marine Exchange of the San Francisco Bay Region; authorized the Sheriff to initiate a request for proposal for a patrol vessel; and approved a resolution authorizing a budgetary adjustment appropriating unanticipated revenue in the amount of \$299,251 for the purchase of a new patrol vessel.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The 2008 Port Security Grant Program supports the efforts of the Sheriff’s Office to provide marine patrol in Sonoma County and conduct security checks of critical infrastructure locations throughout the San Francisco Bay region.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$ 76,629	State/Federal	\$ 76,629
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 76,629	Total Sources	\$ 76,629

Narrative Explanation of Fiscal Impacts (If Required):			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None			
Attachments:			
<ol style="list-style-type: none"> 1. Resolution authorizing execution of the Grantee Agreement Between the Marine Exchange of the San Francisco Bay Region (SFMX) as Port Security Grant Program (PSGP) Fiduciary Agent and Direct Grantee and the Sonoma County Sheriff’s Office as Sub-Grantee. 2. Resolution authorizing a budgetary adjustment to the FY 12-13 Sheriff’s Office budget. 			
Related Items “On File” with the Clerk of the Board:			
Grantee Agreement Between the Marine Exchange of the San Francisco Bay Region (SFMX) as Port Security Grant Program (PSGP) Fiduciary Agent and Direct Grantee and the Sonoma County Sheriff’s Office as Sub-Grantee.			



County of Sonoma
State of California

Date: May 7, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Authorizing The Sonoma County Sheriff To Execute The Sub-Grantee Agreement With The
Marine Exchange Of The San Francisco Bay Region (SFMX) As The Port Security Grant Program
(PSGP) Fiduciary Agent And Direct Grantee In An Amount Which Is Not To Exceed \$76,629**

Whereas, the Sheriff is required to provide law enforcement services on Sonoma County Waterways; and

Whereas, the Federal Emergency Management (FEMA), under the U.S. Department of Homeland Security, appropriates annual funding for the Port Security Grant Program (PSGP); and

Whereas, the purpose of the Port Security Grant Program is to promote sustainable, risk-based efforts to protect critical port infrastructure from terrorism; and

Whereas, FEMA appointed the Marine Exchange of the San Francisco Bay Region (SFMX) as the direct representative and Fiduciary Agent (FA) to manage disbursement of PSGP grant funds to the Sonoma County Sheriff's Office; and

Whereas, the Sonoma County Sheriff's Office coordinated with SFMX to apply for PSGP funding and received preliminary funding approval in the amount not to exceed \$76,629 from PSGP FY 2008 appropriation (Award No. 2008-GB-T8-K063) to purchase a all terrain security vehicle;

Now, Therefore, Be It Resolved by the Board of Supervisors that the Sonoma County Sheriff's is authorized to execute the Sub-Grantee Agreement with the Marine Exchange of the San Francisco Bay Region as the Port Security Grant Program Fiduciary Agent and Direct Grantee and request reimbursements in the amount not to exceed \$76,629.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Resolution #

Date:

Page 2

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma
State of California

Date: May 7, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Authorizing Budgetary Adjustments To The 2012-13 Budget For The Sheriff's Office, In The
Amount Of \$76,629.**

Whereas, the Board of Supervisors has adopted a Final Budget for the Sheriff's Office;
and

Whereas, the Government Code allows for adjustments to the Final Budget during the
2012-13 Fiscal Year.

Now, Therefore, Be It Resolved, that the County Auditor-Controller is hereby
authorized and directed to make the following budgetary adjustments:

Financing Uses:

	County General Fund: Sheriff-Marine Unit	
203	040451-8575 Equip-Grant Acquired Mobile Equipment	\$76,629

Financing Sources:

	County General Fund: Sheriff-Marine Unit	
002	040451-2500 State – Other (Grant)	\$76,629

Supervisors:

Gorin: Zane: McGuire: Carrillo: Rabbitt:

Ayes: Noes: Absent: Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

Agenda Item Number: 27

(This Section for use by Clerk of the Board Only.)

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number:

Bryan Albee, 707-585-7516

Supervisory District(s):

Countywide

Title: Title VI Program Update for Sonoma County Transit

Recommended Actions:

Adopt resolution approving the 2013 Title VI Civil Rights Program Triennial Update for Sonoma County Transit.

Executive Summary:

Title VI of the Civil Rights Act of 1964 and its implementing regulations provide that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that receives federal financial assistance. Sonoma County Transit receives ongoing federal transit assistance through the Federal Transit Administration (FTA) and, therefore, must comply with Title VI regulations.

The Federal Transit Administration requires recipients of federal transit assistance to submit an updated Title VI Program report once every three years. Sonoma County Transit has prepared its 2013 Title VI Civil Rights Program Update in accordance with FTA's Title VI requirements. This report is an update of the Title VI Civil Rights Assessment that was submitted to FTA in March 2010. Recipients of federal transit assistance are also required to provide a resolution showing that the appropriate governing body responsible for policy decisions reviewed and approved the Title VI Program.

With a fleet of 49 fixed-route revenue vehicles, Sonoma County Transit provides intercity fixed-route public transit service along major travel corridors linking all incorporated cities in Sonoma County. Sonoma County Transit also provides local fixed-route service, under contract, within several incorporated cities in Sonoma County. In addition, local fixed-route service is provided within the Russian River and Sonoma Valley unincorporated communities. During fiscal year 2012, Sonoma County Transit provided a total of 1,372,442 fixed-route passenger trips.

The 2013 Title VI Program report includes updated information from Sonoma County Transit about its Title VI public notices, complaint procedures, public participation process, service standards and policies, and language assistance measures. Since the previous Title VI Program Update in March 2010, Sonoma County Transit has

accomplished several program goals, including updating its Title VI public notices, new Title VI complaint procedures and forms, completion of an updated “Limited-English Proficiency” Analysis and Plan, and the publication of a new Spanish-Language Rider Brochure. Sonoma County Transit is in full compliance with the Federal Transit Administration’s Title VI regulations. The provision of an approved 2013 Title VI Program report to FTA will ensure that Sonoma County Transit is in full compliance with Title VI for the next three-year period.

Prior Board Actions:

None.

Strategic Plan Alignment: Goal 1: Safe, Healthy, and Caring Community

Sonoma County Transit’s Title VI Program Triennial Update will help to ensure the provision of a safe, reliable, comfortable and cost-effective public transit system for residents and visitors.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$	Select an item.	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Resolution

Related Items "On File" with the Clerk of the Board:

2013 Sonoma County Transit Title VI Program Update



County of Sonoma
State of California

Date: May 7, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Approving the 2013 Title VI Civil Rights Program Update for Sonoma County Transit.**

Whereas, Title VI of the Civil Rights Act of 1964 and its implementing regulations provide that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that receive federal financial assistance; and

Whereas, the Federal Transit Administration (FTA) requires that recipients of federal transit assistance document their compliance with Title VI regulations by submitting a Title VI Program Update to their FTA regional civil rights officer once every three years; and

Whereas, Sonoma County Transit is a recipient of federal transit assistance and has prepared a 2013 update to its Title VI Civil Rights Program in accordance with the requirements in FTA Circular 4702.1B.

Now, Therefore, Be It Resolved by the Board of Supervisors, County of Sonoma approves the 2013 Title VI Civil Rights Program Update for Sonoma County Transit.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 28
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number:

Thomas F. O’Kane, Jr. (707) 565-3585

Supervisorial District(s):

First

Title: Boyes Boulevard Bridge Replacement

Recommended Actions:

Award engineering design contract to Moffatt & Nichol for the replacement of Boyes Boulevard Bridge totaling \$620,278 with a term ending December 31, 2015.

Executive Summary:

The staff of the Department of Transportation and Public Works requests that the Board award a design contract for the replacement of the Boyes Boulevard Bridge over Sonoma Creek to Moffatt & Nichol for an amount not to exceed \$620,278. In Spring of 2012 the Department advertised a Request for Qualifications (RFQ) in a newspaper of general circulation for thirty days and received 24 qualification statements from bridge consultants. The proposals were evaluated and ranked based on each consultant’s response to the following criteria: experience, project team and key staff, technical ability, relevant project experience, federal project experience and project approach. Local preference was not used in the selection of a consultant for this project, as Federal guidelines does not allow for it. A selection committee created a short list of eight consultants. From that list, Moffatt & Nichols was selected because of their exhibited leadership in the engineering field for innovative design. Firms are encouraged to contract with local firms when possible. In this case, the Sonoma County firm of Cinquini & Passarino will provide surveying, mapping, and right-of-way engineering for the project.

This project will replace the existing structurally deficient two-lane Boyes Boulevard Bridge (Bridge No. 20C-0262) with a new two-lane bridge designed to meet current design standards including improvements to roadway approaches and appurtenant facilities. The replacement bridge will comply with current roadway, drainage, and bridge standards and accommodate the 100-year storm event with freeboard as specified by the County of Sonoma. Roadway improvements will conform to the County General Plan and Public Road Standards for the appropriate road classification including design speed, maximum grade, and minimum centerline curve radius. Bridge improvements will conform to latest Caltrans specifications and manuals for Load and Resistance Factor Design (LRFD). The project does not increase vehicular traffic capacity, but will provide a 5-foot shoulder to accommodate bicycles and a 5-

foot sidewalk for pedestrians. This project is federally funded and must satisfy all requirements under the Federal Highway Bridge Program criteria, including approval by the California Department of Transportation (Caltrans). General services provided under the proposed agreement will include preliminary engineering analysis, field investigation and data gathering, environmental documentation, analysis, design, and preparation of final plans, specifications, and estimates. If the project is not approved by the Board, the design of a new bridge will not proceed, and the federal and state funds spent to date will have to be returned to Caltrans. Total project costs are estimated to be \$6.5 million. Construction estimated to commence in 2015.

Appropriations for this agreement are included in both FY12-13 and FY13-14 Bridge Index budget. Funding is to come from federal bridge program dollars and use of Road Division fund balance.

Prior Board Actions:

None.

Strategic Plan Alignment Goal 3: Invest in the Future

The project meets the needs of the community to provide a safe transportation network. The project also invests in the future by replacing aging public infrastructure.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 620,278		\$
Add Appropriations Req'd.	\$	State/Federal	\$ 420,278
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$ 200,000
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 620,278	Total Sources	\$ 620,278

Narrative Explanation of Fiscal Impacts (If Required):

Entire contract cost is shown above; appropriations will span both FY12-13 and FY13-14 budgets. Funding is to come from federal bridge program dollars and use of Road Division fund balance.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):
Attachments:
Location Map
Related Items "On File" with the Clerk of the Board:
Agreement



SONOMA CREEK

AGUA CALIENTE

AGUA CALIENTE ROAD

ARNOLD DRIVE

RIVERSIDE DRIVE

BOYES

BLVD.

BOYES HOT SPRINGS

PROJECT SITE

CRAIG

RIVERSIDE

VERANO

AVE..

SONOMA

LOCATION MAP

NOT TO SCALE





County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 29
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number:

Thomas F. O’Kane Jr., (707) 565-3585

Supervisorial District(s):

Fifth District

Title: Hauser Road Bridge Replacement C11006

Recommended Actions:

Approve and authorize engineering design contract to OPAC Consulting Engineers for the replacement of Hauser Road Bridge totaling \$728,848 with a term ending December 31, 2015 (C11006).

Executive Summary:

The staff of the Department of Transportation and Public Works is requesting to the Board to approve and authorize a design contract for the replacement of the Hauser Road Bridge over the South Fork of the Gualala River to OPAC Consulting Engineers (Consultant) for an amount not to exceed \$728,848, which includes 10% for contract contingency, with a term ending December 31, 2015. Services provided under the proposed agreement will include preliminary engineering analysis, field investigation, and data gathering, environmental documentation for CEQA and NEPA, analysis and design and preparation of final plans, specifications and estimates.

This project will replace the existing structurally deficient one-lane Hauser Road Bridge (Bridge No. 20C-0240) with a new two-lane bridge designed to meet current design standards including improvements to roadway approaches and appurtenant facilities. The project does not increase vehicular traffic capacity, but will provide two traffic lanes with shoulders. Due to the low traffic volume on Hauser Road, pedestrians, bicycles, and vehicles will share the travel lanes and shoulders.

This project is 100% federally funded and must satisfy all requirements under the Federal Highway Bridge Program criteria, including approval by the California Department of Transportation (Caltrans). The replacement bridge will comply with current roadway, drainage and bridge standards and accommodate the 100-year storm event with freeboard as specified by the County of Sonoma. Roadway improvements will conform to the County General Plan and Public Road Standards for the appropriate road classification including design speed, maximum grade and minimum centerline curve radius. Bridge improvements will conform to latest Caltrans specifications. The total cost of the project is estimated to be \$5,000,000 and estimated to begin construction in 2015. If the project is not approved by the Board,

the design of a new bridge will not proceed and the federal and state funds spent to date will have to be returned to Caltrans.

In Spring of 2012 the Department advertised a Request for Qualifications (RFQ) in a newspaper of general circulation for thirty days and received 24 qualification statements from bridge consultants. The proposals were evaluated and ranked based on each consultant's response to the following criteria: experience, project team and key staff, technical ability, relevant project experience, federal project experience and project approach. Local preference was not used in the selection of a consultant for this project as Federal guidelines do not allow for it, however all consultants are encouraged to use local sub-contractors when possible. A short list of eight on-call consultants was created by the selection committee. From that list, OPAC Consulting Engineers was selected for this project because of their exhibited leadership in the engineering field for innovative design.

The agreement is broken out into two phases: Phase I (\$280,401) and Phase II (\$448,447) including the 10% contingency, currently funding is only available for Phase I. Once the funding becomes available for Phase II the County will notify the Consultant in writing and authorize them to proceed. In the event funding for Phase II does not become available the agreement will be terminated at the end of Phase I. Appropriations are available in the FY 12-13 and FY 13-14 Bridge index budget.

Prior Board Actions:

None.

Strategic Plan Alignment Goal 3: Invest in the Future

The project invests in the future by replacing aging public infrastructure to ensure a reliable transportation network for the community

Fiscal Summary - FY 12-13

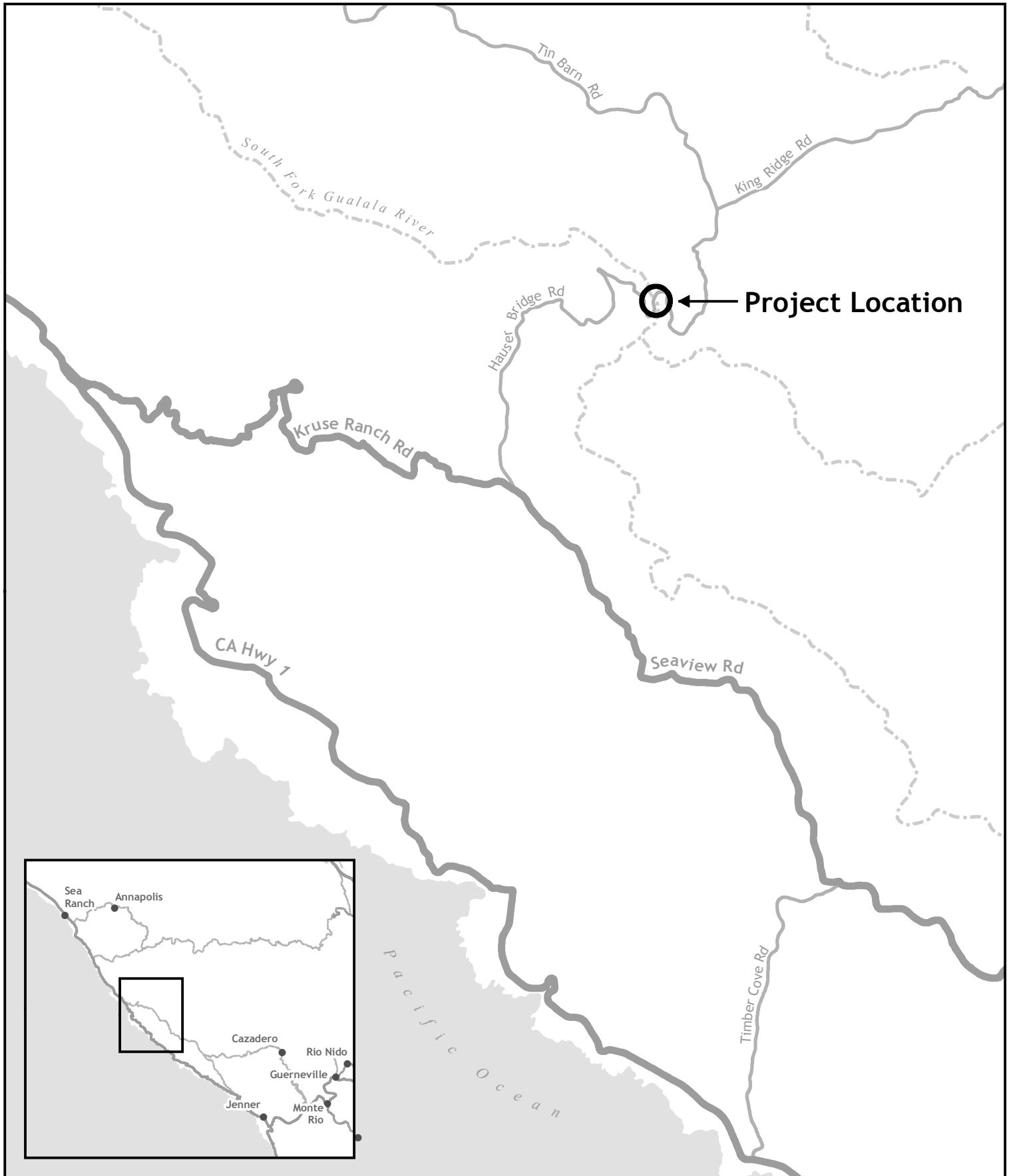
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 280,401		\$
Add Appropriations Req'd.	\$	State/Federal	\$ 280,401
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 280,401	Total Sources	\$ 280,401

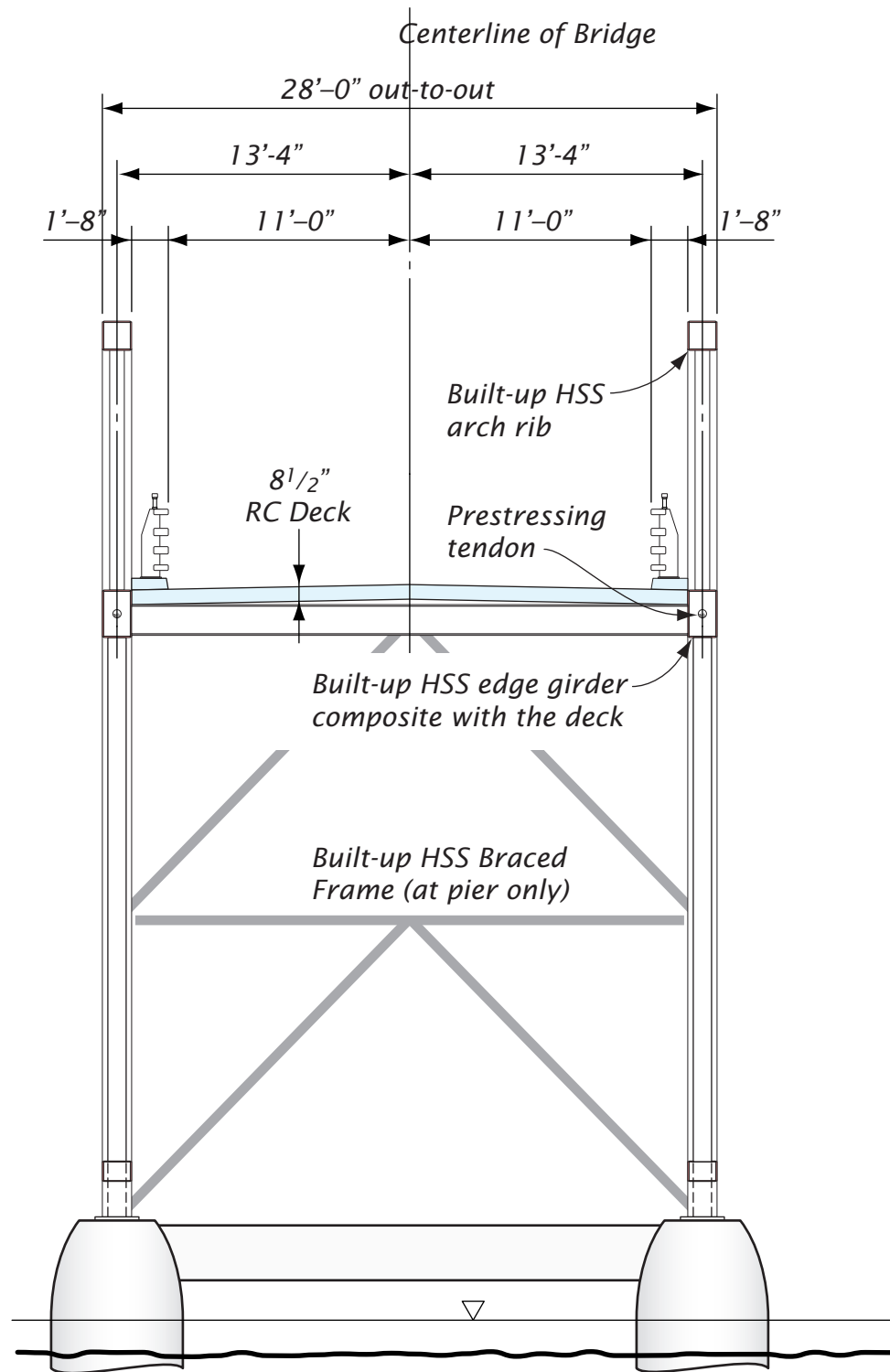
Narrative Explanation of Fiscal Impacts (If Required):

Currently Phase I is appropriated, once funding for Phase II becomes available appropriations will be requested at later date.

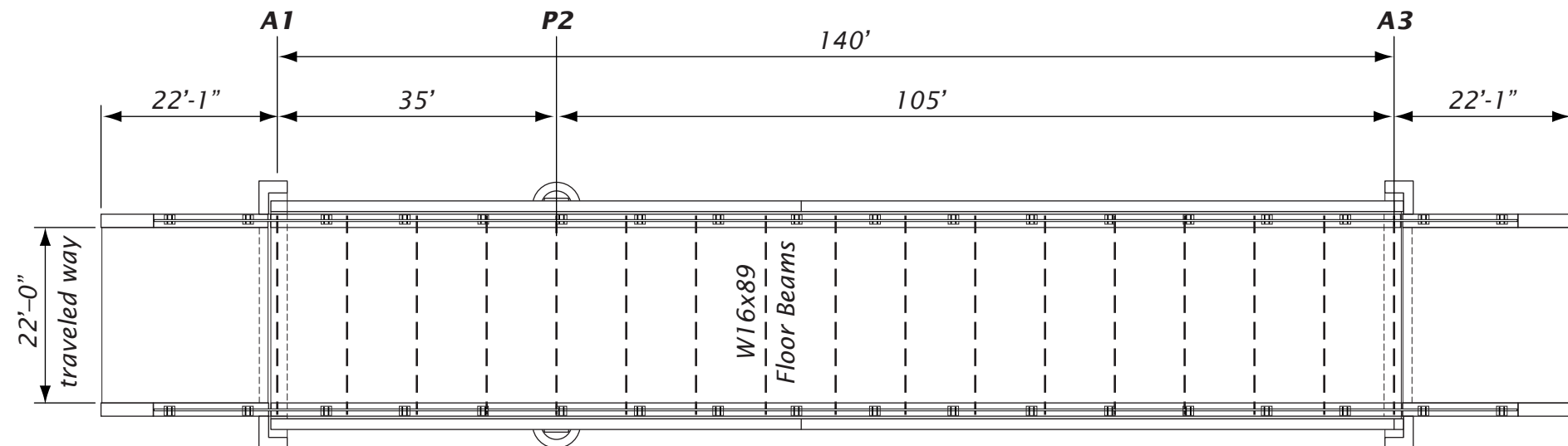
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Location Map; Bridge Replacement Study			
Related Items “On File” with the Clerk of the Board:			
Agreement			

Location Map

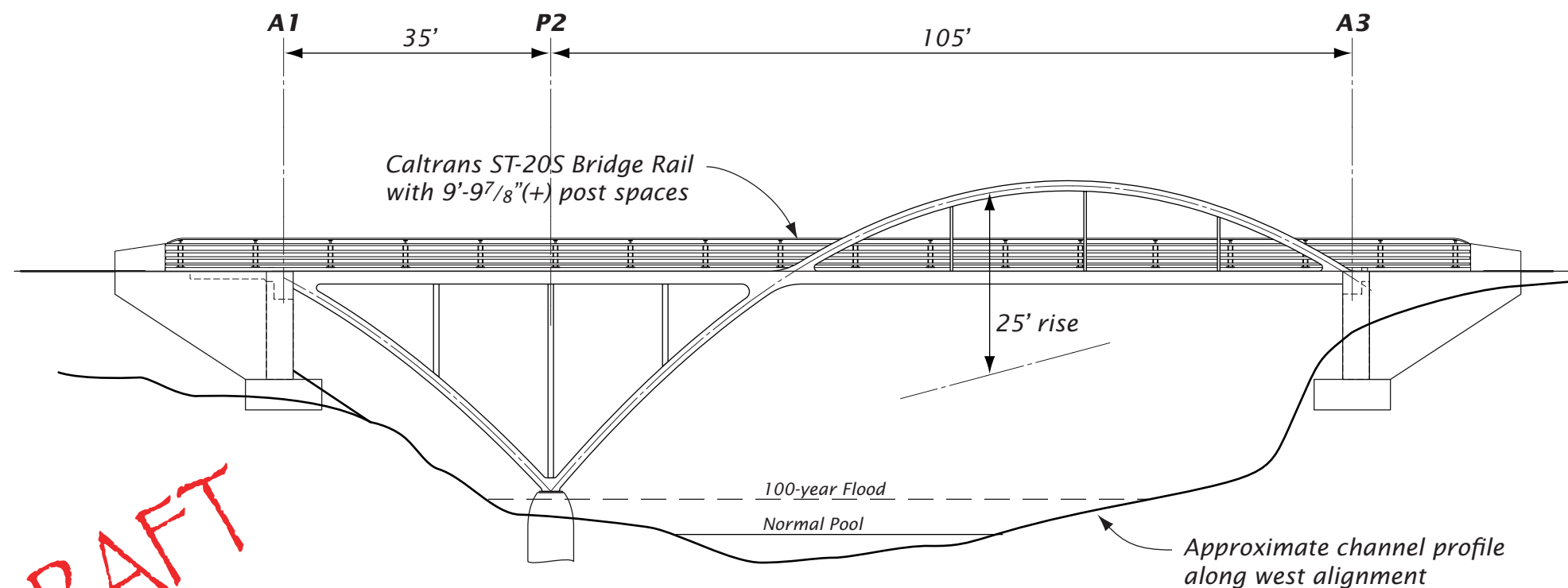




Section at Pier
scale: 1/8" = 1'-0"



Plan - Asymmetric Deck-Tied Arch
scale: 1" = 20'



Elevation - Asymmetric Deck-Tied Arch
scale: 1" = 20'

DRAFT



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 30
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Department of Transportation and Public Works

Staff Name and Phone Number:

Jon Stout, (707) 565-7243

Supervisorial District(s):

Fourth

Title: Out-of-State Travel Authorization for the Airport Manager to Attend the Airports Council International – North America Jump Start Air Service Development Program

Recommended Actions:

Approve out-of-state travel request for the Airport Manager to attend the Airports Council International – North America Jump Start Air Service Development Program in Atlanta, GA (June 2 – June 7, 2013)

Executive Summary:

Pursuant to the Travel and Meal Reimbursement Policy (Administrative Policy #3-2), Department Heads are authorized to approve the first two out-of-state trips and the County Administrator can approve the third out-of-state travel in a fiscal year. The Airport Manager has been approved by the Department Head for two out-of-state trips and the County Administrator has approved one out-of-state trip this fiscal year to St. George, Utah; Las Vegas, Nevada; and San Antonio, Texas. The first trip was to attend a meeting with SkyWest Airlines to discuss potential Denver service under United; the second trip was to attend the Aviation Roundtable meeting and meet with Alaska Airlines; and the third trip was to attend the Airline Business Network 2013 Airport/Airline conference.

It is requested the Airport Manager be allowed one additional out-of-state trip to attend the Airports Council International - North America 2013 marketing, communications and Jump Start Air Service Development program in Atlanta, Georgia, June 2 through June 7, 2013. The conference provides marketing and communication updates for airports and the opportunity for up to ten (10) one-on-one meetings with airlines (guaranteed a minimum of five (5) meetings).

Prior Board Actions:

2/7/12: Board approved out-of-state travel for Airport Manager to attend meeting with Alaska Airlines in Seattle, WA and meet with Frontier Airlines in Denver, CO; 3/1/11: Board approved out-of-state travel for Airport Manager to attend the Western Region Small Airports Air Service Conference in Salt Lake City, Utah; Airports Council International North America Jumpstart Conference and Air Service Development Program in Cleveland, Ohio; Southwest Chapter of the American Association of Airport Executives Board Meeting in Reno, Nevada.

Strategic Plan Alignment Goal 3: Invest in the Future			
This action will allow the Airport to learn about the latest ideas and trends for marketing and communications for an airport. In addition, the conference schedules one-on-one meetings with airlines, which allows the Airport to update the airlines on our market area, runway project and creates the connections and opportunities for future air service from the Airport for our community.			
Fiscal Summary - FY 12-13			
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 2,200		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 2,200
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 2,200	Total Sources	\$ 2,200
Narrative Explanation of Fiscal Impacts (If Required):			
Funding for the travel expenses related to this trip has been included in the FY 12-13 budget under Airport Enterprise (291013), Travel Expense (sub-object 7302).			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None			
Attachments:			
None			
Related Items "On File" with the Clerk of the Board:			
None			



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 31
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: 4/5

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number:

Thomas F. O’Kane, Jr. (707) 565-3585

Supervisorial District(s):

Second

Title: Agreement for Purchase of Conservation Credits for the Adobe Road at East Washington Project C02279

Recommended Actions:

Authorize the Director of Transportation and Public Works to execute the Agreement with Ohlone Preserve Conservation Bank to purchase Conservation Credits for California Red Legged Frog Mitigation in the amount of \$37, 050.00 for the Adobe Road at East Washington Project (C02279).

Executive Summary:

The Adobe Road at East Washington Street Project was first proposed in 1999 to alleviate traffic congestion, improve safety for vehicular and bicycle traffic, and reduce congestion at the intersection of Adobe Road and East Washington Street in northeastern Petaluma by installing a 4-way signal and constructing associated roadway improvements. Project construction will include road widening and extension of an existing box culvert on Washington Creek.

The project was substantially designed and processed through the environmental phase per the California Environmental Quality Act (CEQA). Project construction was repeatedly delayed due to insufficient funding for right of way acquisitions and construction fund. In April 2008, the Sonoma County Department of Transportation applied for funds from the High Risk Rural Roads program, a federal funding source and was approved for \$900,000 in federal funds.

After being designated for the receipt of federal funds, formal Section 7 consultation under the Federal Endangered Species Act (ESA) was conducted with the U.S. Fish and Wildlife Service (Service) during the National Environmental Policy Act (NEPA) process, through Caltrans. During consultation, the Service imposed a number of mitigation measures to protect the California red-legged frog (CRLF), a federally listed threatened species. Although no evidence of frogs was observed, the Service decided that there was an “assumed presence” which has prompted the mitigation requirement. Mitigation measures include compensatory mitigation for all permanent impacts to potential CRLF habitat associated with Washington Creek and adjacent upland areas. The total project permanent impact area was calculated

at 1.82 acres.

The Service agreed to a 1:1 compensation ratio, requiring the purchase of a minimum of 1.82 acres of CRLF mitigation credit at an approved mitigation or conservation bank. Because there are no approved banks with available CRLF credits located within Sonoma County, the Department obtained special permission from the Service to purchase credits at the nearest available bank, Ohlone Preserve Conservation Bank, located in Alameda County. A total of 1.9 credits will be purchased (the bank is only authorized to sell credits in 0.1 acre increments) for the total price of \$37,050.00.

The total cost of this project is anticipated to be \$2,000,000. The majority of the \$900,000 received from the High Risk Rural Roads Program will be used for construction. Additional fund will come from Proposition 1B and traffic mitigation funds. Appropriations for the purchase are available in the FY 12-13 Road Improvements budget.

Prior to advertising the project for bid, all property rights and regulatory permits must be in place. These funds require the project to be constructed and closed out by March 31, 2014 or the County may be required to return the federal funds or be prevented from applying for future High Risk Rural Road funds until the project is completed.

Prior Board Actions:

04-24-01: Board resolution No. 01-0462 approved a mitigated negative declaration and mitigation monitoring program and approved the project to signalize and add turn lanes to the intersection at East Washington Street and Adobe Road.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Maintaining safe roadways for vehicles and bicycle traffic is important for the well-being of the community.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 37,050		\$
Add Appropriations Req'd.	\$	State/Federal	\$ 37,050
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 37,050	Total Sources	\$ 37,050

Narrative Explanation of Fiscal Impacts (If Required):

Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Agreement for Mitigation Credits; Location Map			
Related Items “On File” with the Clerk of the Board:			

AGREEMENT FOR SALE OF CONSERVATION CREDITS

Bank SERVICE File No.1-1-00TA-3256
Bank CDFG Tracking No. 1802-2000-050-3

This Agreement for Sale of Conservation Credits (“Agreement”) is made and entered into this August 7, 2012 (“Effective Date”), by Robert N. Fletcher and Patricia A Fletcher, husband and wife as joint tenants, Richard S. Fletcher, and C. Nelson and Betty S. Fletcher, Trustees of the C. Nelson and Betty S. Fletcher Revocable Inter Vivos Trust, dated July 21, 1976, DBA Ohlone Preserve Conservation Bank (“Bank”), and the County of Sonoma (“Project Applicant”) as follows:

Recitals

A. The Bank has developed the Ohlone Preserve Conservation Bank located in Alameda County, California; and

B. The Bank was approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Game June 23rd, 2005 and is currently in good standing with these agencies; and

C. The Bank has received approval from the U.S. Fish and Wildlife Service (“Service”) and The California Department of Fish and Game (“CDFG”) to offer California red-legged frog, Alameda whipsnake, and California tiger salamander Conservation Credits (“Credits”) for sale as compensation for the loss of California red-legged frog, Alameda whipsnake, or California tiger salamander habitat through the Ohlone Preserve Conservation Bank Bank Agreement (“Bank Agreement”); and

D. The Bank has authorized Robert N. Fletcher to act as General Manager and to process sales agreements, collect funds and disburse funds relating to the sale of Credits of the bank; and

E. Project applicant is seeking to implement the project described on Exhibit “A” attached hereto (“Project”), which would unavoidably and adversely impact California red-legged frogs and seeks to compensate for the loss of California red-legged frog habitat by purchasing Credits from the Bank; and

F. Project Applicant has been authorized by the Service, Service File No. 81420-2010-F-0902-1, to purchase from the Bank one and nine tenths (1.9) acres of California red-legged frog (“CRF”) Credits upon confirmation by the Bank Owner of Credit availability /adequate balance of Credits remaining for sale; and

G. Project Applicant desires to purchase from Bank and Bank desires to sell to Project Applicant one and nine tenths (1.9) acres of CRF Credits. The Bank hereby confirms

credit availability / adequate balance of Credits for sale;

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Bank hereby sells to Project Applicant and Project Applicant hereby purchases from Bank one and nine tenths (1.9) acres of CRF Credits for the purchase price of thirty-seven thousand and fifty dollars (\$37,050.00). Upon payment of the purchase price, the Bank will then deliver to Project Applicant an executed Bill of Sale in the manner and form as attached hereto and marked Exhibit "B". The purchase price for said Credits shall be paid by a County of Sonoma check or other method approved by Bank.

2. The sale and transfer herein is not intended as a sale or transfer to Project Applicant of a security, license, lease, easement, or possessory or non-possessory interest in real property, nor the granting of any interest of the foregoing.

3. Project Applicant shall have no obligation whatsoever by reason of the purchase of the Credits, to support, pay for, monitor, report on, sustain, continue in perpetuity, or otherwise be obligated or liable for the success or continued expense or maintenance in perpetuity of the Credits sold, or the Bank. Pursuant to the Bank Agreement and any amendments thereto, Bank shall monitor and make reports to the appropriate agency or agencies. As required by law, Bank shall monitor and make reports to the appropriate agency or agencies on the status of any Credits sold to Project Applicant. Bank shall be fully and completely responsible for satisfying any and all conditions placed on the Bank or the Credits by all state or federal jurisdictional agencies.

4. The Credits sold and transferred to Project Applicant shall be non-transferable and non-assignable, and shall not be used as compensatory mitigation for any other Project or purpose, except as allowed by the Service.

5. Project Applicant must submit payment within thirty (30) days of the Effective Date of this Agreement. If Project Applicant fails to submit payment within the thirty (30) day period, this Agreement will be considered null and void.

6. Upon acquisition of the Credit, the sale is final and under no circumstances shall the Bank be obligated to re-purchase any or part of the Credit.

7. Upon purchase of the Credit specified in paragraph E above, the Bank shall submit to the parties listed in the Notice section of the Bank Agreement / Bank Enabling Instrument, copies of the: a) Agreement for Sale of Conservation Credits; b) Description of Project to be Mitigated (Exhibit A); c) Bill of Sale (Exhibit B); d) Payment Receipt (Exhibit C); and e) an updated ledger. The updated inventory / ledger must detail: i) Project Applicant; ii) Project Name; iii) Status (sale complete/sale not complete); iv) Credit Sale Date; v) Service File Number and /or CDFG tracking number; vi) U.S. Army Corps of Engineers File Number (if applicable); vii) Total Number of Credits Authorized to Sell; viii) Total Number of Credits Sold

to Date (inclusive); and ix) Balance of all Credits Available. The inventory / ledger should include all sales data from bank opening/establishment to the present.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

BANK

Ohlone Preserve Conservation Bank

By: _____ Date:
Robert N. Fletcher, General Manager

PROJECT APPLICANT

County of Sonoma

By: _____ Date:

Print Name: _____

Title: _____

Exhibit "A"

DESCRIPTION OF PROJECT
TO BE MITIGATED

Adobe Road at East Washington Street Intersection Improvement Project located in Petaluma, Sonoma County, CA. FWS File # 81420-2010-F-0902-1.

Description of the Proposed Action

The following project description was provided by Caltrans with minor modifications for reasons of clarity and accuracy provided by the Service.

The Adobe Road at East Washington Street Intersection Improvement Project is located in rural Sonoma County, just northeast of the City of Petaluma. The Sonoma County Department of Transportation and Public Works (County) proposes to install a 4-way signal at the Adobe Road/East Washington Street intersection and construct associated roadway improvements in order to provide improved safety for vehicular and bicycle traffic and reduce congestion at the intersection.

The project footprint on Adobe Road extends approximately 1,370 feet westerly of and 1,050 feet easterly of the intersection. The footprint on East Washington Street extends approximately 1,300 feet southerly from the intersection to the Petaluma city limit. County post mile project

limits are 14.00 to 14.45 on Adobe Road and 10.74 to 11.01 on East Washington Street. Total project length is 0.72 mile.

The County will install a 4-way signal at the Adobe Road/East Washington Street intersection and construct associated roadway improvements. Right and left turn channelization lanes will be constructed for eastbound traffic on Adobe Road (in addition to the existing through lane). An eastbound left turn lane will be added for the private driveway due to frequent left turns made at the location by large trucks. The existing left turn pocket on westbound Adobe Road will be lengthened to provide adequate stacking distance for vehicles stopped at the signal. In order to accommodate the above improvements, Adobe Road will be widened approximately 1,370 feet westerly of and 1,050 feet easterly of the intersection. Most of the widening will occur on the southerly side of the roadway. The box culvert over Washington Creek will be extended about 50 feet on the southerly side of Adobe Road. A right turn lane will be constructed for northbound East Washington Road traffic (the existing lane will channelize both left turn and through traffic to the private drive). Widening on East Washington Street will extend approximately 1,300 feet southerly from the intersection to the Petaluma city limit. No new lanes will be constructed on the private driveway ("Ielmorini Road"), but a signal pad will be installed.

Roadwork will include lane construction, road resurfacing, pavement marking, signage, drainage improvements, and utility relocation (PG&E overhead poles). All constructed lanes will be 12 feet wide. Road shoulders will be 8 feet wide on Adobe Road (both directions), 8 feet wide on the southbound/westerly side of East Washington Street, and 6 feet wide on the northbound/easterly side of East Washington Street. Pavement markings and signage appropriate for Class II bike lanes will be installed on the shoulders. Design speeds are 55 MPH on Adobe Road and 50 MPH on East Washington Street.

Jurisdictional roadside ditches (i.e., those with a defined bed and bank) are currently lacking in most of the project area. Therefore, no replacement ditches will be constructed, with the exception of the drainage ditch present along the nursery frontage, which will be relocated to the new edge of pavement. Throughout the rest of the project area, shallow rounded drainage swales with side slopes of 1:3 will be constructed along the new edge of pavement, as needed, to direct storm water away from the roadway.

The existing reinforced concrete box culvert under Adobe Road is about 43 feet long and approximately 8 feet wide. The culvert will need to be extended approximately 48 feet southerly (downstream side) to accommodate the widening footprint and the proposed 2:1 fill slope down to the new headwall. The existing fill slope is very steep (nearly vertical); the new fill slope will provide a more gentle transition down to the creek bed. The reinforced concrete extension will be 8 feet wide and about 9 feet tall. The existing headwall and wing walls will be removed and new ones will be constructed at the new culvert outlet. Rock slope protection will be placed in the creek channel bottom and along lower banks (about 2 ft up the bank slope) to protect the structure and stabilize the creek banks. Rock slope protection will extend about 30 feet downstream of the new outlet.

Culvert extension will require work within the creek channel and construction of an access road down the creek bank. The access road will be located on the southeasterly bank. A dirt ramp will be constructed down the embankment to create a navigable slope for construction equipment. Removal of approximately 22 riparian trees (poplar, buckeye, willow, and oak) will be required within the footprint of the culvert extension and/or the access road. The slope will be regraded to match adjacent bank contours and replanted with appropriate riparian plant species following project construction.

Heavy equipment (i.e., backhoe, excavator, and rubber-tired crane) will need to work in the creek bed to excavate under the existing structure and remove the existing headwall and wing walls, to reshape the channel bottom at the end of the new culvert extension, and to place outlet protection. Concrete trucks will not enter the channel but will pour the new structure from the roadway above. Construction of the new culvert/ headwall/ wing walls will also require workers in the creek channel with hand tools to build the forms. Dump trucks will be used to haul excavation and clear and grub materials away for disposal. All work in the channel will be conducted when it is dry (May 15 through October 15).

Approximately 61 trees within the project area will require removal to allow for road widening, culvert extension, and utility relocation. Tree species include Lombardy poplar, arroyo willow, California buckeye, coast live oak, valley oak, Oregon oak, European olive, Northern California black walnut, English walnut, and fan palm. Several others may require pruning to provide a 15 foot high clear zone for traffic and/or clear zone for utility poles. All disturbed Washington Creek riparian areas within County right-of-way on the southerly side of Adobe Road will be replanted with native riparian tree and shrub species. No tree replanting will occur along the improved roadway due to the narrow County right-of-way and potential site distance issues.

The project will require in-fee acquisition of approximately 66,029 square feet (~1.5 acres) of new right-of-way, primarily to allow relocation of overhead utilities. Right-of-way will be acquired from 6 adjacent properties. In addition to fee acquisition, approximately 26,732 square feet of utility overhang and/or anchor easements and approximately 4,252 square feet of drainage easement (at the box culvert) will be required.

Staging for the project will occur on the side of the road, within existing and acquired right-of-way. An additional staging area (up to 5,000 sq ft) is proposed adjacent to the southwesterly corner of the intersection, between the roadway and Washington Creek. Temporary construction easements will be required for the staging area and for the access road into the creek. All staging and temporary construction easement areas will be restored to pre-project condition following project completion.

The project may require minor importation of fill materials (gravel and/or soil) for road base, but project earthwork is anticipated to roughly balance out. Any materials that cannot be reused on-site (e.g., concrete rubble from old headwall/wing walls) will be removed from the project area and disposed of at a permitted location.

Exhibit "B"

BILL OF SALE

Sale No. **xxxxx** (Bank Sales Number)

Bank Service File No. 1-1-00TA-3256

Bank CDFG Tacking No. 1802-2000-050-3

Project Applicant Service File No. 81420-2010-F-0902-1

In consideration of thirty-seven thousand and fifty dollars (\$37,050.00), receipt of which is hereby acknowledged, Ohlone Preserve Conservation Bank does hereby bargain, sell and transfer to the County of Sonoma (Project Applicant) one and nine tenths (1.9) acres of California red-legged frog ("CRF") Credits in the Ohlone Preserve Conservation Bank in Alameda County, California, developed and approved by the U. S. Fish and Wildlife Service and the California Department of Fish and Game.

Ohlone Preserve Conservation Bank represents and warrants that it has good title to the Credit, has good right to sell the same, and that they are free and clear of all claims, liens, or encumbrances.

Ohlone Preserve Conservation Bank covenants and agrees with the buyer to warrant and defend the sale of the Credit hereinbefore described against all and every person and persons whomsoever lawfully claiming or to claim the same.

Dated:

Ohlone Preserve Conservation Bank

By: _____
Robert N. Fletcher, General Manager

Exhibit "C"

OHLONE PRESERVE CONSERVATION BANK

PAYMENT RECEIPT

PARTICIPANT INFORMATION

Name: County of Sonoma

Address: 2550 Ventura Ave, Santa Rosa, CA 94503-2829

Telephone: 707-565-8357

Contact: Crystal Acker, Environmental Specialist

PROJECT INFORMATION

Project Description: Adobe Road at East Washington Street Intersection Improvement Project

Service File Number: FWS File # 81420-2010-F-0902-1.

Species/Habitat Affected: California red-legged frog

Credits to be Purchased: one and nine tenths (1.9) acres of CRF credits

Payment Amount: \$37,050.00

Project Location: City of Petaluma

County/Address: Sonoma County, CA

PAYMENT INFORMATION

Payee: Ohlone Preserve Conservation Bank

Payer: City of Concord

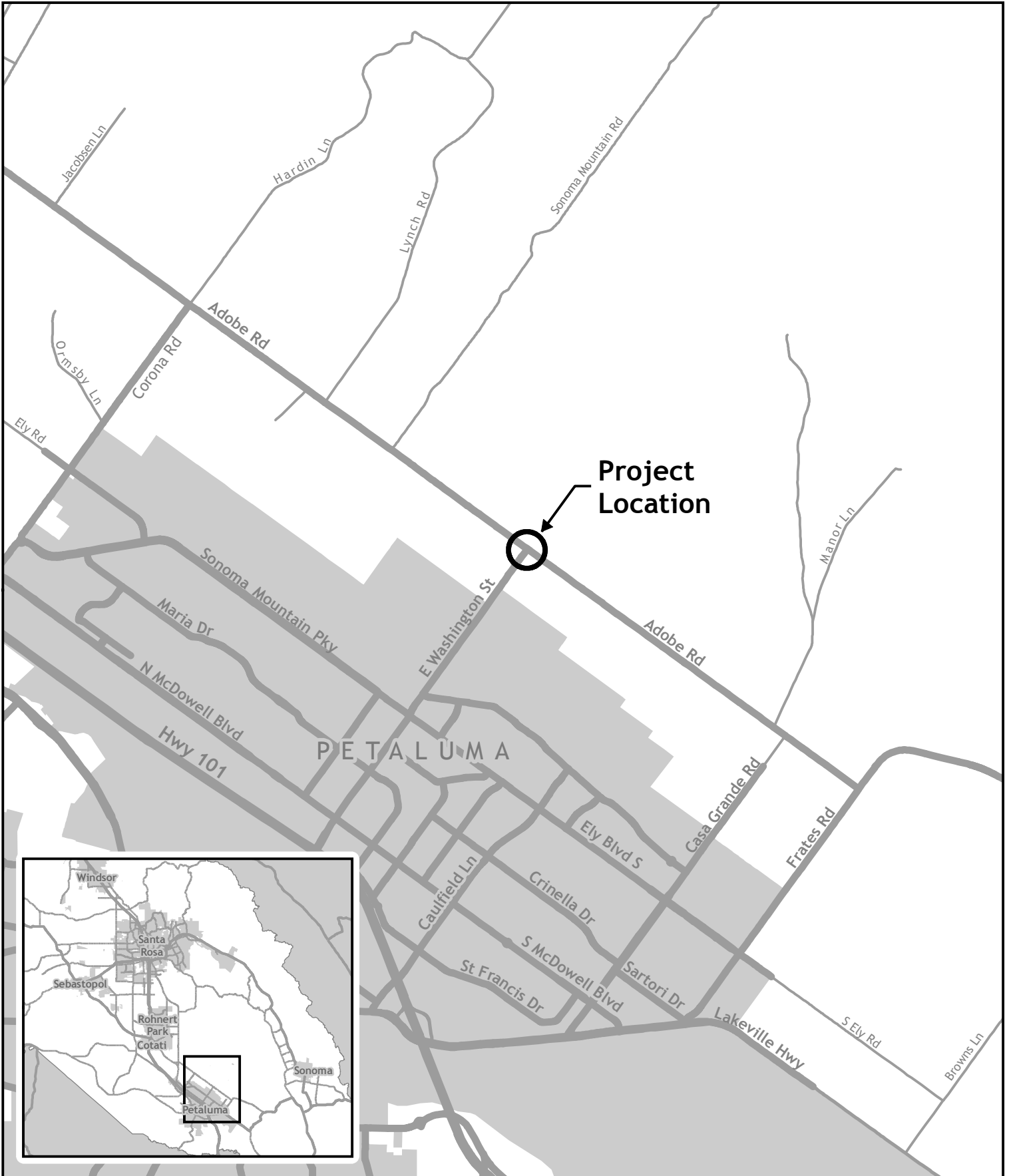
Amount: \$37,050.00

Method of payment: Cash ____ Check No. _____ Money Order No. _____

Received by: _____ Date: _____
(Signature)

Name: Robert N. Fletcher

Location Map





County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 32
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number:

Janice Thompson, 707-565-3609

Supervisorial District(s):

Second, Third and Fourth

Title: Award Contract for 2012-13 Pavement Preservation Program – Bonded Wearing Course M12004

Recommended Actions:

1. Approve plans and specifications.
2. Award contract for construction to low bidder, Windsor Fuel Co., in the amount of \$1,498,976.78, and authorize Chair to execute construction contract (M12004).

Executive Summary:

On October 23, 2012, the Board received recommendations from the Roads Ad-Hoc Committee with regards to the usage of \$6.5 million earmarked for pavement preservation efforts as part of the \$8 million in one-time General Fund dollars allocated during the June 2012 budget hearings. The 2012-13 Pavement Preservation Program-Bonded Wearing Course project represents a portion of those recommendations. Recently used by Caltrans on several local State Highways, Bonded Wearing Course has shown to be a very cost effective surface treatment appropriate for the current condition of the selected roads. The remaining recommendations will be addressed by a combination of Transportation and Public Works Maintenance Division force account and the 2012-13 Pavement Preservation Program – Overlay project expected to be awarded in June 2013. The current Bonded Wearing Course contract was expanded to include additional roads to be funded with Tribal Development Impact Mitigation funds transferred to the department from the General Fund in FY 2010-11 for impacts from the Dry Creek Rancheria.

The 2012-13 Pavement Preservation Program-Bonded Wearing Course project includes applying a bonded wearing course and pavement delineation to the following roads:

- A. West Dry Creek Road (#99017), PM 10.00-11.35, Westside Rd to Canyon Road (District 4)
- B. Snyder Lane (#68025), PM 12.49-13.18, City Rohnert Park to Petaluma Hill Road (District 3)
- C. Chileno Valley Road (#4801), PM 12.73-13.53, Western Avenue to Putnam Park, (District 2)
- D. Chileno Valley Road, Alt. A (#4801), PM 10.00-12.73, Putnam Park to Marin County (District 2)
- E. Geyserville Avenue (#902A), PM 6.05-7.02, Banti Lane to SR 128 (District 4)

F. Lytton Station Road (#99034B & 99035), PM 10.68-12.02, Lytton Springs Road to Alexander Valley Road (District 4)

Project was advertised for bids: March 8, 2013 to April 9, 2013

Bids were opened: April 10, 2013

Base Bids were received as follows:

Windsor Fuel Co. (Pittsburg, CA): \$1,144,834.22

Synergy Project Management (San Francisco, CA): \$1,495,328.75

The Engineer's Estimate was \$1,215,893.00.

The low bid of Windsor Fuel Co. is \$71,058.78 (5.8%) below the Engineer's Estimate. The second bid is 31% above the low bid. The major differences between the bid and the estimate are the costs for the asphalt items, traffic control items and guardrail items.

The Department recommends awarding the base bid plus Alternate A, extending the limits of Chileno Valley Road.

Windsor Fuel Co. is experienced in this type of work. They have been licensed since 2000. This is the first Bonded Wearing Course project by this department in Sonoma County.

The total estimated cost of construction for the Base Bid plus Alternate A is \$1,648,874.46 including 10% for construction contingency. Appropriations are included in both FY 12-13 and FY 13-14 Road Maintenance budgets.

Prior Board Actions:

10/23/12: Board approved Ad Hoc Committee on Roads one-time General Fund Allocation of \$8M.

6/19/12: Board approved Road Ad Hoc recommendations allocating \$8M in one-time reserves.

Strategic Plan Alignment Goal 3: Invest in the Future

This project will improve the surface and extend the life of over 7 miles of County roads.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 1,648,875	County General Fund	\$ 1,648,875
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 1,648,875	Total Sources	\$ 1,648,875

Narrative Explanation of Fiscal Impacts (If Required):

Funding includes \$500,000 in Tribal Development Impact Mitigation transferred to department in FY 2010-11 from General Fund for impacts of Dry Creek Rancheria. Project will span FY 12-13 and FY 13-14 and appropriations are included in both budgets years. Adjustments if necessary will be included in consolidated adjustments in FY 13-14.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

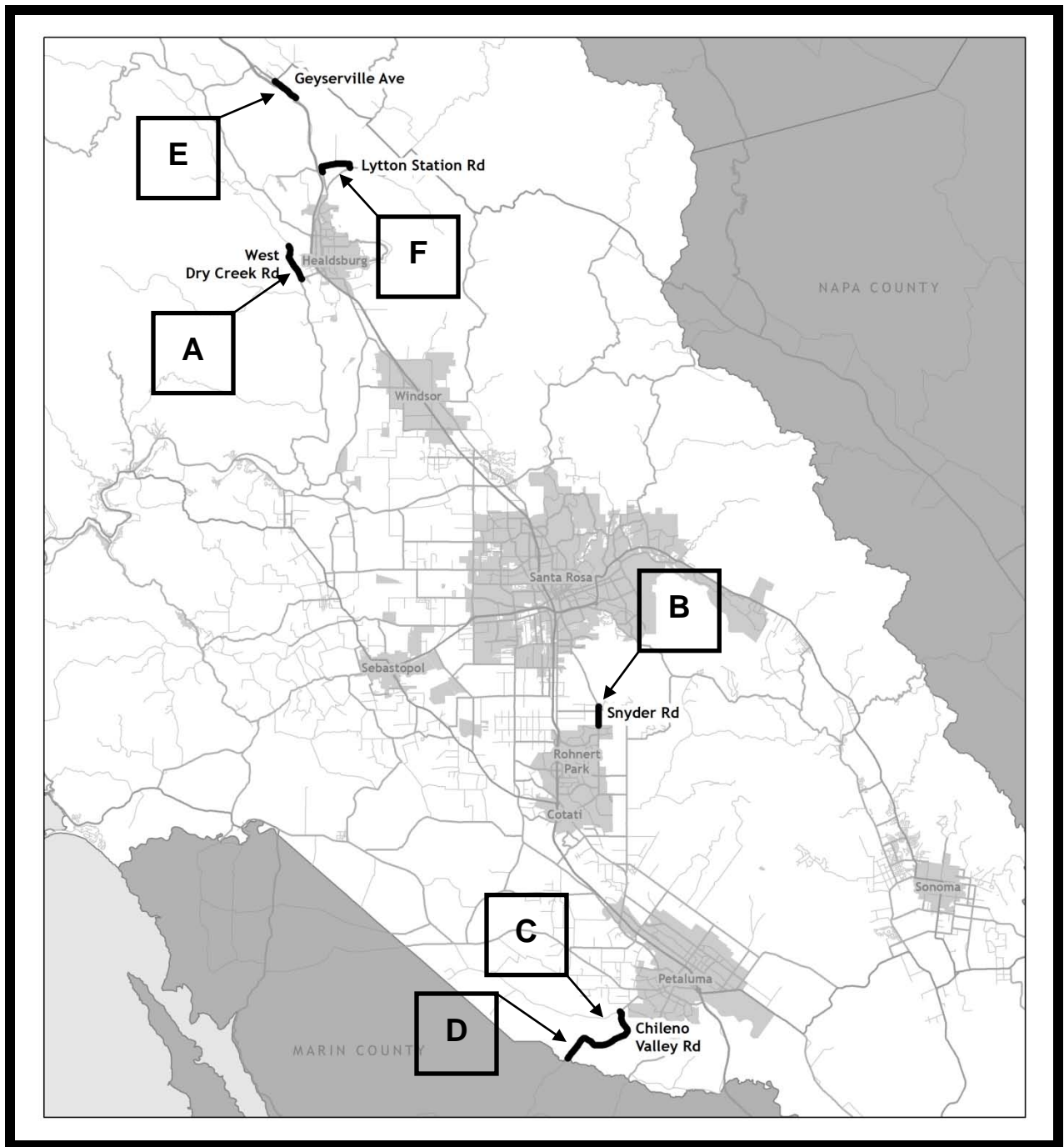
Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Location Map

Related Items "On File" with the Clerk of the Board:

Special Provisions Book, Bid Book, Plans



No.	Road No.	Road Name	Location	Post Mile		Length
A	99017	West Dry Creek Road	Westside Road to Canyon Road (private)	10.00	11.35	1.35
B	68025	Snyder Lane	Rohnert Park to Petaluma Hill Road	12.49	13.18	0.69
C	4801	Chileno Valley Road	Western Ave to Helen Putnam Park	12.73	13.53	0.80
D	4801	Chileno Valley Road	Alternate "A"-Helen Putnam Park to Marin County line	10.00	12.73	2.73
E	0902A	Geyserville Avenue	Banti Lane to SR 128	6.05	7.02	0.97
F	99034B & 99035	Lytton Station Road	Lytton Springs Rd/Healdsburg Avenue to Alexander Road	10.68	12.02	1.34



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 33
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Transportation & Public Works

Staff Name and Phone Number:

Thomas F. O’Kane Jr., (707) 565-2958

Supervisorial District(s):

First, Second and Fourth Districts

Title: Award of Contract for the 2012 Asphalt Overlay Program – C11008

Recommended Actions:

1. Approve plans and specifications for the 2012 Asphalt Overlay Program Project
2. Award contract to low bidder, (Ghilotti Construction Company), in the amount of \$4,714,000.05 (Base Bid plus Alternates 1, 2 & 3) and authorize Chair to execute construction contract C11008. (First, Second and Fourth Supervisorial Districts)

Executive Summary:

The base bid for the 2012 Asphalt Overlay Program consists of overlay of Main Street (PM 10.14 to 10.46), Fulton Road (PM 13.02 to 14.72), Lakeville Road (PM 14.99 to 16.97) and Calistoga Road (PM 15.59 to 16.98) with up to four alternates on Calistoga Road (PM 14.19 to 15.59, 13.40 to 14.19, PM 12.65 to 13.40, PM 11.80 to 12.65, PM 11.45-11.80). The work will include placing an asphalt concrete overlay on the roadway, adjusting utility covers, adjusting guard rails, and applying new delineation/stripping.

Project was advertised for bids February 28th to April 12th, 2013.

Bids were opened on April 12th, 2013.

Bids were received as follows:

Low Bidder: \$2,789,321.45 Ghilotti Construction Company (Base Bid)

2nd Low Bidder \$2,818,687.50 Argonaut Constructors

3rd Low Bidder \$2,874,720.41 MCK Services, Inc.

4th Low Bidder \$2,930,709.83 Ghilotti Brothers, Inc.

The low bidder is \$2,789,321.45 7.32% below the Engineer’s Estimate. The next lowest bid is 1.04% higher than the low bidder.

The low bidder’s price for the Alternates 1-5 all Calistoga Road were:

Alternate 1 (PM 14.19-15.59) - \$941,095.40; Alternate 2 (PM 13.40-14.19) - \$409,458.20; Alternate 3 (PM 12.65-13.40) - \$574,125.00; Alternate 4 (PM 11.80-12.65) - \$486,541; and Alternate 5 (PM 11.45-11.80) - \$283,061.00.

At this time the Department recommends awarding Alternates 1, 2, and 3 for a total of \$2,117,146.46 including 10% for contingency.

Ghilotti Construction Company is experienced in this type of work. They have been in operation for over 20 years and have constructed many projects for Sonoma County.

The total estimated cost of construction for the Base Bid plus Alternates 1, 2, and 3 is \$5,185,400 including 10% for construction contingency. Funding for this project is to come from federal surface transportation funds matched with General Fund solid waste franchise fees and Proposition 1B funds.

Appropriations are available in the FY 2012-13 and FY 2013-14 Road Improvements budget. Work is estimated to commence in late May/early June weather permitting.

Prior Board Actions:

None.

Strategic Plan Alignment Goal 3: Invest in the Future

This project will improve and extend the life of over 8 miles of County roads.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 5,185,400	County General Fund	\$ 1,064,250
Add Appropriations Req'd.	\$	State/Federal	\$ 4,121,150
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 5,185,400	Total Sources	\$ 5,185,400

Narrative Explanation of Fiscal Impacts (If Required):

This project will span both FY 12-13 and FY 13-14. Appropriations are currently included in the current year, and will be recommended for Board approval in FY 13-14.

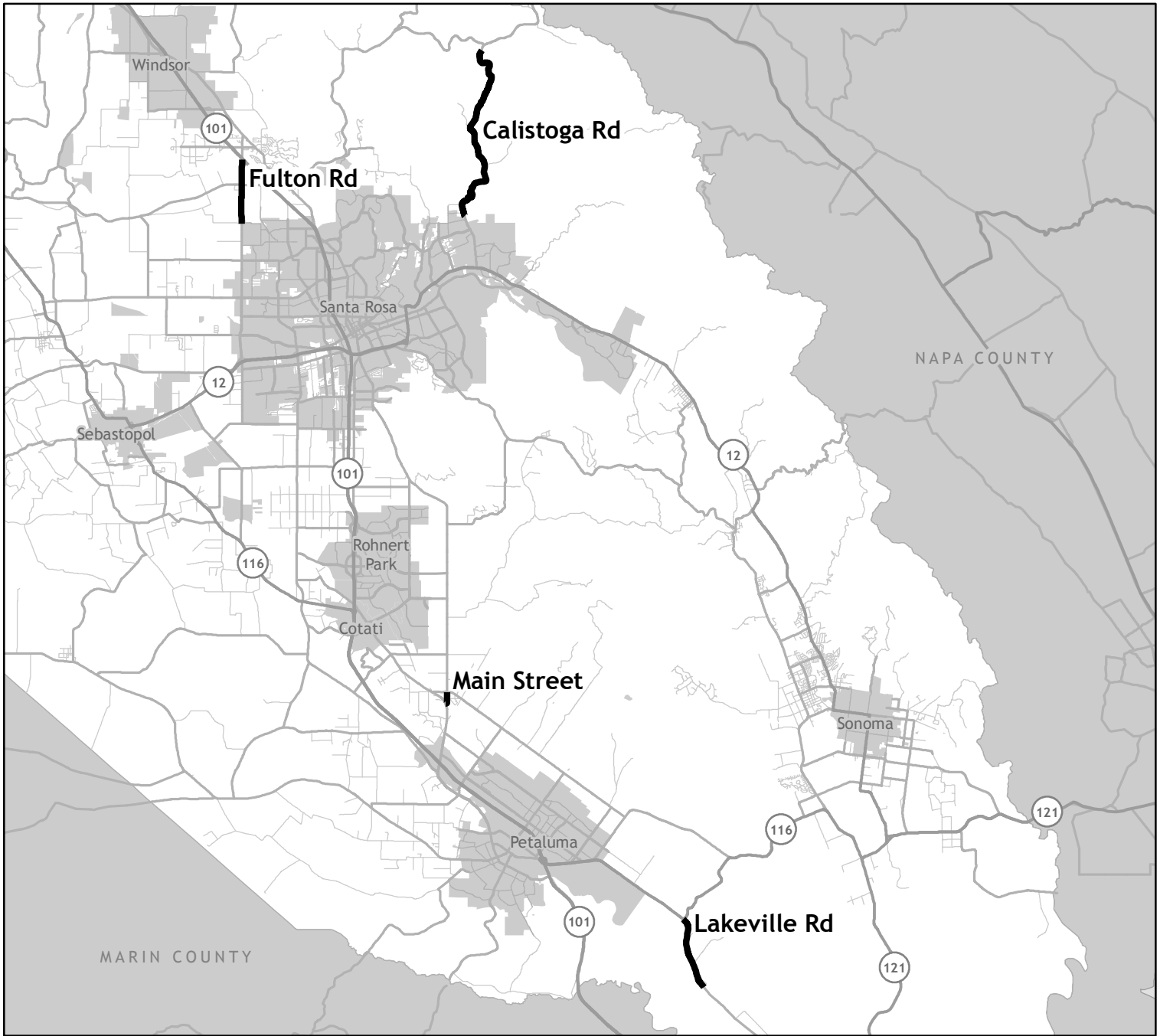
Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

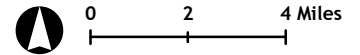
Narrative Explanation of Staffing Impacts (If Required):
Attachments:
Location Map
Related Items "On File" with the Clerk of the Board:
Special Provisions Book, Bid Book, Addendum 1, 2, 3, 4, 5, and 6 with attachment

Location Map

2012 Asphalt Overlay program



— = Project Location



Road Name	Location	Road ID	From PM	To PM	Length
Fulton Road	City Limit (just before Wood Rd) to Hwy 101 Overpass	7804B	13.02	14.72	1.70
Lakeville Rd	Old Lakeville Rd #2 (South End) to Hwy 116	3601	14.99	16.97	1.98
Main St	Old Redwood Hwy N to Adobe Rd	5710A	10.14	10.46	0.32
Calistoga Rd (Base Bid)	1.39-mile section, beginning .26 mile South of Gates Rd	7703	15.59	16.98	1.39
Calistoga Rd (Alternate Bid 1)	1.4-mile section, beginning at end of Mark West Creek Bridge	7703	14.19	15.59	1.40
Calistoga Rd (Alternate Bid 2)	.79-mile section, beginning just North of St Helena Rd	7703	13.40	14.19	0.79
Calistoga Rd (Alternate Bid 3)	.75-mile section, beginning just South of Plum Ranch Rd	7703	12.65	13.40	0.75
Calistoga Rd (Alternate Bid 4)	.85-mile section, beginning just North of Harville Rd	7703	11.80	12.65	0.85
Calistoga Rd (Alternate Bid 5)	.35-mile section, beginning at the Santa Rosa City Limit	7703	11.45	11.80	0.35

TOTAL: 9.53



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 34
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Board of Supervisors (707) 565-2241

Supervisorial District(s):

Title: Minutes of April 16, 2013 and April 23, 2013

Recommended Actions:

Approval.

Executive Summary:

Approval of Minutes –

1. Approve the Minutes of the Meeting of April 16, 2013 for the following: Agricultural Preservation and Open Space District, Community Development Commission, Northern Sonoma County Air Pollution Control District, Sonoma County Water Agency, and Board of Supervisors; and
2. Approve the Minutes of April 23, 2013 for the following: Agricultural Preservation and Open Space District, Community Development Commission, Northern Sonoma County Air Pollution Control District, Occidental County Sanitation District, Sonoma Clean Power Authority, Sonoma County Water Agency, South Park County Sanitation District, and Board of Supervisors

Prior Board Actions:

Strategic Plan Alignment Not Applicable

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$	County General Fund	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

N/A

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Minutes

Related Items "On File" with the Clerk of the Board:

None

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

TUESDAY

APRIL 16, 2013

8:30 A.M.

Susan Gorin	First District	Veronica A. Ferguson	County Administrator
David Rabbitt	Second District	Bruce Goldstein	County Counsel
Shirlee Zane	Third District		
Mike McGuire	Fourth District		
Efren Carrillo	Fifth District		

This is a simultaneous meeting of the Board of Supervisors of Sonoma County, 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 Sonoma County Agricultural Preservation and Open Space District, the Board of Directors of the Northern Sonoma County Air Pollution Control District, and as the governing board of all special districts having business on the agenda to be heard this date.

The Board welcomes you to attend its meetings which are regularly scheduled each Tuesday at 8:30 a.m. Your interest is encouraged and appreciated.

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Santa Rosa City Bus: Rt. 14

Golden Gate Transit: Rt. 80

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APPROVAL OF THE CONSENT CALENDAR

The Consent Calendar includes routine financial and administrative actions, are usually approved by a single majority vote. There will be no discussion on these items prior to voting on the motion unless Board Members or the public request specific items be discussed and/or removed from the Consent Calendar.

PUBLIC COMMENT

Any member of the audience desiring to address the Board on a matter on the agenda: Please walk to the podium and after receiving recognition from the Chair, please state your name and make your comments. Closed session items may be added prior to the Board adjourning to closed session. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the subject under discussion. Each person is usually granted 3 minutes to speak; time limitations are at the discretion of the Chair.

8:32 A.M. CALL TO ORDER

8:32 A.M. Chairman Rabbitt called the meeting to order.

Supervisors Present: Susan Gorin, David Rabbitt, Shirlee Zane, Mike McGuire, and Efren Carrillo.

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

Chairman Rabbitt presiding.

PLEDGE OF ALLEGIANCE

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

II. BOARD MEMBER ANNOUNCEMENTS

Supervisor McGuire provided the Board with an update regarding the Library Joint Powers Agreement Review Committee and the Quagga Mussel.

Supervisor Zane announced she chaired the Rohnert Park Oversight Board meeting; participated on a White House National Economic Council call; attended Sonoma County Museum Board meeting, and the Transportation Authority Regional Climate Protection Authority Board meeting.

Supervisor Gorin announced she attended the North Bay Water Reuse Authority meeting.

Supervisor Carrillo reported he attended the Youth at Work event for Our Parks celebration; and will be testifying before the California Coastal Conservancy for the financial support for Preservation Ranch.

Chairman Rabbitt announced he attended the Sonoma County Employees Retirement Association Investment and Disability Committee meetings; Golden Gate Bridge Highway Transportation District Labor and Board meetings, and the North Bay Water Reuse Authority meeting.

III. CONSENT CALENDAR (Items 1 through 24)

PRESENTATIONS/GOLD RESOLUTIONS
(Items 1 through 2)

PRESENTATIONS AT BOARD MEETING

CONSENT CALENDAR (Continued)

1. Adopt a Gold Resolution proclaiming April 2013 as Distracted Driving Awareness Month. (Third District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0133

2. Adopt a Gold Resolution proclaiming 2013 as "Year of the Child." (Fifth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0134

SONOMA COUNTY WATER AGENCY

(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

3. Authorize the General Manager to approve the first amended agreement with HDR Engineering, Inc., for Mirabel Fish Passage and Seismic Improvement project in an amount not to exceed \$449,945, expanding the existing scope of work and adding a new task for ground improvement design and construction phase services, and extending the agreement term by one year for a new not-to-exceed agreement total of \$959,439; agreement terminates on March 31, 2016. (Fifth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

4. Authorize the Chair to execute an Easement Agreement conveying property rights to the City of Rohnert Park and to AT&T in connection with the City of Rohnert Park's Wilfred Avenue Widening Project for the amount of \$18,000. This item will be returned to the Board on April 23, 2013 for final adoption. (Second District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

5. Delegate authority to the Chair to execute an easement agreement conveying property rights to the State of California Department of Transportation, for Highway 101 Novato Narrows Widening project. (4/5 vote required) (Fourth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

6. Approve the sub consultant agreement, as required per original agreement with West Coast Watershed, for West Coast Watershed to enter into an agreement with Red Deer Consulting in the amount of \$120,000 to work on tribal outreach and participation tasks in support of the North Coast Integrated Regional Water Management Plan.

Board Action: Approved as Recommended

UNANIMOUS VOTE

CONSENT CALENDAR (Continued)

AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR

7. Adopt a Resolution authorizing Property Tax Administration Charge for 2012-13 as provided by SB 2557 (Maddy).

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0135

8. Adopt a Resolution authorizing the Auditor-Controller Treasurer-Tax Collector to impound \$2,225,586 of 2012-13 property taxes derived from the assessment of business and geothermal appeals in accordance with Section 26906.1 of the Government Code, State of California.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0136

9. Adopt a Resolution redefining the membership and appointments of the Sonoma County Treasury Oversight Committee.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0137

GENERAL SERVICES

10. Authorize the Chair to execute amendment #2 to the personal services agreement for Consulting Services with The Crocker Company, increasing the funding by \$40,000, for a total agreement cost not to exceed \$65,000.

Board Action: Approved as Recommended

UNANIMOUS VOTE

HUMAN RESOURCES

AND

AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

COMMUNITY DEVELOPMENT COMMISSION

NORTHERN SONOMA COUNTY AIR POLLUTION CONTROL DISTRICT

SONOMA COUNTY WATER AGENCY

(Directors/Commissioners: Gorin, Rabbitt, Zane, McGuire, Carrillo)

11. Miscellaneous Classification and Compensation Changes - (A) Adopt a Concurrent Resolution amending the Memorandum of Understanding between the County and SEIU Local 1021 to abolish the classifications of Senior Systems Support Technician and Systems Support Technician; and amend Salary Resolution No. 95-0926 to reflect the re-titling of the classification of Chief Deputy County Recorder to Chief Deputy County Clerk-Recorder and Right of Way Section Manager to Right of Way Manager, effective April 16, 2013. (B) Adopt a Resolution amending the Department Allocation Lists for the Information

CONSENT CALENDAR (Continued)

Item #11 Continued

Systems Department to reflect the deletion of 2.0 Full-Time Equivalent Senior Systems Support Technician allocations and 1.0 Full-Time Equivalent Systems Support Technician allocation, and the addition 3.0 Full-Time Equivalent Information Technology Analyst I/II allocations; the Human Services Department to reflect the deletion of 1.0 Full-Time Equivalent Public Assistance Systems Specialist allocation, and the addition of 1.0 Full-Time Equivalent Public Assistance Systems Manager allocation; and the Department of Transportation and Public Works to reflect the deletion of 1.0 Full-Time Equivalent Supervising Right of Way Agent allocation, and the addition of 1.0 Full-Time Equivalent Right of Way Manager allocation, respectively, effective April 16, 2013.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0138, 13-0139

HEALTH SERVICES

12. Authorize the Director of Health Services to approve the first amendment to an agreement with Northern California Center for Well-Being, expanding the scope of work to include chronic disease prevention infrastructure, diabetes services, and increased funding for the Smoke Free Babies Program, increasing the contract amount by \$237,277, resulting in a new not to exceed amount of \$270,293, and extending the term to December 31, 2015.

Board Action: Approved as Recommended

UNANIMOUS VOTE

PERMIT AND RESOURCE MANAGEMENT

13. Adopt a Resolution and Conditions of Approval for a Lot Line Adjustment between two parcels subject to a Williamson Act Contract located at 3194 and 3216 Alexander Valley Road, Healdsburg APNs 131-190-019 and -018 (File No. LLA11-0043). (Fourth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0140

14. Authorize the Chair to execute a five year contract with Stillwater Sciences, Inc in an amount not to exceed \$407,486 to serve as the Scientific Review Consultants for preparation of the Russian River Annual Monitoring Report, annual review of instream mining plans, and other services as required. (Fourth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

PROBATION

15. Authorize the Chief Probation Officer to execute a Memorandum of Understanding between Sonoma County Office of Education and Sonoma County Probation Department for provision of General Equivalency Diploma tutoring, preparation, and testing services for

CONSENT CALENDAR (Continued)

Item #15 Continued

Probation's clients at the Day Reporting Center (\$43,000 per Fiscal Year through Fiscal Year 2013-14).

Speaker: Bob Ochs, Chief Probation Officer

Board Action: Approved as Recommended
UNANIMOUS VOTE

TRANSPORTATION AND PUBLIC WORKS / COUNTY COUNSEL

16. Authorize the Chair to execute the sixth amendment to the legal services agreement with the law firm Atkinson, Andelson, Loya, Ruud and Romo for outside counsel assistance regarding a construction dispute over the County's leachate pipeline construction project. The Amendment, in the amount of \$250,000, will increase the total compensation not-to-exceed amount to \$800,000. (Third District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

TRANSPORTATION AND PUBLIC WORKS

17. Authorize the Chair to execute the first amendment to the Commercial Operator Lease Agreement with the Sky Lounge Restaurant and Raw Bar located at the Charles M. Schulz-Sonoma County Airport Terminal Building, 2200 Airport Blvd., Santa Rosa, CA. The first extension term is July 1, 2012 through June 30, 2017 and represents an estimated \$197,000 in revenue to the Airport. (4/5 vote required) (Fourth District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

18. Authorize the Chair to execute an amendment to the agreement with Harris & Associates, Inc. to add \$93,246 for additional pavement inspection support services for a total amount of \$536,336, with a term ending December 31, 2015.

Board Action: Approved as Recommended
UNANIMOUS VOTE

APPOINTMENTS/REAPPOINTMENTS (Items 19 through 24)

19. Appoint Bob Higham to the Fair and Exposition Board at the pleasure of the Board effective April 16, 2013. (First District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

20. Appoint Linda Babonis to the Commission on the Status of Women for a two year term beginning on April 16, 2013 and ending on April 16, 2015. (Third District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

CONSENT CALENDAR (Continued)

21. Reappoint Marshall Bauer to the Sonoma County Tourism Bureau Board for a two-year term, effective April 16, 2013 through April 15, 2015 (First District).

Board Action: Approved as Recommended
UNANIMOUS VOTE

22. Reappoint Ann Zimmer to the Human Rights Commission for a two year term beginning on April 16, 2013 and ending on April 16, 2015. (Third District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

23. Reappoint Jan Kiely to the Commission on the Status of Women for a two year term beginning on April 16, 2013 and ending on April 16, 2015. (Fourth District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

24. Reappoint Karen Wallace to the Commission on the Status of Women for a two year term beginning on April 16, 2013 and ending on April 16, 2015. (Fourth District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

IV. REGULAR CALENDAR (Items 25 through 30)

SONOMA COUNTY WATER AGENCY
(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

25. Authorize the Chair execute the contract with Hanford Applied Restoration & Conservation, Sonoma, CA, \$4,085,512, for construction of the Dry Creek Habitat Enhancement Demonstration Project, Phase II, and delegate authority to the General Manager of the Sonoma County Water Agency to execute Document 00650, which is the agreement and release of any and all claims, if required. (Fourth District)

9:13 A.M.

Present: Cordel Stillman, Deputy Chief Engineer, Sonoma County Water Agency; David Manning, Environmental Resources Coordinator, Sonoma County Water Agency; and Greg Guensch, Engineer III, Geomorphologist, Sonoma County Water Agency

Board Action: Approved as Recommended
UNANIMOUS VOTE

26. Adopt a Resolution establishing Sonoma County Water Agency's Water Rates and charges for the Water Agency's Water Transmission System for Fiscal Year 2013/2014. (4/5 vote required)

9:30 A.M.

Present: Mike Thompson, Sonoma County Water Agency Assistant General Manager; Lynne Rosselli, Sonoma County Water Agency; and Spencer Bader, Sonoma County Water Agency

Speakers:

Jake Mackenzie, Chair, Water Advisory Committee
Chris DeGabriele, North Marin Water District

Board Action: Approved as Recommended
UNANIMOUS VOTE
Approved by Resolution No. 13-0141

BOARD OF SUPERVISORS

27. Approve fee waiver in the amount of \$542 for the Kenwood July 4th Hometown Parade. (First District)

9:58 A.M.

Board Action: Approved as Recommended
UNANIMOUS VOTE

REGULAR CALENDAR (Continued)

28. Approve fee waiver in the amount of \$604 for the "Crusin' The Boulevard, Salute to American Graffiti" event to be held on May 13, 2013 in Petaluma. (Second District)

9:58 A.M.

Board Action: Approved as Recommended
UNANIMOUS VOTE

9:59 A.M. The Board recessed to Closed Session.

10:41 A.M. The Board reconvened from Closed Session. Chairman Rabbit announced that the Board would recess to continued closed session after Public Comment on items not on the agenda.

29. 10:30 A.M. - PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA (Comments are restricted to matters within the Board jurisdiction. The Board will hear public comments at this time for up to thirty minutes. Please be brief and limit your comments to three minutes. Any additional public comments will be heard at the conclusion of the meeting.)

10:41 A.M. Public Comment opened

Mary Morrison
Rich Hannan
John Jenkel

10:51 A.M. Public Comment closed

30. 10:30 A.M. 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) Acts and Determinations of Design Review Committee
 - d) Administrative Determinations of the Director of Permit and Resource Management

No Acts and Determinations to reviewed or acted on.

10:51 A.M. The Board recessed to continued Closed Session.

3:11 P.M. The Board reconvened from continued Closed session. County Counsel Goldstein reported on Closed Session Items #31-37.

V. CLOSED SESSION CALENDAR (Items 31 through 37)

31. The Board of Commissioners of the Community Development Commission will consider the following in closed session: Conference with Real Property Negotiator. Property: 650 W. Spain Street, Sonoma, CA 95476 APN 127-204-012. Conference with Real Property Negotiator. Property: For Seller: Kathleen Kane, Executive Director, Sonoma County Community Development Commission. For Buyer: Unknown (Buyer had not been determined). Under Negotiation: Price and other terms of sale (Govt. Code Section 54956.8).

Direction given to property negotiator.

32. The Board of Commissioners of the Community Development Commission will consider the following in closed session: Conference with Real Property Negotiator. Property: 16717 Sonoma Highway APN 056-562-019. Agency Negotiator: Kathleen H. Kane, Executive Director, Community Development Commission. Negotiating Parties: Seller - Sonoma County Community Development Committee; Buyer - Unknown (Buyer had not been determined). Under Negotiation: Price and terms of payment of potential sale of property (Govt. Code Section 54956.8).

Direction given to property negotiator.

33. The Board of Supervisors will consider the following in closed session: Public Employee Performance Evaluation - Title: Agricultural Commissioner (Govt. Code Section 54957).

Direction given to staff.

34. The Board of Directors of the Sonoma County Water Agency will consider the following in closed session: Public Employee Performance Evaluation - Title: Sonoma County Water Agency General Manager (Govt. Code Section 54957).

Direction given to staff.

35. The Board of Supervisors will consider the following in closed session: Initiation of Litigation (Govt. Code Section 54956.9 (d)(4)).

Withdrawn.

36. The Board of Supervisors will consider the following in closed session: Initiation of Litigation (Govt. Code Section 54956.9 (d)(4)).

Direction given to Counsel and staff.

37. The Board of Supervisors, the Board of Directors of the Sonoma County Water Agency, the Board of 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 Negotiator, Agency Negotiator: Wendy Macy/Carol Allen/William Kay, Burke & Associates and Carol Stevens, Burke &

CLOSED SESSION (Continued)

Item #37 Continued

Associates. Employee organization: All. Unrepresented employees: All, including retired employees (Govt. Code Section 54957.6 (b)).

Direction given to labor negotiator.

38. Report on Closed Session.

See Closed Session Items #31-37.

39. ADJOURNMENTS

3:14 P.M. The Board adjourned the meeting in memory of Diane Smith, Giselle Ayala, Granville "Randy" Flater, Kathleen Palmer, Casey Feldman, and the three victims from the Boston Marathon bombing. The meeting was adjourned to April 23, 2013 at 8:30 A.M.

Respectfully submitted,

Michelle Arellano, Chief Deputy Clerk of the Board

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

TUESDAY

APRIL 23, 2013

8:30 A.M.

Susan Gorin	First District	Veronica A. Ferguson	County Administrator
David Rabbitt	Second District	Bruce Goldstein	County Counsel
Shirlee Zane	Third District		
Mike McGuire	Fourth District		
Efren Carrillo	Fifth District		

This is a simultaneous meeting of the Board of Supervisors of Sonoma County, 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 Sonoma County Agricultural Preservation and Open Space District, the Board of Directors of the Northern Sonoma County Air Pollution Control District, and as the governing board of all special districts having business on the agenda to be heard this date.

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PUBLIC COMMENT

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8:32 A.M. CALL TO ORDER

8:32 A.M. Chairman Rabbitt called the meeting to order.

Supervisors Present: Susan Gorin, David Rabbitt, Shirlee Zane, Mike McGuire, and Efren Carrillo

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

Chairman Rabbitt presiding.

PLEDGE OF ALLEGIANCE

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

Chairman Rabbitt announced the Agenda Addendum and noted the addition of Closed Session Item #49A - Initiation of Litigation.

II. BOARD MEMBER ANNOUNCEMENTS

Supervisor Carrillo announced he attended the California Coastal Conservancy meeting and attended the North Coast Resource Partnership meeting.

Supervisor Gorin announced she attended the Bay Conservation Development Commission meeting and the First 5 Commission meeting.

Supervisor Zane announced she attended the Bay Area Air Quality Management District Board meeting; attended the Sonoma Marin Area Rail Transit Board meeting; and participated in the Navigating the Carbon World Conference. She made a request to the County Administrator to do further analysis of financial implications associated with public access to acquisitions marked for recreation of the Agricultural Preservation and Open Space District.

Supervisor McGuire provided an economic development update regarding a meeting he attended to discuss business improvement districts within unincorporated areas. He also provided the Board with a Library JPA Advisory Committee update.

Chairman Rabbitt reported he attended the Association of Bay Area Governments Spring General Assembly; and attended the Petaluma Watershed Forum.

III. CONSENT CALENDAR (Items 1 through 44)

PRESENTATIONS/GOLD RESOLUTIONS (Items 1 through 8)

CONSENT CALENDAR (Continued)

PRESENTATIONS AT BOARD MEETING

1. Adopt a Gold Resolution recognizing April 26th as Children's Memorial Flag Day. (First District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0142

2. Adopt a Gold Resolution proclaiming April 23, 2013 to be Women's Equal Pay Day 2013 in Sonoma County. (Human Resources)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0143

3. Adopt a Gold Resolution proclaiming April 21, 2013, through April 27, 2013, as National Crime Victims' Rights Week in Sonoma County. (District Attorney/Sheriff's Office/Health Services/Human Services/Probation)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0144

PRESENTATIONS AT DIFFERENT DATE

4. Adopt Gold Resolution declaring April 29 through May 3, 2013 as the first annual Business Appreciation Week. (Economic Development Board)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0145

5. Adopt a Gold Resolution recognizing approximately 3,000 volunteers who served at the County during fiscal year 2011-2012; and Adopt 13 Gold Resolutions recognizing the contributions of the selected Outstanding Volunteers. (Human Resources)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0146, 13-0147 a-m

6. Adopt a Gold Resolution honoring Jeremy Masterson upon achieving the rank of Eagle Scout with Boy Scout Troop 8. (Second District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0148

7. Adopt a Gold Resolution honoring David Downs achieving the rank of Eagle Scout with Boy Scout Troop 8. (Second District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0149

CONSENT CALENDAR (Continued)

8. Adopt a Gold Resolution proclaiming April 27, 2013 as Comcast Cares Day in the County of Sonoma in appreciation for contributions to Cook Middle School. (Fifth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0150

COMMUNITY DEVELOPMENT COMMISSION

(Commissioners: Gorin, Rabbitt, Zane, McGuire, Carrillo)

9. Approve and authorize the Executive Director of the Sonoma County Community Development Commission to execute a professional services agreement for auditing services with Smith, Marion & Company for \$34,750 for April 24, 2013 to November 30, 2013, to execute subsequent amendments to the agreement which do not increase the amount to be paid for the Fiscal Year 2012-13 audit by more than ten percent (10%) and to execute addenda to the agreement to extend the term for two additional one-year periods upon satisfactory fulfillment of its obligation under the original agreement.

Board Action: Approved as Recommended

UNANIMOUS VOTE

COMMUNITY DEVELOPMENT COMMISSION

(Commissioners: Gorin, Rabbitt, Zane, McGuire, Carrillo)

AND

BOARD OF SUPERVISORS

10. Approve and authorize the Executive Director of the Sonoma County Community Development Commission to execute on behalf of the County of Sonoma the seventeenth amendment to the agreement for operation of the Russell Avenue Shelter with Catholic Charities of the Diocese of Santa Rosa, Inc. extending the term of the agreement to June 30, 2013 and modifying the scope of work; and to make minor, non-substantive changes to the agreement, that do not further change the modified total amount or term of the agreement, following review and approval of County Counsel as to form. (Third District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

SONOMA COUNTY WATER AGENCY

(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

11. Authorize the Chair to execute an agreement between Sonoma County Water Agency and Forestville Water District. Water Agency to provide as needed maintenance to the wastewater collection and treatment facilities for five years at cost. (Fifth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

12. Authorize the Chair to execute an agreement with Westin Engineering to provide consulting services for development of the Supervisory Control and Data Acquisition Master Plan. (\$250,000; agreement terminates May 1, 2014).

CONSENT CALENDAR (Continued)

Item #12 Continued

Board Action: Approved as Recommended
UNANIMOUS VOTE

13. Ratify the General Manager's execution of a license agreement with the National Oceanic and Atmospheric Administration for the purpose of installing, maintaining, and operating meteorological equipment on Sonoma County Water Agency property; and authorize the General Manager to execute similar license agreements if additional sites are identified. (Fourth District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

14. Authorize the Chair to execute a Funding Agreement with North Bay Innovation Hub for the amount of \$22,500; agreement terminates on April 30, 2014, in support of growth and development of iHub.

Board Action: Approved as Recommended
UNANIMOUS VOTE

15. Authorize the Chair to execute a Grant of Easement Agreement conveying property rights to the City of Rohnert Park and to AT&T in connection with the City of Rohnert Park's Wilfred Avenue Widening Project, \$18,000. (4/5 vote required) (Second District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

16. Authorize the Chair to execute an agreement with the City of Rohnert Park to provide reimbursement funding construction of a groundwater well. (Not to exceed \$649,629; agreement terminates June 30, 2014). (Second District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

SOUTH PARK COUNTY SANITATION DISTRICT

(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

17. Confirm ongoing emergency conditions necessitate completion of ongoing repairs to collapsed sewer facilities without advertising for competitive bids. (4/5 vote required) (Fifth District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR

18. Review and accept the audit report of the Sonoma County District Attorney's Office Victim Witness Assistance Program for the fiscal year ended June 30, 2012.

Board Action: Approved as Recommended
UNANIMOUS VOTE

CONSENT CALENDAR (Continued)

19. Review and accept the audit report of the Sonoma County District Attorney's Office Vertical Prosecution Program for the fiscal year ended June 30, 2012.

Board Action: Approved as Recommended
UNANIMOUS VOTE

BOARD OF SUPERVISORS

20. Disbursement of 2012-2013 Discretionary Advertising Funds (Third District) - Approve Advertising Program grant awards to the following entities and authorize the County Administrator to execute contracts with the following entities: Sonoma County Museum: \$500.

Board Action: Approved as Recommended
UNANIMOUS VOTE

21. Disbursement of 2012-2013 Discretionary Advertising Funds (Fourth District) - Approve Advertising Program grant awards to the following entities and authorize the County Administrator to execute contracts with the following entities: Sonoma County 4-H Chicken Que: \$500.

Board Action: Approved as Recommended
UNANIMOUS VOTE

FIRE AND EMERGENCY SERVICES

22. Authorize the Director of the Fire and Emergency Services Department to execute sub-grantee agreements with the City of Santa Rosa to sub-grant 2012 Emergency Management Program Grant Funds in the amount of \$59,474 for Emergency Operations Center improvements. (Third District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

23. Authorize the Director of the Fire and Emergency Services Department to execute the Telephone Emergency Notification System Memorandum of Understanding with the City of Santa Rosa for 24 Telephone Lines (\$189/month). (First, Third, Fourth and Fifth Districts)

Board Action: Approved as Recommended
UNANIMOUS VOTE

GENERAL SERVICES

24. Authorize the Chair to execute Right of Way Contracts and Quitclaim Deeds releasing conservation easement interests to the State of California for the purposes of Highway 101 interchange improvements in the vicinity of Airport Boulevard, and authorize the Director of General Services to execute other documents reasonably required to effect conveyance of the easements in a form approved by County Counsel (APNs 059-230-081 and 059-350-080). (4/5 vote required) (Fourth District)

Board Action: Approved as Recommended
UNANIMOUS VOTE

CONSENT CALENDAR (Continued)

GENERAL SERVICES / HEALTH SERVICES

25. New lease for the Department of Health Services / Behavioral Health Division - Authorize the Clerk to publish a notice, declaring the Board's intention to execute a lease with SR Office Properties, LLC (Landlord), for approximately 1,896 sq. ft. of office space in Suite 211, of the building located at 2227 Capricorn Way, Santa Rosa, for an initial rate of \$1.65 per sq. ft. per month (approximately \$3,128.40 per month or \$37,540.80 per year), which is subject to adjustment as more particularly described in said lease, for an initial five-year term, with two 5-year options.

Board Action: Approved as Recommended
UNANIMOUS VOTE

GENERAL SERVICES / HUMAN SERVICES

26. New lease for Human Services Department / Economic Assistance Division - (A) Authorize the Clerk to publish a notice, declaring the Board's intention to execute a new lease with Parkway Properties 14, LLC, for approximately 28,864 sq. ft., for an initial rate of \$1.62 per sq. ft. per month (approximately \$46,760 per month or \$561,116 per year), subject to adjustment as more particularly described in said lease, for seven years plus options to extend the term of the lease and the rentable area, in the building located at 520 Mendocino Avenue, Santa Rosa, CA; and (B) Authorize the General Services Director to execute a letter-agreement whereby the landlord of said building will prepare architectural construction drawings and apply for building permits prior to potential execution of the proposed amendment by the Board.

Speaker: Jose Obregon, Director of General Services

Board Action: Approved as Recommended
UNANIMOUS VOTE

HEALTH SERVICES

27. Adopt a Resolution designating Aurora Behavioral Health Care - Santa Rosa as a 72-Hour Evaluation and Intensive Treatment Facility for both minors and adults under Welfare and Institutions Code Sections 5000 et seq. (adults) and 5585.50 et seq. (minors) and authorizing the application of Welfare and Institutions Code Section 5270.10 30-day certifications in Sonoma County.

Board Action: Approved as Recommended
UNANIMOUS VOTE

Approved by Resolution No. 13-0151

HUMAN SERVICES

28. Authorize the Director of Human Services to sign and execute first amendment in the amount of \$725,000 to the current agreement with Document Fulfillment Services (DFS) for printing and mailing services (including postage) of CalWIN client correspondence for a

CONSENT CALENDAR (Continued)

Item #28 Continued

new total not to exceed \$1,522,325. The current contract term is July 1, 2010 through June 30, 2015.

Board Action: Approved as Recommended
UNANIMOUS VOTE

29. Authorize the Chair to execute amendment no. III to the Information Technology Agreement with HP Enterprise Services, LLC, formerly known as Electronic Data Systems, LLC, for CalWORKs Information Network (CalWIN) Development, Implementation, Maintenance and Operation Services for the 18 CalWIN Counties, \$2,836,537; effective July 1, 2013 through July 31, 2015.

Board Action: Approved as Recommended
UNANIMOUS VOTE

30. Authorize the Director of Human Services to sign the renewal agreement with the California State Association of Counties (CSAC) for the continued provision of Welfare Client Data Systems management services for the period of July 1, 2013 through June 30, 2014 in the amount of \$125,274.

Board Action: Approved as Recommended
UNANIMOUS VOTE

INFORMATION SYSTEMS

31. Adopt a Resolution approving records retention schedules and authorizing the destruction of records for Agricultural Commissioner-Commissioner and Agricultural Commissioner-Weights and Measures. (4/5 vote required)

Board Action: Approved as Recommended
UNANIMOUS VOTE

Approved by Resolution No. 13-0152

NORTHERN SONOMA COUNTY AIR POLLUTION CONTROL DISTRICT

(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

32. Authorize the Chair to execute a professional services agreement for technical services for the Geysers Air Monitoring Program with L.T. Boardman Enterprises for base amount not to exceed \$1,073,423 with a term ending June 30, 2018.

Board Action: Approved as Recommended
UNANIMOUS VOTE

PROBATION

33. Adopt a Resolution authorizing the Chief Probation Officer to execute an agreement with the State of California Department of Corrections and Rehabilitation (CDCR) to provide diagnostic and treatment services and temporary detention for case referrals from the Juvenile or Criminal Courts, for the period of July 1, 2012 to June 30, 2014, in an amount not to exceed \$400,062.

CONSENT CALENDAR (Continued)

Item #33 Continued

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0153

SHERIFF'S OFFICE

34. Adopt an Ordinance adding Article IX, Taxicab Regulations, to Chapter 18, Motor Vehicles and Traffic, of the Sonoma County Code. (4/5 vote required) (Second Reading - Ready for Adoption)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Ordinance No. 6029

TRANSPORTATION AND PUBLIC WORKS

35. Approve the license agreement for use of county facilities between the County of Sonoma and Sonoma County Waste Management Agency for compost premises located at the Central Disposal Site.

Board Action: Approved as Recommended

UNANIMOUS VOTE

MISCELLANEOUS

36. Approval of Minutes - (A) Approve the April 2, 2013 minutes of the Sonoma County Water Agency Strategic Planning Workshop. (B) Approve the minutes of the meeting of April 9, 2013 for the following: Agricultural Preservation and Open Space District, Community Development Commission, Northern Sonoma County Air Pollution Control District, Russian River County Sanitation District, Occidental County Sanitation District, South Park County Sanitation District, Sonoma County Water Agency, and Board of Supervisors. (C) Approve the minutes of the meeting of April 9, 2013 for the following: Sonoma Valley County Sanitation District.

Board Action: Approved as Recommended

UNANIMOUS VOTE

APPOINTMENTS/REAPPOINTMENTS

(Items 37 through 44)

37. Appoint Marsha Vas Dupre to the Mental Health Board for a three year term beginning on April 23, 2013 and ending on December 31, 2016. (Third District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

38. Appoint Hunter Cornell to the Alcohol and Drug Problems Advisory Board for a three year term beginning on April 16, 2013 and ending on April 16, 2016. (Fourth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

CONSENT CALENDAR (Continued)

39. Reappoint Vincent Hoagland to the Bicycle and Pedestrian Advisory Committee for a two year term beginning on April 23, 2013 and ending on April 23, 2015. (Third District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

40. Reappoint Greg Carr to the Board of Zoning Adjustments for a coterminous term effective April 23, 2013. (First District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

41. Reappoint Greg Carr to the Planning Commission for a coterminous term effective April 23, 2013. (First District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

42. Reappoint Richard Fogg to the Board of Zoning Adjustments for a coterminous term effective April 23, 2013. (First District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

43. Reappoint Richard Fogg to the Planning Commission for a coterminous term effective April 23, 2013. (First District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

44. Reappoint Arthur Warmoth to the Commission on Human Rights for a two year term beginning on April 23, 2013 and ending on April 23, 2015. (Third District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

IV. REGULAR CALENDAR (Items 45 through 47)

SONOMA COUNTY WATER AGENCY
SONOMA CLEAN POWER AUTHORITY
(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

AND
BOARD OF SUPERVISORS

45. Receive staff report regarding progress on implementation of the Sonoma Clean Power program and responses to Request for Proposals on power rates; authorize staff to implement program; and approve associated actions, as detailed in Exhibit A of staff report.

9:03 A.M.

Present: Grant Davis, Sonoma County Water Agency General Manager; Cordel Stillman, Sonoma County Water Agency Deputy Chief Engineer; and Steve Shupe, Deputy County Counsel

Speakers:

Doug Bosco
John Nagle
Kirstie Moore
Christopher Silva
Ann Hancock
Richard Dowd
Woody Hastings
Jeff Mathias
Debbie Meekins
Tom Scott
Bob Williamson
Rich Hardness
Ken Churchill
Lisa Maldonado
Hunter Stern
Don Test
Pam Rosen
Bill Williams
Roy Phillips
Jeff Stifers

Chairman Rabbitt announced that the Board would take a five minute break and reconvene at 11:15 A.M. to take presentation of Gold Resolution #3. Item #45 would be continued following the presentation.

11:10 A.M. The Board recessed.

11:20 A.M. The Board reconvened and heard Consent Item #3.

REGULAR CALENDAR (Continued)

Item #45 Continued

11:39 A.M. The Board resumed presentation of Regular Item #45.

Absent: Supervisor Carrillo

11:41 A.M. Supervisor Carrillo joined the meeting

Board Action: Board of Directors of the Sonoma Clean Power Authority:

(1) Approve the implementation of the Sonoma Clean Power community choice aggregation program in the unincorporated area of Sonoma County and within the jurisdictions of those cities in Sonoma County choosing to participate in the program by June 30, 2013, subject to the approval by the Board and the California Public Utilities Commission of the Implementation Plan required by Public Utilities Code §366.2(c)(5) and (c)(7).

AYES: Gorin, Zane, McGuire, Carrillo

NOES: Rabbitt

(2) Approve and authorize the Chair to execute the Agreement for Services and Reimbursement between the Authority and the Sonoma County Water Agency.

UNANIMOUS VOTE

(3) Approve and authorize the Chair to sign the Letters of Intent with First Community Bank for the provision of start-up financing for the Sonoma Clean Power Authority, and authorize Water Agency staff to negotiate final loan documents for consideration and approval by the Board.

UNANIMOUS VOTE

(4) Authorize and direct staff of the Sonoma County Water Agency to take all steps necessary to implement the Sonoma Clean Power program, including, but not limited to (1) negotiate start-up financing loan documents; (2) work with its consultants to recommend a “short list” of two to three energy service providers for the Sonoma Clean Power program; (3) negotiate contracts with energy service providers and other service providers for later consideration and approval by the Board; (4) meet with city councils and city managers and other city staff to solicit participation by cities in Sonoma Clean Power program; (5) work with its recruiting consultant to identify appropriate candidates to act as Chief Executive Officer for the Authority on a short-term contractual basis, and arrange interviews of finalists for consideration by the Board; (6) modify and finalize the Implementation Plan for Sonoma Clean Power for consideration by the Board; (7) take other such actions as are required to implement the Sonoma Clean Power program (provided, however, that contracts in excess of \$25,000 shall be approved by the Board).

UNANIMOUS VOTE

Board Action: Board of Supervisors of the County of Sonoma:

(1) Authorize the Auditor-Controller-Treasurer-Tax Collector and the County Administrator to work with Water Agency staff to negotiate with First Community Bank a guaranty of up to \$2.5 million for consideration and approval of the Board.

REGULAR CALENDAR (Continued)

Item #45 Continued

UNANIMOUS VOTE

Board Action: Board of Directors of the Sonoma County Water Agency.

(1) Approve and authorize the Chair to execute the Agreement for Services and Reimbursement between the Water Agency and the Sonoma Clean Power Authority.

UNANIMOUS VOTE

(2) Approve and authorize the General Manager to execute an agreement with MIG for marketing services, using the Water Agency's standard form of contract, with such non-material changes as may be approved by County Counsel as to form.

UNANIMOUS VOTE

(3) Approve and authorize the General Manager to execute an amendment to the existing agreement with Rusty Klassen, adding an additional \$10,000 in services for fiscal year 12-13.

UNANIMOUS VOTE

1:02 P.M. The Board recessed

1:16 P.M. The Board reconvened

TRANSPORTATION AND PUBLIC WORKS

46. Regional Solid Waste Planning - Approve Final Master Operations Agreement -

(A) Adopt a Resolution making findings related to the approval of the Master Operations Agreement (MOA) for long-term development, operation and maintenance of County Solid Waste Facilities including the Central Landfill and County Transfer Stations located in Annapolis, Guerneville, Healdsburg, Sonoma and at the Central site; authorizing the Chair to execute the MOA; delegating authority to the Director of Transportation and Public Works to file a Notice of Determination for the Addendum to the Sonoma County Central Disposal Site Improvement Program Final Environmental Impact Report (SCH#1995073068) for the Master Operations Agreement in accordance with the provisions of CEQA and the State CEQA Guidelines and delegating authority to staff to take further actions as necessary to meet the conditions precedent to the effectiveness of the MOA.

(B) Authorize the Transportation and Public Works Department to work with Human Resources to administer layoffs in accordance with Civil Service Rule 11 and the appropriate MOU.

1:16 P.M.

Present: Susan Klassen, Director of Transportation and Public Works, and Sheryl Bratton, Assistant County Counsel

REGULAR CALENDAR (Continued)

Item #46 Continued

Speakers:

Golbou Ghassemieh, Human Resources

Christina Caro

Debra Fudge

Roger Larsea

Henry Mikus

Ann Hancock

Brian Ling

Irene Rosario

The Board directed staff to incorporate language in the Master Operations Agreement noting that the MOA does not pre determine the dissolution of the Joint Powers Agreement.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0154

BOARD OF SUPERVISORS

47. Approve fee waiver in the amount of \$1,675 for a Friends of Farm Trails and Gravenstein Apple Fair Barn Dance Gala event to be held on April 27th in Petaluma. (Second District)

2:17 P.M.

Board Action: Approved as Recommended

UNANIMOUS VOTE

2:18 P.M. The Board recessed

V. CLOSED SESSION CALENDAR (Items 48 through 49)

4:44 P.M. The Board reconvened from Closed Session. Counsel Goldstein reported on Closed Session items #48-49A.

48. The Board of the Agricultural Preservation and Open Space District will consider the following in closed session: Conference with Legal Counsel - Anticipated Litigation - Significant Exposure to Litigation (Govt. Code Section 54956.9 (d)(2)).

Direction was given to Counsel and Staff.

49. The Board of Supervisors, the Board of Directors of the Sonoma County Water Agency, the Board of 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 Negotiator, Agency Negotiator: Wendy Macy/Carol Allen/William Kay, Burke & Associates and Carol Stevens, Burke & Associates. Employee organization: All. Unrepresented employees: All, including retired employees (Govt. Code Section 54957.6 (b)).

Withdrawn.

- 49A. The Board of Supervisors will consider the following in closed session: Initiation of Litigation (Govt. Code Section 54956.9 (d)(4)).

Direction was given to Counsel and Staff.

VI. REGULAR AFTERNOON CALENDAR (Items 50 through 63)

2:42 P.M. The Board reconvened.

Supervisors Present: Susan Gorin, David Rabbitt, Shirlee Zane, Mike McGuire, Efren Carrillo

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

50. Report on Closed Session.

2:42 P.M.

Chairman Rabbitt reported that Closed Session on Items 48-49A would convene after Item 62.

51. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA (Comments are restricted to matters within the Board jurisdiction. The Board will hear public comments at this time for up to thirty minutes. Please be brief and limit your comments to three minutes. Any additional public comments will be heard at the conclusion of the meeting.)

2:43 P.M. Public Comment Opened

Maureen De Voe
Richard Hannan
John Jenkel

2:53 P.M. Public Comment Closed

52. 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) Acts and Determinations of Design Review Committee
- d) Administrative Determinations of the Director of Permit and Resource Management

2:53 P.M.

No Acts or Determinations were acted on or reviewed.

REGULAR AFTERNOON CALENDAR (Continued)

Chairman Rabbitt announced that fee hearing items #53-61 would be heard concurrently.

2:54 P.M.

Present: Christina Rivera, Principal Analyst, County Administrator Office

Speakers:

Tammy Chandler

3:05 P.M. Public Hearing Opened

3:05 P.M. Public Hearing Closed

AGRICULTURAL COMMISSIONER

53. Adopt a Resolution approving the Agricultural Commissioner/Sealer's new fees to recover reasonable costs of providing services for Certified Producer Certificates, Grower Workshop Registration, Agricultural Grading, Agricultural Drainage, Vineyard/Orchard Development (VESCO), VESCO Best Management Practices manual, and hourly rates for engineer services; and Adopt a Resolution introducing, reading the title of and waiving further reading of a proposed Ordinance to amend Sonoma County Code Sections 30-6, 30-7, 30-10 and 30-14 to update fees for automatic point of sale station registration, weighing/measuring device reinspections to recover the reasonable cost of providing those services, and penalties for delinquent payment of reinspection fees. (First Reading)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution Nos. 13-0155, 13-0156

FIRE AND EMERGENCY SERVICES

54. Adopt a Resolution adopting fee increases for Fire and Emergency Services Department Hazardous Materials Schedule A - Permits and Fees.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0157

HEALTH SERVICES

55. Adopt a Resolution establishing new and amended fees to recover the reasonable cost of providing Public Health Services for the Department of Health Services effective July 1, 2013.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0158

REGULAR AFTERNOON CALENDAR (Continued)

PERMIT AND RESOURCE MANAGEMENT

56. Adopt an Ordinance adding new fees and adjusting fees for certain development applications, permits and services provided by the Permit and Resource Management Department in order to cover the costs of providing the related services.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Ordinance No. 6030

PROBATION

57. Adopt a Resolution establishing new fees and adopting fee increases and decreases for the Probation Department effective July 1, 2013.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0159

REGIONAL PARKS

AND

SONOMA COUNTY WATER AGENCY

(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

58. Adopt a Concurrent Resolution of the Board of Supervisors and the Directors of the Sonoma County Water Agency authorizing fee adjustments for group picnics and special use permits, film and photography permits, dump station fees, additional vehicle fees for campers, enhanced special use permits, and pricing flexibility measures; and Adopt a Concurrent Resolution of the Board of Supervisors and the Directors of the Sonoma County Water Agency authorizing adjustments in hourly staff billing rates applicable to recover the reasonable costs of providing services such as repairs, set-up and staffing for events, special use permits, and for maintenance and grounds services.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution Nos. 13-0160, 13-0161

REGIONAL PARKS

59. Adopt a Resolution authorizing fee adjustments for day use parking pass volume discounts, special use permits for group picnics, non-commercial/non-profit events, and non-league athletic field use, film and photography permits, seasonal day use passes, dump station fees, additional vehicle fees for campers, pesticide applicators training fees, enhanced special use permits, and pricing flexibility measures; and Adopt a Resolution of the Board of Supervisors authorizing adjustments in hourly staff billing rates applicable to recover the reasonable costs of providing services such as repairs, set-up and staffing for events, special use permits, and for maintenance and grounds services.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution Nos. 13-0162, 13-0163

REGULAR AFTERNOON CALENDAR (Continued)

SHERIFF - CORONER

60. Adopt an Ordinance establishing the fees to be collected by the Sheriff's Office effective July 1, 2013.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Ordinance No. 6031

TRANSPORTATION AND PUBLIC WORKS

61. Adopt a Resolution establishing reasonable rates and charges for the use of land and facilities at the Charles M. Schulz - Sonoma County Airport effective July 1, 2013. (Fourth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0164

COUNTY ADMINISTRATOR

AND

AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

OCCIDENTAL COUNTY SANITATION DISTRICT

SONOMA COUNTY WATER AGENCY

(Directors/Commissioners: Gorin, Rabbitt, Zane, McGuire, Carrillo)

62. Fiscal Year 2012-13 Third Quarter Budget Update and Adjustments -

(A) Receive third quarter budget update report, including consolidated budget and position allocation list adjustments.

(B) Adopt a Concurrent Resolution of the Board of Supervisors County of Sonoma, Sonoma County Water Agency, and the Occidental County Sanitation District adjusting the Fiscal Year 2012-13 budget. (4/5 vote required)

(C) Adopt a Concurrent Resolution of the Board of Supervisors, the Sonoma County Water Agency and the Agricultural Preservation and Agricultural Preservation and Open Space District amending the departmental position allocation lists associated with the third quarter consolidated budget adjustments.

3:06 P.M.

Present: Christina Rivera, Principal Analyst, County Administrator's Office; and Chris Thomas, Assistant County Administrative Officer

REGULAR AFTERNOON CALENDAR (Continued)
Item #62 (Continued)

Speakers:

Jill Ravitch
Ed Bounaccorsi

3:39 P.M. Public Comment Opened

James Petray

3:40 P.M. Public Comment Closed

Board Action: Approved as Recommended
UNANIMOUS VOTE
Approved by Resolution Nos. 13-0165, 13-0166

3:45 P.M. The Board convened to Closed Session.

63. ADJOURNMENTS

4:46 P.M. Board adjourned the meeting in memory of Grace Eva Howard, Carolyn "Nanny" Salsedo, and Hugo Tapia, Jr. The meeting was adjourned to May 7, 2013 at 8:30 A.M.

Respectfully submitted,

Michelle Arellano, Chief Deputy Clerk of the Board



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 35
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Human Services

Staff Name and Phone Number:

Sherry Alderman – 707-565-8501

Supervisorial District(s):

County-wide

Title: **Workforce Investment Board and Youth Council Appointments.**

Recommended Actions:

1) Appoint Chris Knerr, Chris Snyder, Jerald Miller, and Kelly Bass to the Workforce Investment Board for a one year term ending May 7, 2014. 2) Appoint George Steffensen and Kellie Noe to the Youth Council for a one year term ending May 7, 2014.

Executive Summary:

The Workforce Investment Act (WIA) is a federal law passed on August 7, 1998 designed to prepare youth and adults for entry into the labor force. The Workforce Investment Act required that all local regions create a Workforce Investment Board (WIB) comprised of local business and community members to oversee and implement the Workforce Investment Act programs, as well as a Youth Council under the WIB to plan delivery of WIA services to youth ages 14-21.

Membership Criteria and Process for Recommending Members for Appointment

The Workforce Investment Act (WIA) regulations established that the Sonoma County Workforce Investment Board (WIB) and its Youth Council would serve as policy oversight bodies for its employment and training programs. The law requires that appointments to these bodies be made by local elected officials. In accordance with the written agreement between the Sonoma County Board of Supervisors and the WIB, the WIB reviews and approves candidates' applications for membership and forwards its recommendations to the Board of Supervisors for final approval and appointment.

WIB members are not appointed by supervisorial district, but on a county-wide basis, and must have a high degree of policymaking and hiring authority within the organizations they represent. The WIB is required by law to maintain a business majority. The WIB and Youth Council also seek members who have expertise in Sonoma County's important or emerging employment sectors, such as health care, hospitality, and green technology or who provide workforce-related services. Applications are reviewed by the WIB Executive Committee and are then recommended to the Board of Supervisors for appointment. Current members in good standing are recommended for reappointment at the end of their term.

Efforts to fill the WIB and Youth Council seats are ongoing through referrals from current members and outreach to businesses, public, labor, and private non-profit organizations. The Human Services Department also works

closely with the Economic Development Board to identify business members appropriate for the business seats on the WIB.

Categories of Membership Recommendations

The individuals recommended for appointment to the Workforce Investment Board will represent the following categories of membership, all of which have vacancies.

<u>Representative</u>	<u>Category</u>
<u>Workforce Investment Board</u>	
Chris Knerr	Labor
Chris Snyder	Labor
Jerald Miller	Education
Kelly Bass	Economic Development Agencies
<u>Youth Council</u>	
George Steffensen	Labor
Kellie Noe	Organization that Relates to Youth Activities

Chris Knerr is the Business Agent for Cement Masons Local 300. He has been with them for nine years, three as an apprentice, five as a mason, and one year as the current Business Agent. He is interested in the opportunities provided to apprentices within the Building Trades. Mr. Knerr will fill a Labor seat on the WIB.

Chris Snyder is the District 10 Representative for Operating Engineers. He is a jobs advocate and represents workers that do work in the heavy and highway industry, surveying, crane operators, Caltrans workers and several other craft types. He has a strong interest in workforce development and being able to train the next generation in the Building Trades. Mr. Snyder will fill a Labor seat on the WIB.

Jerald Miller is the Dean of Business and Professional Studies for the Santa Rosa Junior College. He is involved in the implementation and coordination of workforce development education at the post secondary level in Sonoma County. He is committed to preparing students so that they have the skills, training, and education to achieve their career goals and that offer programs of study that the Sonoma County employers can rely on to hire and retain outstanding employees. He has been involved with career and technical education for the last twenty years as an instructor and administrator. Mr. Miller will fill an Education seat on the WIB.

Kelly Bass Seibel is the Director of Workforce Development for the Santa Rosa Chamber of Commerce. She has created and managed such programs as the WHEEL program, the Mike Hauser Algebra Academy and the Young Professionals Network, and also works as a link between educators and the business community as workforce development issues in our county are discussed. Ms. Bass Seibel will fill an Economic Development seat on the WIB.

George Steffensen is on the North Bay Labor Council and is the retired Apprenticeship Coordinator for the Operating Engineers. He joined the Operating Engineers Union in 1981 as an apprentice. He became a journeyman in 1985. He worked on several projects in Sonoma County for a number of local contractors, i.e. Don Dowd Co., Argonaut Constructors and Ghilotti Construction. In 1990 he was employed by the Operating Engineers Union and held many positions. He worked as a dispatcher, Business Agent, District Representative and Apprenticeship Coordinator. Mr. Steffensen will fill the Apprenticeship seat on the Youth Council.

Kellie Noe is a Program Planning and Evaluation Analyst for the Sonoma County Department of Health Services. In her current role she is facilitating Cradle to Career Sonoma County, a cross-sector initiative that connects all segments of the educational continuum with broad community support to improve the educational, economic,

and health outcomes for all Sonoma County youth. Her professional background includes involvement in the development of the Sonoma County Youth Ecology Corps program as well as support of other programs for at-risk youth. Ms. Noe will fill the Organization that Relates to Youth Activities seat on the Youth Council.

Prior Board Actions:

March 26, 2013: Reappointed two members to the Workforce Investment Board, and reappointed six members to the Youth Council.

January 15, 2013: Appointed two members to the Workforce Investment Board.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The Workforce Investment Board and the Youth Council make recommendations and participate in workforce development initiatives and programs in alignment with the employer needs and building a well trained Sonoma County workforce.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 0	Total Sources	\$ 0

Narrative Explanation of Fiscal Impacts (If Required):

There are no fiscal impacts associated with this administrative action.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:
Attachment A: Proposed Workforce Investment Board Membership Roster
Attachment B: Proposed Youth Council Membership Roster
Related Items "On File" with the Clerk of the Board:
None.

Sonoma County Workforce Investment Board

Membership as of Tuesday, May 7, 2013

<u>Membership Category</u>	<u># of Seats</u>	<u>Name</u>	<u>Organization</u>
Business			
	1	Yale Abrams	Yale Abrams Consulting
	1	Lee Alderman	Redwood Credit Union
	1	Ed Barr	P & L Specialties
	1	Robin Bartholow	North Coast Builders' Exchange
	1	Kristyn Byrne	FanBoy Tickets
	1	Gina Charbonneau	Francis Ford Coppola Presents, Rosso & Bianco Winery
	1	Judy Coffey	Kaiser-Permanente
	1	Melanie Dodson	Community Child Care Council of Sonoma County (4Cs)
	1	Paul Duranczyk	Creekside Convalescent Hospital
	1	Steve Herron	Exchange Bank
	1	Kristina Holloway	Healdsburg District Hospital
	1	Keo Hornbostel	Pure Luxury
	1	Roy Hurd	Empire College
	1	Scott Kincaid	Facility Development Corp.
	1	Bill Nordskog	Agilent, Retired
	1	Jose Obregon	Hispanic Chamber of Commerce /General Services
	1	David Ohman	
	1	Robert Reynolds	Innovative Business Solutions
	5	<i>Vacant</i>	
Total Seats	23		
Community Based Organization			
	1	Mark Ihde	Goodwill Industries of the Redwood Empire
	1	Matt Martin	Social Advocates for Youth
	1	Pedro Toledo	Redwood Community Health Coalition
	0	<i>Vacant</i>	
Total Seats	3		
Economic Development Agencies			
	1	<i>Kelly Bass</i>	<i>Santa Rosa Chamber of Commerce</i>
	1	<i>Vacant</i>	
Total Seats	2		

<u>Membership Category</u>	<u># of Seats</u>	<u>Name</u>	<u>Organization</u>
Educational Entities			
	1	Steven Herrington	Sonoma County Office of Education
	1	Stephen Jackson	Sonoma County Office of Education
	1	Lynn Stauffer	Sonoma State University
	1	Jerald Miller	Santa Rosa Junior College
	0	<i>Vacant</i>	
Total Seats	4		
Labor Organizations			
	1	Bill Robotka	Engineers & Scientists of California
	1	George Steffensen	North Bay Labor Council
	1	Chris Knerr	Cement Masons Local 300
	1	Chris Snyder	Operating Engineers
	1	<i>Vacant</i>	
Total Seats	5		
One-Stop Partner			
	1	Debbie Antonsen	Employment Development Department
	1	Stephanie Cabral	Experience Works, Inc.
	1	Oscar Chavez	Community Action Partnership of Sonoma County
	1	Karen Fies	Sonoma County Human Services Department
	1	Peter Harsch	California Department of Rehabilitation
	1	Kathleen Kane	Community Development Commission
	1	Chris Paige	California Human Development
	1	<i>Vacant</i>	
Total Seats	8		
45 Total Membership		37 Seats Filled	8 Vacancies

Sonoma County Youth Council

Membership as of Tuesday, May 7, 2013

<u>Membership Category</u>	<u># of Seats</u>	<u>Name</u>	<u>Organization</u>
Apprenticeship			
	1	George Steffensen	North Bay Labor Council
	0	Vacant	
Total Seats	1		
Education Agencies Serving Youth			
	1	Dan Blake	Sonoma County Office of Education
	1	Steven Herrington	Sonoma County Office of Education
	1	Georgia Ioakimedes	Sonoma Office of Education
	1	Stephen Jackson	Sonoma County Office of Education
	1	Rafael Vasquez	Santa Rosa Junior College
	1	Catherine Wilson	Sonoma County Junior College District
	0	Vacant	
Total Seats	6		
Former Participant			
	1	Jimmy Toro	VOICES Sonoma
	0	Vacant	
Total Seats	1		
In-School Youth			
	0		
	1	Vacant	
Total Seats	1		
Non-regulatory seats			
	1	Ron Beiden	Sonoma County Probation Camp
	1	Valerie McKamey	Department of Rehabilitation
	0	Vacant	
Total Seats	2		
Organization that Relates to Youth Activities			
	1	Kellie Noe	County of Sonoma - Human Services
	0	Vacant	
Total Seats	1		
Out of School Youth			
	1	Katrina Thurman	West County Community Services and Family Service
	0	Vacant	
Total Seats	1		

<u>Membership Category</u>	<u># of Seats</u>	<u>Name</u>	<u>Organization</u>
Parent of Eligible Youth			
	0		
	1	<i>Vacant</i>	
Total Seats	1		
Private Sector			
	1	Ed Barr	P & L Specialties
	1	Scott Kincaid	Facility Development Corp.
	1	Bill Nordskog	Agilent, Retired
	1	Jim Sartain	Keegan-Coppin
	0	<i>Vacant</i>	
Total Seats	4		
Public Housing Authority			
	1	James Hackett	Sonoma County Community Development Commission
	0	<i>Vacant</i>	
Total Seats	1		
WIB Member			
	1	Roy Hurd	Empire College
	0	<i>Vacant</i>	
Total Seats	1		
Youth Community-Based Organizations			
	1	Marilee Eckert	Conservation Corps North Bay
	1	Matt Martin	Social Advocates for Youth
	0	<i>Vacant</i>	
Total Seats	2		
Youth Service Agency - Juvenile Justice			
	1	Jeanne Buckley	Juvenile Justice
	0	<i>Vacant</i>	
Total Seats	1		
Youth Service Agency - Law Enforcement			
	1	Steve Freitas	Sonoma County Sheriff's Department
	0	<i>Vacant</i>	
Total Seats	1		
24 Total Membership		22 Seats Filled	2 Vacancies



County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 36
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: No Vote Required

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

David Rabbitt 565-2241

Supervisorial District(s):

Second District

Title: Appointment

Recommended Actions:

Approve the appointment of Emily Mann to the Sonoma County Commission on the Status of Women, representing the Second District for a two-year term ending May 7, 2015.

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Related Items “On File” with the Clerk of the Board:			



County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 37
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: No Vote Required

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

David Rabbitt 565-2241

Supervisorial District(s):

Second District

Title: Reappointment

Recommended Actions:

Approve the reappointment of Cindy Williams to the Sonoma County Commission on the Status of Women, representing the Second District for a two-year term ending April 12, 2015.

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Related Items “On File” with the Clerk of the Board:			



County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 38
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: No Vote Required

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

David Rabbitt 565-2241

Supervisorial District(s):

Second District

Title: Reappointment

Recommended Actions:

Approve the reappointment of Todd Mendoza the Sonoma County Agriculture Preservation and Open Space District Fiscal Oversight Commission Representing the 2nd District for a two-year term ending June 7, 2015.

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Related Items “On File” with the Clerk of the Board:			



County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 39
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisorial District(s):

Supervisor Efren Carrillo

Fifth District

Title: Reappointment

Recommended Actions:

Approve reappointment of Tim Gonzales to the Bicycle and Pedestrian Advisory Committee representing the Fifth District beginning 11/06/2012 through 11/06/14. (Fifth District)

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$	County General Fund	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

None.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

None.

Related Items "On File" with the Clerk of the Board:



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 40
(This Section for use by Clerk of the Board Only.)

To: Board of Directors of the Sonoma County Agricultural Preservation and Open Space District

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Agricultural Preservation and Open Space District

Staff Name and Phone Number:

Misti Arias – 565-7264

Supervisorial District(s):

District 5

Title: Preservation Ranch Acquisition

Recommended Actions:

Approve resolution of the Board of Directors of Sonoma County Agricultural Preservation and Open Space District (District) for the acquisition of a conservation easement over the Preservation Ranch property in an amount not to exceed \$4,000,000; determining that the acquisition is consistent with the 2020 Sonoma County General Plan and the District's Expenditure Plan; authorizing the execution of a Conservation Easement; delegating authority to General Manager to execute grant agreements and related documents; authorizing the execution of a Certificate of Acceptance; and making certain determinations pursuant to the California Environmental Quality Act.

Executive Summary:

Project Summary

The District is proposing to acquire a conservation easement over an 18,200-acre portion of the 19,650-acre Preservation Ranch property for up to \$4,000,000. The acquisition of the conservation easement will assist with and be simultaneous to The Conservation Fund's acquisition of the entire Preservation Ranch property. The conservation easement will restrict use of the property to sustainable forestry, grazing, and public recreation. The conservation easement will allow for development of no more than two residences and will prohibit conversion of forestlands to non-forestry uses. The Conservation Fund intends to maintain the property as a working forest, and, through patient management, to enhance the forest and riparian habitats throughout the property. The Conservation Fund also intends to use the forestlands for carbon sequestration.

Property Description

Preservation Ranch covers 30 square miles of the Gualala River watershed. The land is rugged and undeveloped except for a network of old logging roads and a 17-acre vineyard with an associated small house. For many decades, the property has been industrial timberland and much of it has been over-logged and poorly managed. The ranch connects to over 50,000 acres of protected working forest and open space lands. More than 20 miles of Class 1 and 2 streams traverse the property, including

significant stretches of Buckeye, Franchini and Rockpile creeks, and the Wheatfield Fork of the Gualala River, all important for steelhead trout. Past logging practices have increased the delivery of sediment to these streams; management requirements under the conservation easement will reduce sediment flow to these waterways, will establish riparian protections, and will provide for habitat enhancement across the property.

The property encompasses numerous natural communities, including redwood/Douglas fir forest, coastal oak woodland, montane hardwood forest, mixed chaparral, coastal scrub, grasslands, and numerous streams, wetlands, seeps and springs. These habitats are home to known occurrences of several special-status species, as well as myriad non-listed fish and wildlife species.

Project Structure

The conservation easement will protect the property's significant natural features by prohibiting subdivision of the property, restricting all structures on the property to two small areas (cumulatively not to exceed fifteen acres), prohibiting conversion of forestlands, and requiring that all forestry practices be ecologically sustainable and protective of plant and animal habitat, riparian zones, wildlife corridors, and water quality. The conservation easement will require that the property be made available for six public tours each year, and will encourage allowance for additional public recreation and educational use.

The District will be responsible for the on-going stewardship of the conservation easement. The average annual cost of stewardship of a conservation easement of this size is approximately \$7,000. This cost is primarily related to annual monitoring visits, responses to permitted use requests, and contracts with specialists (e.g. a registered forester) to assist in evaluating the consistency of proposed uses with the terms of the conservation easement.

Funding and Grants

The total cost of the acquisition of the Preservation Ranch property is \$24.5 million. A number of agencies and non-profit partners will be making contributions towards the purchase including: The Conservation Fund (\$6,000,000), State Coastal Conservancy (\$10,000,000), Gordon and Betty Moore Foundation (\$1,000,000), the District's conservation easement acquisition (\$4,000,000), and Packard Foundation bridge funding (\$3,500,000). Although the District's contribution is directed to the acquisition of the conservation easement, it is anticipated that the District may be requested to execute documents acknowledging other partners' participation.

Appraisal and Negotiated Purchase Price

The Conservation Fund has a purchase contract for acquisition of the property for \$24,500,000. A full narrative appraisal was prepared by Russell Forsburg of American Ag Appraisals with a date of valuation of November 13, 2012. The appraiser determined that the proposed purchase price of \$24,500,000 does not exceed fair market value. In addition, the appraiser prepared a letter opinion which concluded that the proposed \$4,000,000 purchase price for the conservation easement does not exceed fair market value.

At its May 2, 2013 meeting, the District's Fiscal Oversight Commission determined the District's payment of \$4,000,000 does not exceed fair market value of the conservation easement to be acquired.

Conformance with Adopted Plans

2020 Sonoma County General Plan

The Project conforms to the Sonoma County General Plan 2020. Applicable goals and policies in the Land Use Element and the Open Space and Resource Conservation Element include:

- Policy LU-11f: Encourage conservation of undeveloped land, open space, and agricultural lands, protection of water and soil quality, restoration of ecosystems, and minimization or elimination of the disruption of existing natural ecosystems and flood plains.
- GOAL OSRC-6: Preserve the unique rural and natural character of Sonoma County for residents, businesses, visitors and future generations.
- GOAL OSRC-7: Protect and enhance the County's natural habitats and diverse plant and animal communities.
- GOAL OSRC-10: Encourage the conservation of soil resources to protect their long term productivity and economic value.
- GOAL OSRC-12: Preserve, sustain and restore forestry resources for their economic, conservation, recreation, and open space values.

District Expenditure Plan

The project is consistent with the District's Expenditure Plan, specifically protecting areas of biotic significance, including woodlands and forests, wildlife habitat corridors, and lands along creeks and streams critical to protecting fisheries and water quality.

District Connecting Communities and the Land

The project furthers objectives and policies in the District's acquisition plan, specifically protecting lands with diverse plant communities that support multiple wildlife species; lands with large, unfragmented oak woodland and forest areas; and lands that are important for supporting healthy aquatic habitat in rivers and streams.

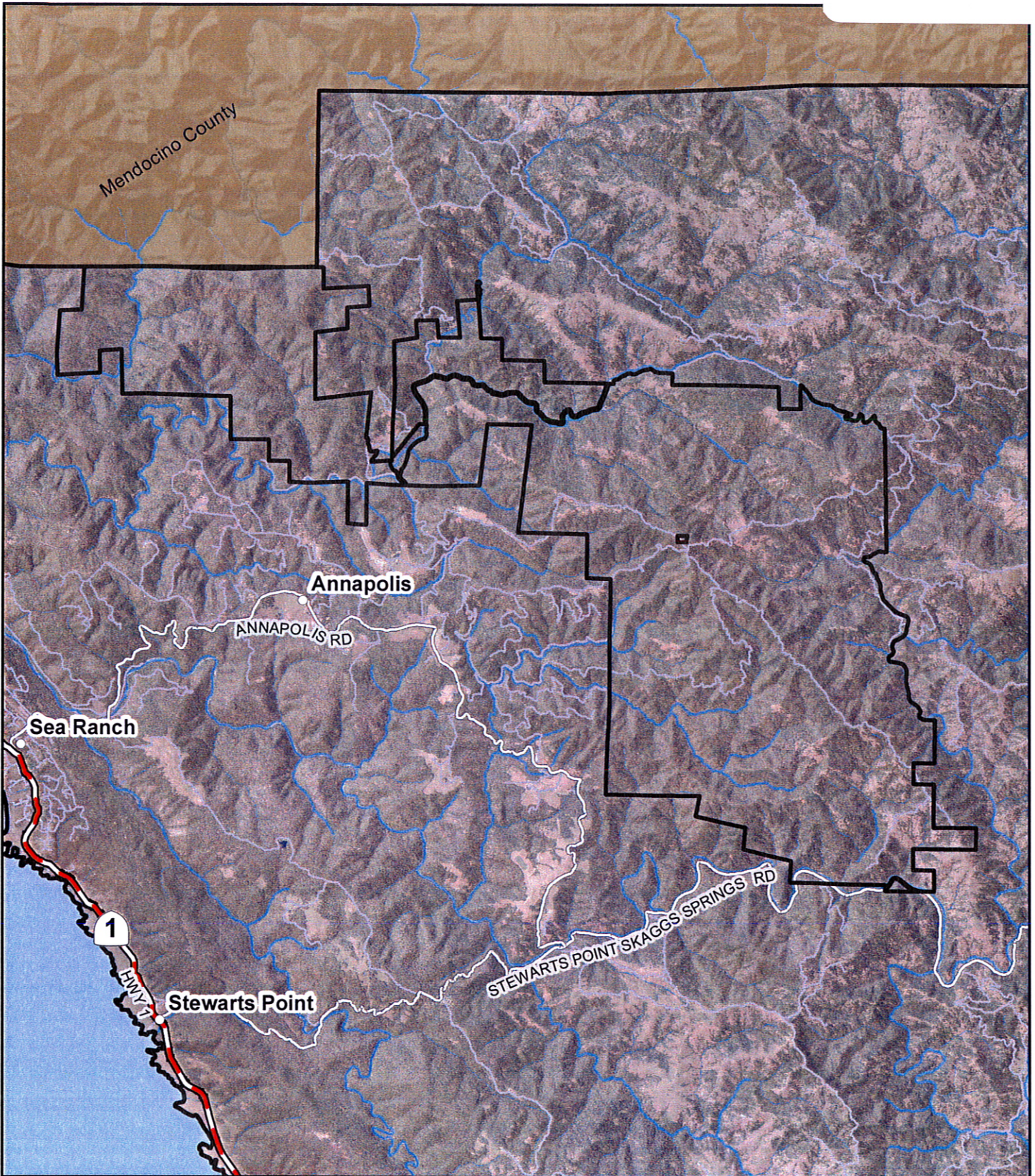
District Three-Year Work Plan

The project is consistent with the guiding principles in the work plan, specifically protecting highest priority natural resource lands, and partnering and collaborating to realize the District's mission. The project is also consistent with the strategies identified in the work plan, as it maintains the focus on acquisition and stewardship of conservation easements as the primary tool for protection and expands focus on leveraging District revenues. The work plan anticipates spending up to \$19,450,000 on acquisition projects over a three year period. The District's \$4,000,000 contribution toward acquisition of the property will be the first acquisition expenditure since the beginning of the work plan period, July 2012.

California Environmental Quality Act

The District's contribution toward acquisition of Preservation Ranch and its acceptance of a conservation easement over the property are exempt from CEQA on several grounds. The purpose of the project is to; to preserve fish and wildlife habitat and preserve the land in its natural condition (see CEQA Guidelines Section 15313 (a)); to maintain the open space character of the property (see CEQA Guidelines Section 15317), and to preserve and restore the natural conditions, including plant and animal habitats (see CEQA Guidelines Section 15325 (a) and (c)).

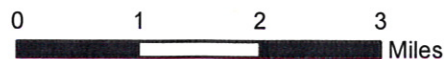
Prior Board Actions:			
Strategic Plan Alignment		Goal 2: Economic and Environmental Stewardship	
This project will protect, maintain, and manage open space land that protects watersheds, promotes biodiversity, and contributes to economic vitality.			
Fiscal Summary - FY 12-13			
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 4,000,000.00		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 4,000,000.00
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 4,000,000.00	Total Sources	\$ 4,000,000.00
Narrative Explanation of Fiscal Impacts (If Required):			
The District has this expense budgeted in its FY 12/13 budget. The funding source is sales tax revenue.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
<ol style="list-style-type: none"> 1. Location Map 2. Site Map 3. Resolution 			
Related Items "On File" with the Clerk of the Board:			
<ol style="list-style-type: none"> 1. Conservation Easement 2. Certificate of Acceptance 3. Notice of Exemption 			







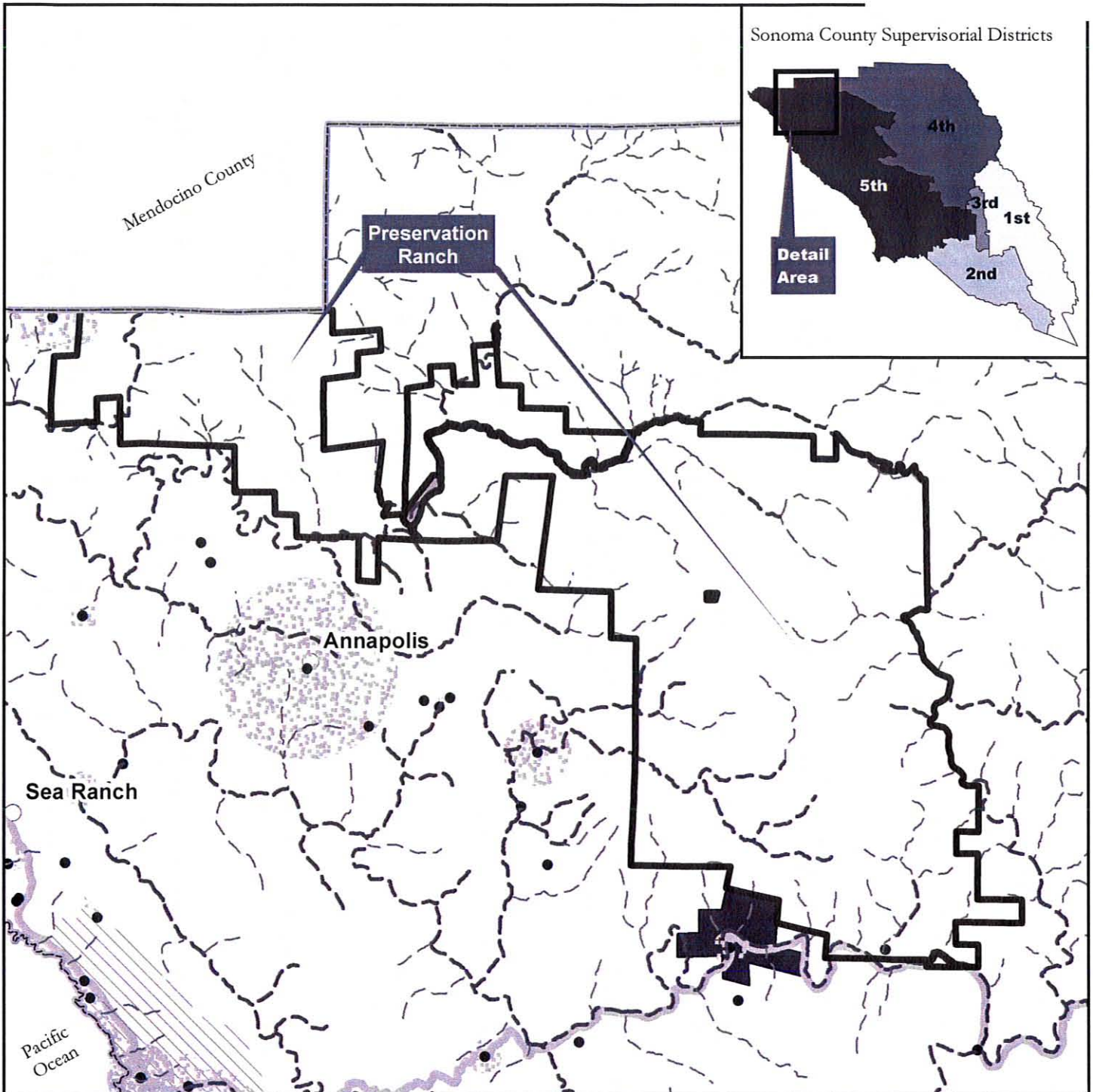
SONOMA COUNTY
 AGRICULTURAL PRESERVATION
 AND OPEN SPACE DISTRICT

Map Date: 4/18/2013
 Sources: Streams (SCWA); Parcels, Roads, Towns (County GIS); Aerial Image (NAIP 2010)
 This map is for illustrative purposes only and is not intended to be a definitive property description.

Preservation Ranch Site Map



-  Rural Road
-  Major Road
-  Major Highway
-  Preservation Ranch Easement Area



Preservation Ranch

LOCATION / GENERAL PLAN MAP



Map Date: 4/18/2013
 Sources: Sonoma County GIS Group;
 Sonoma County General Plan 2020,
 Open Space and Resource
 Conservation Element.

Note: This map is for illustrative
 purposes only. It is not intended to be
 a definitive property description.



SONOMA COUNTY
 AGRICULTURAL PRESERVATION
 AND OPEN SPACE DISTRICT

Open Space and Resource Conservation Element

OUTDOOR RECREATION

- ▲ Planned Future Park *
- ▭ Property
- ▭ Incorporated City Land *
- ▭ District Holding
- ▭ Public Land

SCENIC RESOURCES

- ▭ Community Separator *
- ▭ Scenic Landscape Unit
- ▭ Scenic Corridor

BIOTIC RESOURCES

- Special Status Species
- ▭ Special Status Species Habitat
- ▭ Marshes and Wetlands *
- ▭ Critical Habitat Area *
- ▭ Habitat Connectivity Corridor *
- - - Riparian Corridor (Intermittent)
- - - Riparian Corridor (Perennial)

* Not on this map.

County of Sonoma
State of California

Date: May 7, 2013

Item Number: _____
Resolution Number: _____

4/5 Vote Required

Resolution of the Board of Directors of the Sonoma County Agricultural Preservation Open Space District, County of Sonoma, State of California, authorizing and directing the President to execute an agreement with The Conservation Fund for the acquisition of a conservation easement over approximately 18,200 acres in an amount not to exceed \$4,000,000; determining that the acquisition is consistent with the 2020 Sonoma County General Plan and the District's Expenditure Plan; authorizing the execution of grant agreements, related documents, and a Certificate of Acceptance; directing the preparation of escrow instructions; and directing the filing of a Notice of Exemption in Compliance with the California Environmental Quality Act.

Whereas, the General Manager has negotiated and is now recommending the purchase of a conservation easement from The Conservation Fund, over property located near Annapolis, CA, (APNs 114-200-006; 114-210-001, 002, 004, 006, 008, and 009; 114-220-001, 005 to 009; 114-230-001 to 003, 005, 006, 008, 009, and 010; 121-050-001, 003, and 004; 121-060-002 to 004, 009, and 010; 121-070-005, 007, 008, and 010 to 013; 121-080-003 and 004; 121-090-014; 121-100-004, 006, 014, 016 and 017; 121-110-001, 005, 007, 009, 012, and 013; 121-120-006; 121-180-005, 006, 008, 010, 012, and 013; 121-190-001, 002, 004, 006, 007, 012, and 013; 121-200-001, 002, 005 to 009; 121-210-005, 007 and 009; 123-010-006; 123-020-001, 003, 010 to 012, 021, and 022; 123-060-012; 123-070-001, 002, 004 and 005; 123-080-005 and 011; 123-090-001 and 008; 138-010-003; 138-020-001; 138-030-002; and 138-040-014 and 015), totaling approximately 18,200 acres ("the Property"); and

Whereas, the conservation easement fulfills the policies of the Water, Wildlife and Natural Resources category of the District's acquisition plan, *Connecting Communities and the Land*, including policies to protect lands with diverse plant communities that support multiple wildlife species; lands with large, unfragmented oak woodland and forest areas; and lands that are important for supporting healthy aquatic habitat in rivers and streams.

Now, Therefore, Be It Resolved, that this Board of Directors hereby finds, determines, declares and orders as follows:

1. *Truth of Recitals*. That the foregoing recitations are true and correct.
2. *General Plan Consistency*. That the acquisition of a conservation easement over the

Resolution #

Date:

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Property is consistent with the 2020 Sonoma County General Plan because it will conserve undeveloped land and open space, protect water and soil quality, restore ecosystems, and minimize or eliminate the disruption of existing natural ecosystems and flood plains; preserve the unique rural and natural character of Sonoma County; protect and enhance the county's natural habitats and diverse plant and animal communities; and preserve, sustain and restore forestry resources for their economic, conservation, recreation, and open space values.

3. *Expenditure Plan Consistency.* That the acquisition of a Conservation Easement over the Property is consistent with the Expenditure Plan approved by the voters of Sonoma County in 2006 in Measure F.

4. *Fair Market Value.* That by its Resolution No. 2013-03 dated May 2, 2013 the Fiscal Oversight Commission determined that the acquisition price does not exceed the fair market value of the open space interest being acquired.

5. *Authority to Sign Contracts.* That, upon completion of due diligence as confirmed by the General Manager, the President is authorized and directed to execute, on behalf of the District, that certain agreement entitled "Deed and Agreement by and between The Conservation Fund and the Sonoma County Agricultural Preservation and Open Space District Conveying a Conservation Easement," together with the certificate of acceptance required by Government Code Section 27281.

6. *Escrow Instructions; Grant Agreements; Necessary Documents.* That the District's Counsel is directed to prepare and deliver appropriate escrow instructions and other necessary documents to First American Title Company to complete the transaction as described. The General Manager is authorized to execute any required grant agreements, all closing documents and any other documents necessary to complete this transaction as described, including, without limitation, making any technical, non-substantive changes to the conservation easement and other closing documents with the prior approval of the District's Counsel.

7. *Payment of Purchase Price and Costs of Escrow.* That at the request of the General Manager, the County Auditor shall draw a warrant or warrants against available funds in the Open Space Authority's fund for the purchase price in an amount not to exceed \$4,000,000 payable to First American Title Company (Escrow No. NCS-596949-LA2) for the proposed acquisition, and in such other amounts necessary to close escrow and for associated transactional costs requested by the General Manager.

8. *Dedication.* That the conservation easement to be acquired is hereby dedicated to open space purposes pursuant to Public Resources Code Section 5540.

9. *California Environmental Quality Act.* That the project authorized by this resolution is exempt from the requirements of the California Environmental Quality Act (Public Resources Code Sections 21000 and following) because the acquisition is exempt pursuant to Section

Resolution #

Date:

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15313 (a) of Title 14 of the California Code of Regulations because the acquisition is to preserve fish and wildlife habitat; alternatively is exempt pursuant to Section 15317 of Title 14 of the California Code of Regulations because the purpose of the acquisition is to maintain the open space character of the area; and alternatively is exempt pursuant to Section 15325 (a) and (c) of Title 14 of the California Code of Regulations because the purpose of the acquisition is to preserve the existing natural conditions, including plant and animal habitats, and to allow for restoration of natural conditions , including plant and animal habitats,, respectively.

10. *Notice of Exemption.* That, immediately upon the adoption of this resolution, the General Manager is directed to post and to maintain the posting of a notice of exemption pursuant to Public Resources Code Section 21152.

11. *Validation.* The agreement authorized by this resolution is a contract within the definition of Government Code Section 53511 and as such, any action challenging the validity of the contract including the source of funding for the consideration to be paid by this District must be commenced within sixty (60) days of the adoption of this resolution pursuant to Section 863 of the Code of Civil Procedure.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 41
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): County Administrator, Auditor-Controller-Treasurer-Tax Collector, Information Systems Department (ISD), General Services

Staff Name and Phone Number:

Donna Dunk 565-3274
Mike Livenspargar 565-3186

Supervisorial District(s):

All

Title: Enterprise Financial System (EFS) Project Implementation Update and Neko Industries, Inc. (Neko) contract

Recommended Actions:

1. Accept quarterly update on the Enterprise Financial System Project Implementation.
2. Authorize the ISD Director to execute a Professional Services Agreement with Neko Industries, Inc. (Neko) for procurement, installation, implementation, training, and support services for the PeopleSoft integration for a total amount not to exceed \$416,975 for the term of May 14, 2013 to July 11, 2017;

Executive Summary:

On February 5, 2013, your board directed staff to proceed with the Enterprise Financial System (EFS) implementation project. Your board also approved a total implementation project budget of \$22.4 million, covering fiscal years 12-13 through 16-17. The purpose of this board action is to provide your board with a quarterly update on progress made toward implementation and seek approval of a contract with Neko Industries, Inc. for Electronic Document Management services.

1. Enterprise Financial System Quarterly Update:

Since February 5, 2013, County staff and Ciber, Inc. (the EFS implementer) have begun implementing the EFS system. Many accomplishments have occurred over the past three months and are highlighted here:

- a. **Project Team Resources** – Most of the County's and Ciber's resources have been on board to the project and are co-located at the project offices at 433 Aviation Blvd. Having the staff and consultants co-located offers excellent opportunities for collaboration, team building, learning, and quick decision making. County project team resources work side by side with Ciber consulting resources to learn the system and implement the system in the best way possible.

Dedicating these resources allows the team to focus on the project, without having to juggle other daily operational tasks.

- b. **Brown bag sessions** - Two brown bag sessions were held on 2/27 and 2/28 to provide initial information to key stakeholders. The brown bag sessions were well attended by about 65 people from County Departments and Special Districts. Communications to stakeholders and stakeholder involvement are keys to a successful implementation. General project information was provided to attendees and there was good discussion that helps the project team get a better understanding of the best practices for system implementation.
- c. **Focus groups** - Focus groups, consisting of subject matter experts from across the organization, have been formed and have begun meeting. These focus groups are a key component of the project implementation. By involving representatives from departments, the focus groups can share their department's specific business needs and the project team can share the functionality of the system. Focus groups get representatives from departments involved in the design and implementation of the system and help to facilitate the change management aspect of the project. The first focus group has begun work on the general ledger and chart of accounts redesign.
- d. **Maverick, Solutions training** – The week of 3/4/13, Maverick, Solutions provided 4 days of training for the core project team. Training consisted of navigating the system and general ledger set up and configuration. Concentrated training for the core project team is essential. These all day training sessions allow the core project team learn the functionality of the system and provide a hands on opportunity to learn the system in a laboratory type classroom.
- e. **Site visit** – Team members attended a site visit on 4/9/13 at Napa County to review their PeopleSoft implementation. Napa County has recently upgraded to version 9.1 of PeopleSoft and they have been a user of PeopleSoft since the mid-90s. As a part of their upgrade, Napa County redesigned their chart of accounts. The site visit allowed Sonoma County to review Napa's chart of account redesign and discuss how it is working. The visit also allowed Sonoma County to see the system in a production environment. Members of Napa County's Information Technology staff were available to answer questions of a technical nature. The site visit was extremely valuable and provided excellent information to us as the County makes decisions on its chart of account design and the IT platform design. The team was very pleased with the information obtained during the visit. Work continues to collaborate with other counties currently using the PeopleSoft system.
- f. **Interfaces and reports** – ISD began work on interfaces and reports. Interfaces and reports are important tasks in the project. By beginning the work now on these two critical areas, the ISD team is proactively managing these two important areas of the project plan and mitigating the risk that unknowns will emerge later in this key area of the project.
- g. **Preliminary project work plan** – A preliminary project work plan has been developed, detailing the tasks to be completed, the dates those tasks will be completed, and the individuals responsible for completing the tasks. A summary version of this preliminary project workplan is attached. Next will be a "fit/gap" process whereby the core project team and stakeholders take a more detailed look at the County's current processes and business needs and how those processes will be accomplished in the new system. Any gaps are identified with recommendations to meet those business needs with the new system. Information gathered from the fit/gap sessions is then incorporated into the final project work plan.
- h. **Project management plan** – The project management plan, defining and detailing governance

and decision making throughout the project, has been completed. This ensures ability to make decisions that are both informed and timely and enables the project to continue on time and on budget.

- i. **Platform design** – A preliminary platform design has been completed and approved by ISD with assistance from Hewlett-Packard, Ciber, Inc. and Oracle. By starting this process early, the platforms will be ready in time for the development and production environments so that the project can progress on time.
- j. **Chart of account redesign** – Substantial work on the chart of accounts redesign is underway. The chart of accounts is the “backbone” of the coding/classification structure for the County. To get it right, a focus group with broad county representation has been formed to discuss the various options and recommend a design for the County. The chart of accounts lays the framework for the County to comply with the various reporting requirements, such as the Comprehensive Annual Report, the Single Audit, State Controller’s Reports, management and departmental reporting and comply with the State Controller’s coding requirements.
- k. **Steering Committee meetings** – The Steering Committee has met every two weeks to review the progress of the project and receive regular status reports. The Steering Committee has been very involved in providing guidance and decision making to this point and will continue to be involved throughout the life of the project.

Over the next three months, project activities are anticipated to include the following:

- a. **Chart of account redesign** – It is anticipated the chart of account redesign will be completed in the next three months.
- b. **Fit/gap sessions** – Fit/gap sessions will be held with focus groups to determine where gaps might exist and how those gaps will be addressed during implementation.
- c. **Final project work plan** – A final project work plan will be completed following the fit/gap sessions.
- d. **Platform Design** – A detailed design of the EFS servers, operating environment and the like will be completed.
- e. **Development Environments** – Based on the platform design, the initial development environments for the PeopleSoft and Hyperion software will be created within the County’s data center.
- f. **Communication Plan** – The project’s preliminary Communication Plan will be updated and formalized to meet the unique needs of the County.
- g. **Change Readiness Assessment** – Working with Ciber, the project will conduct surveys and a number of work sessions with stakeholders and departments that are focused on gathering feedback for change management impacts and concerns related to the implementation of the new system. A report will be compiled that documents the findings and recommendations related to the County’s readiness for the new EFS system.
- h. **Additional site visits** – Additional site visits will be scheduled, and/or web-ex meetings will be scheduled with other PeopleSoft counties.
- i. **Formal project kick-off meeting** – The official project kick-off meeting will be held tomorrow, 5/8/13. This meeting brings together the full team to date along with the subject matter experts and other stakeholders to share the more detailed preliminary project plan and set everyone’s sights on successful completion of the project, on-time and on-budget for the approved scope.

- j. **Steering Committee meetings** – The Steering Committee will continue to meet every two weeks to guide implementation effort and the decision making process.

The project is currently on time and on budget. There are no major issues that are unresolved at this time. The Steering Committee will continue to return to your board every three months with an update of project activities. In addition, as noted when the Board formally approved the project, subsequent actions would be required from time to time. The next of these is described below.

2. Neko Industries, Inc. (Neko) Contract:

During the February 5, 2013, board meeting, staff provided information to your board about including Electronic Data Management System (EDMS) as a part of the EFS implementation. Staff noted they would return to your board for approval of a contract with Neko, the reseller and integrator of the County’s document management system, for software and services to integrate EDMS with PeopleSoft. This board action seeks authorization for the ISD Director to execute a Professional Services Agreement with Neko, for procurement, installation, implementation, training, and support services for the integration for a total amount not to exceed \$416,975 for the term of May 14, 2013 to July 11, 2017. The \$416,975 cost of the contract was anticipated and included in the project budget of \$22.4 million presented to your board in February.

Recommendation:

1. Accept EFS project update.
2. Authorize the ISD Director to execute a Professional Services Agreement with Neko for procurement, installation, implementation, training and support services for the integration with PeopleSoft in an amount not to exceed \$416,975 for the term of May 14, 2013 to July 11, 2017.

Prior Board Actions:

- 2/5/2013 – Board approved proceeding with EFS project and budget, along with contracts with Ciber, Inc., Oracle, and Maverick Solutions
- 9/18/2012 – Board approved proceeding with EFS project by negotiating a contract with Ciber, Inc and Oracle
- 8/2012 – Board approved second amendment to agreement with Neko, Industries, Inc.
- 7/2011 – Board approved the Electronic Document Management System Implementation

Strategic Plan Alignment Goal 3: Invest in the Future

This goal also aligns with strategic goal #4 Civic Services and Engagement

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 416,975	County General Fund	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 416,975
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 416,975	Total Sources	\$ 416,975

Narrative Explanation of Fiscal Impacts (If Required):

These costs were anticipated when the EFS budget was developed and were approved by your board on 2/5/13 as a part of the total EFS budget of \$22.4 million. The funding is currently provided through the initial contribution for the project included in the adopted FY 12-13 budget.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Summary of the Preliminary Project Plan

Related Items "On File" with the Clerk of the Board:

Copy of Draft Agreement for Professional Services with Neko Industries, Inc.

The purpose of the Enterprise Financial System (EFS) Preliminary Project Plan is to define the major tasks to be completed by the project team based on the scope of the project. Each task includes a start and end date along with the identification of other tasks that have to be completed first. It also assigns responsibility for each task to either Ciber consultants (integrator hired to assist with the implementation) or the County project team.

Since the EFS is a large and complex project, it is considered a preliminary project plan based on the planning efforts of the project so far. A detailed project plan will be produced at the end of the Discovery Stage for Phases 1 and 2 of the project. This iterative process is necessary as the methodology built into the project requires a fair amount of discovery work to understand the scope and solution of the project at a more detailed level, including the various development work that has to be done for such things as interfaces, data conversions, reports, online approvals, etc. At the end of the Discovery Stage, the project will have considerably more information that will permit project management to expand upon the Preliminary Project Plan to arrive at a more detailed version.

A recap of the key points in the Preliminary Project Plan is as follows:

1. A prototyping methodology is used wherever feasible. This allows the team to configure and build logical components of the system, and then review and test the results without having to wait until the end. This allows for course corrections early in the schedule without having to redo significant parts of the configuration.
2. Change management is a significant emphasis of the methodology. It is a common thread that crosses all stages of the project. It includes things such as a change readiness assessment early in the schedule, development and execution of a communication plan, assisting with business process designs and leading the end user training effort.
3. The project includes two phases: Phase 1, PeopleSoft Core Financials and Phase 2, Budget and Cost Accounting. The Preliminary Project Plan addresses Phase 1 only, but a placeholder for Phase 2 is acknowledged. There are a total of seven stages in the methodology. They include:
 - a. Change Management (executed across all of the other stages listed below)
 - b. Discovery
 - c. Configuration

- d. Complex Extensions
 - e. Environmental Adaptations and Portals
 - f. Deployment
 - g. Post Production Support
4. Go-live dates for each phase are as follows:
- a. Phase 1 go-live date: June 30, 2014
 - b. Phase 2 go-live date: June 30, 2015

These are hard dates that project management is not planning on changing.

5. Additional Phase 1 completion dates are as follows. Whereas the above go-live dates are hard dates, the below dates with Phase 1 may change as additional information is gained in the Discovery Stage. Phase 2 dates will be updated later in the project.
- a. Preliminary Communication Plan: Done
 - b. Preliminary Project Plan: Done
 - c. Preliminary Platform Design: Done
 - d. Project Management Plan: Done
 - e. Project Kickoff Meeting: May 8, 2013
 - f. Change Management Plan: May 27, 2013
 - g. Chart of Accounts Design: May 29, 2013
 - h. Organizational Readiness Assessment: May 30, 2013
 - i. Project Team Training: June 28, 2013
 - j. Final Communication Plan: July 1, 2013
 - k. Fit/Gap Analysis: August 30, 2013
 - l. Configuration: September 11, 2013

- m. Acceptance Testing: March 25, 2014
 - n. Organizational Impact Analysis: May 9, 2014
 - o. End User Training: June 27, 2014
 - p. Cutover Plan: June 18, 2014
 - q. Post Production Support: September 4, 2014
6. A total of 32 major deliverables are included in the Preliminary Project Plan. Each deliverable must be thoroughly reviewed and approved by both the EFS County project manager and the Leadership Team.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 42
(This Section for use by Clerk of the Board Only.)

To: Board of Commissioners

Board Agenda Date: May 7, 2013

Vote Requirement: No Vote Required

Department or Agency Name(s): Community Development Commission

Staff Name and Phone Number:

Mark Krug, 565-7509

Supervisorial District(s):

All

Title: Sonoma County 2013 Homeless Count Results

Recommended Actions:

Informational presentation of 2013 Homeless Count Results

Executive Summary:

Through this agenda item, the Board will receive an informational presentation on the results of the recent biennial homeless count, a federal requirement for ongoing eligibility for Continuum of Care homeless services funding.

Hosted by the Sonoma County Community Development Commission (CDC), the Sonoma County Continuum of Care is a comprehensive housing and service delivery system that addresses the full range of needs of the County's homeless residents. The Continuum of Care Steering Committee and the Continuum of Care Planning Group, a consortia comprised of nonprofit, governmental, service provider, housing provider, business, homeless and general community members, coordinate planning activities and submission of funding applications from several local nonprofit agencies and the CDC, to receive up \$2.6 million dollars annually of federal McKinney-Vento Homeless Assistance Act funding. In order to remain competitive for these funds, HUD requires that each Continuum of Care conduct a biennial Homeless Count in late January of each odd-numbered year.

The 2013 Sonoma County Homeless Count was conducted by Applied Survey Research (ASR) on January 25, 2013. ASR is an acknowledged national leader in the homeless research, community assessment, and program evaluation, whose work is featured in HUD's 2006 Guidelines to Counting Unsheltered Homeless People. ASR also conducted the 2009 and 2011 counts using like methodology, which facilitates longitudinal analysis of the data. The full 2013 Count Report will be published in late May after the data is more fully analyzed across many demographic variables. Highlights of the data results are presented today for your Board's early information.

The 2013 Report will document 4,280 people who were homeless on the night of 1/25/13, a 6% decrease in homelessness compared to the 2011 count of 4,539, a percentage figure that is within the

margin of error and thus, the overall incidence of homelessness is essentially unchanged. The 2013 figure is still significantly higher than the 2009 count number of 3,247. While the 40% increase from 2009 to 2011 was at least in part due to the economic downturn, and it is tempting to draw a conclusion that the decrease in homelessness from 2011 to 2013 can be attributed to improvements in the local economy, there is insufficient information on which to base such an inference. There is a continuing flow into homelessness, with the result that for some homeless subgroups—notably veterans—there is no notable decline.

The Report will note a 20% drop in homeless families, most likely a reflection of the prioritization families receive over single adults in the provision of local homeless services. The 2013 count emphasized the collection of age data more than previous counts yielding the troubling statistic that nearly one-third (32.9%) of all homeless persons are 24 years of age or younger. One in eight homeless persons is a minor under the age of eighteen. A supplemental data collection effort targeting unaccompanied children and transition age youth (not including persons in families) indicates they experience higher than average incidents of foster experience, unstable family relationships, and a predominantly (95.1%) unsheltered accommodation status. National efforts are focusing on this population segment because of need and likelihood of a more complicated future homeless experience.

A trend that needs more investigation is that it appears that from 2011 to 2013, a higher percentage of local homeless persons are those with major health challenges. A full two-thirds of all homeless people surveyed in 2013 indicated at least one major health condition (compared to 48% in 2011), and multiple conditions are common. Given that the survey administered was a self-reporting survey, substance abuse and severe mental illness are likely under-stated and if so, then the percent with a major medical or health condition is likewise understated. The Report will also show that the average length of homelessness has increased since 2011 and this overlays with the group of individuals with major health challenges. Using the HUD definition of “chronically homeless” (homeless continuously for one year or more, or homeless on four or more occasions over the past three years), the number of chronically homeless persons increased 13% from 2011 to 2013 to a total of 27% of the entire homeless population. The national figure for 2012 was 16%.

On a related but more positive note, the number of homeless persons relying on emergency room services for health care delivery is on the decline, most likely because of health system changes and local initiatives that expand health insurance and health care to indigent persons. Even modest improvements in this area generate enormous savings in public sector health care costs. Homeless persons also reported less hunger than 2011. In response to a query about being “homeless by choice”, 92% replied they were interested in accessing services to leading to permanent housing.

The full 2013 Homeless Count Report, expected to be available and posted on the CDC’s website in late May, will provide additional detailed analyses of the results from the enumeration and survey that document the status of people who are homeless in Sonoma County this year.

Prior Board Actions:

10/02/2012 – Authorized Agreement with Applied Survey Research to conduct the 2013 Homeless Count.
08/17/2010 – Authorized Agreement with Applied Survey Research to conduct the 2011 Homeless Count.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community			
The biennial, point-in-time homeless count is conducted so that the CDC and local nonprofit agencies remain eligible to receive approximately \$2.6 million annually in homelessness assistance funds from HUD. These funds are used in many ways to support services and shelter for the County's lower-income and homeless residents.			
Fiscal Summary - FY 12-13			
Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$
Narrative Explanation of Fiscal Impacts (If Required):			
None.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None.			
Attachments:			
2013 Sonoma County Homeless Count – Executive Summary Power Point presentation			
Related Items "On File" with the Clerk of the Board:			

2013 Sonoma County

HOMELESS

P O I N T - I N - T I M E

CENSUS & SURVEY

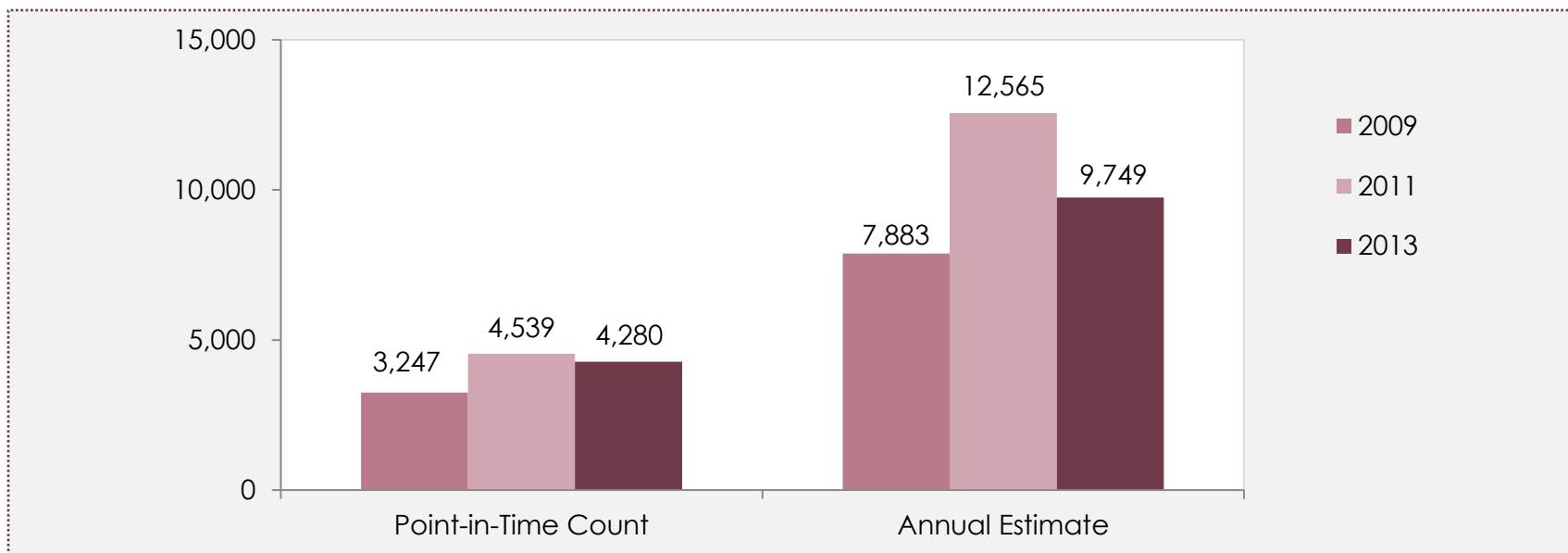
PRESENTATION OF FINDINGS



Applied Survey Research
55 Brennan Street | Watsonville, CA 95076 | 831.728.1356
Bay Area | 408.247.8319 • Southern California | 909.267.9332
WWW.APPLIEDSURVEYRESEARCH.ORG

POINT-IN-TIME HOMELESS CENSUS & ANNUAL ESTIMATE

PIT Count and Annual Estimate of Homelessness in Sonoma County



Source: Applied Survey Research. (2013). *Sonoma County Homeless Census & Survey*.

- ▶ 6% decrease in the PIT population from 2011 to 2013, which represents 259 people.
- ▶ 22% decrease in the annual estimate from 2011 to 2013.

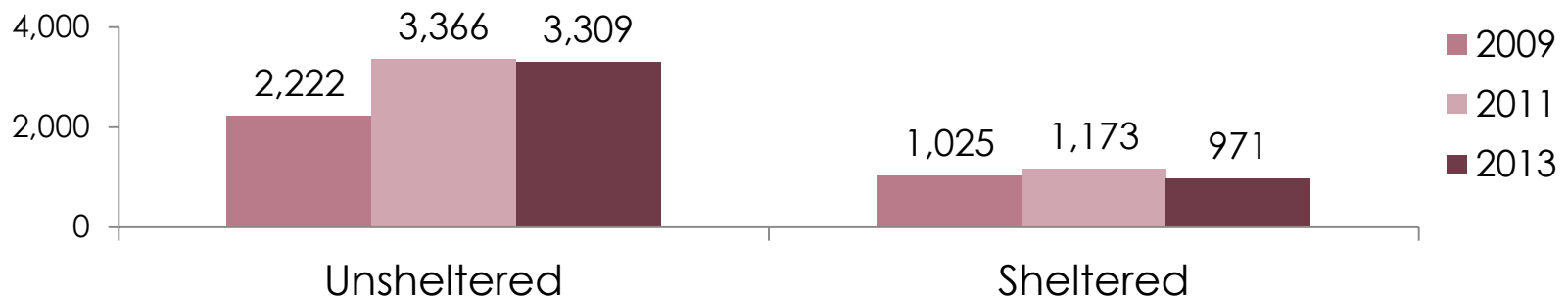
PROFILE OF THE POINT-IN-TIME HOMELESS POPULATION

Total By Household Type

	2009	2011	2013
Adults without Children	2,667	3,708	3,552
Unaccompanied Children <18	92	264	277
People in Families	488	567	451
Total Population	3,247	4,539	4,280

Source: Applied Survey Research. (2013). Sonoma County Homeless Census & Survey.

Total By Unsheltered/Sheltered Status



Source: Applied Survey Research. (2013). Sonoma County Homeless Census & Survey.

METHODOLOGY

- ▶ 2-person teams (one homeless guide and one community volunteer) canvassed all 99 County census tracts during the early morning hours of January 25, 2013. Paid homeless guides were recruited by providers and trained by ASR staff.
- ▶ There were a total of 76 trained homeless guides and a total of 97 trained volunteers who participated in the early morning census.
- ▶ A special Youth Census was conducted by 19 trained homeless youth and outreach staff during the afternoon of January 25, 2013.
- ▶ During February and March, 15-minute surveys were administered to a sample of 533 homeless persons on the street and in shelters to obtain qualitative data.

Number of Participants in the Early Morning Census

	Guerneville		Healdsburg		Petaluma		Santa Rosa		Sonoma		Total	
	2011	2013	2011	2013	2011	2013	2011	2013	2011	2013	2011	2013
Homeless Guides	9	9	7	9	17	21	39	33	6	4	78	76
Volunteers	12	10	7	13	17	27	35	42	7	5	78	97
Total Participants	21	19	14	22	34	48	74	75	13	9	156	173

HOMELESS SUBPOPULATIONS

▶ Families with Children

- ▶ 152 homeless families with children under 18 years of age were identified in 2013, which is a 20% decrease from 190 families in 2011.
- ▶ Persons in families (451) represent 11% of the homeless population.

▶ Unaccompanied Children and Single Transition-Aged Youth

- ▶ 277 unaccompanied children <18 were identified in 2013, which is a slight increase from 264 in 2011.
- ▶ 851 single transition-aged youth (18-24) were counted in 2013, compared to 437 in 2011. *(Note: These numbers are not directly comparable. Methodological improvements were made in 2013 to better capture data on individuals in this age group per HUD's guidance, which included more global collection of age data in all sheltered and unsheltered settings.)*
- ▶ In total (1,128), these subpopulations represent 26% of the homeless population in 2013.

HOMELESS SUBPOPULATIONS

▶ **Veterans**

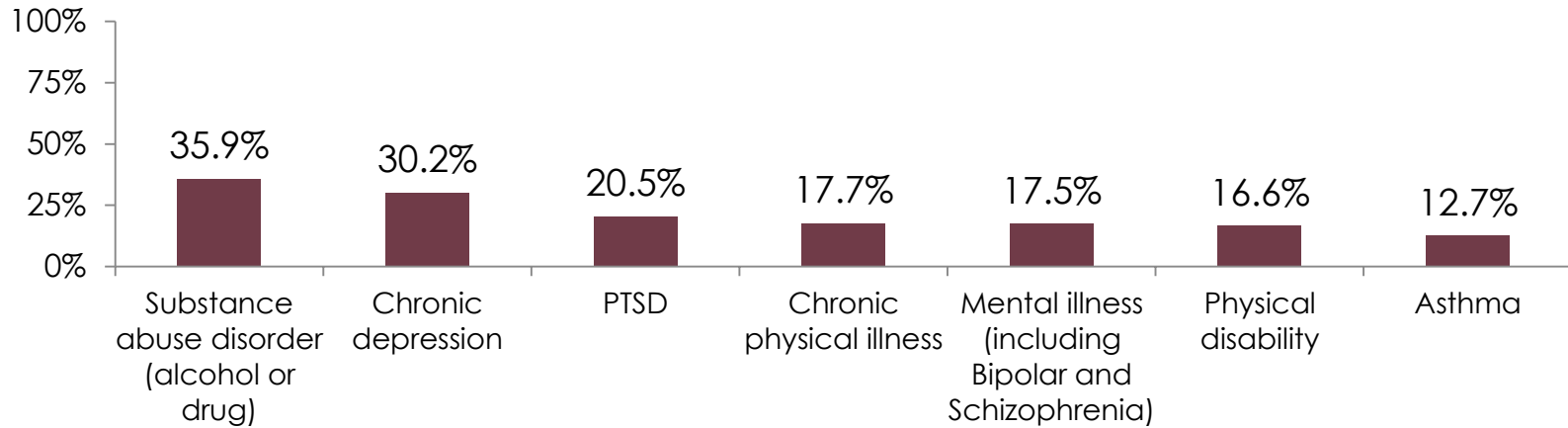
- ▶ 400 veterans were identified in 2013.
- ▶ 9% of the total homeless population were veterans, which was the same in 2011.
- ▶ 86% of homeless veterans were unsheltered and 14% were sheltered in 2013. In 2011, 81% of veterans were unsheltered and 19% were sheltered.

▶ **Chronically Homeless**

- ▶ 27% of homeless individuals were chronically homeless in 2013 (1,148 people), compared to 22% in 2011 (1,013 people).
- ▶ An additional 20 people were in a total of 7 chronically homeless families.

MEDICAL CONDITIONS

Respondents Who Reported Ever Having the Following (Top 7 Responses in 2013):



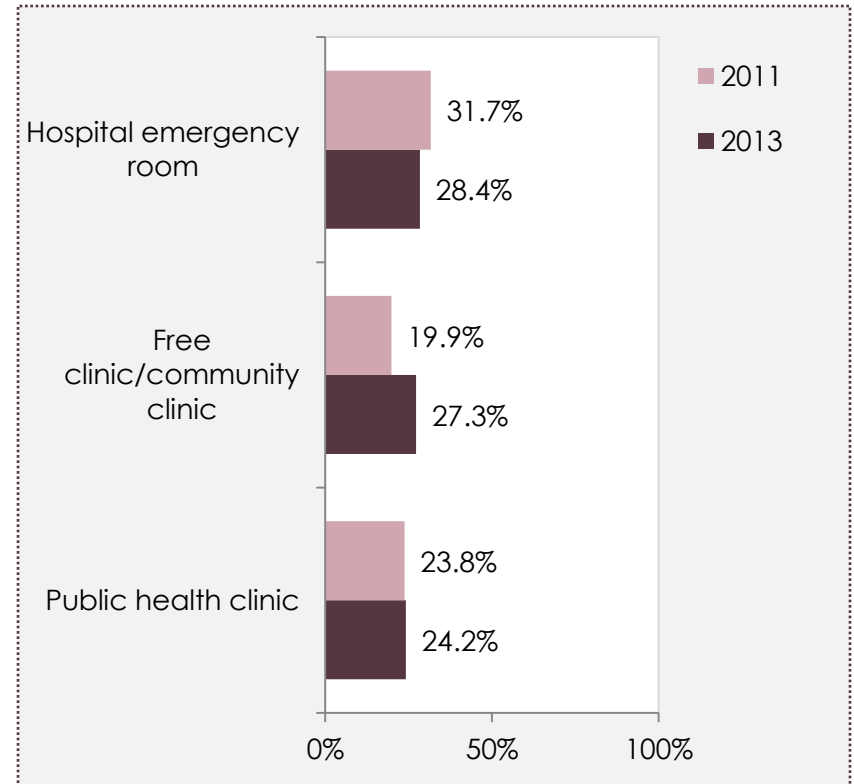
Source: Applied Survey Research. (2013). Sonoma County Homeless Census & Survey.

- ▶ 67% reported experiencing at least one medical condition.
- ▶ 35% reported that they had been treated for drug or alcohol abuse.
- ▶ 21% reported that they were receiving, or had received, treatment for mental health issues.

ACCESS TO AND USUAL SOURCE OF CARE

- ▶ 18% reported that since becoming homeless they have needed medical care and been unable to receive it. 56% reported that they have needed medical care and were able to receive it.
- ▶ 21% reported that since becoming homeless they have needed dental care and been unable to receive it. 42% reported that they have needed dental care and were able to receive it.

Respondents' Usual Source of Medical Care (Top 3 Responses)



Source: Applied Survey Research. (2013). Sonoma County Homeless Survey. Watsonville, CA.

UNACCOMPANIED CHILDREN (UNDER AGE 18) & SINGLE TRANSITION-AGED YOUTH (AGES 18-24)

- ▶ 95% of this homeless population were unsheltered.
- ▶ 86% of youth survey respondents had been living in Sonoma County before becoming homeless the most recent time.
- ▶ 49% of youth respondents reported that the primary cause of their homelessness was an argument with a family/friend that resulted in them being asked to leave the house.
- ▶ 20% of youth respondents had been in foster care at some point in their lifetime.
- ▶ 42% of youth respondents had been homeless for a year or more since becoming homeless this last time.
- ▶ 10% of youth respondents reported that they had children (living with them or not). Of these respondents, 18% reported that their children were living with them.

THANK YOU



Peter Connery

Applied Survey Research

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(831) 728-1356



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 43
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors and Board of Commissioners

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Community Development Commission

Staff Name and Phone Number:

Mark Krug, 565-7509 & John D. Haig, 565-7508

Supervisorial District(s):

All

Title: Community Development Block Grant, HOME Investment Partnerships, Emergency Solutions Grant, and Community Services Funding Allocations for FY 2013-14.

Recommended Actions:

See Supplemental Page 1

Executive Summary:

This Agenda Item is seeking Board approval of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Community Services Funding (CSF) awards for FY 2013-14, and approval of the required U.S. Department of Housing and Urban Development (HUD) FY 2013-14 Action Plan listing all programs and projects that have been recommended for funding.

The Board of Supervisors approved the Sonoma County Consolidated Plan 2010 on May 4, 2010. The Consolidated Plan is a document required by HUD for jurisdictions receiving formula CDBG, HOME and ESG funds. The Plan spans a five-year planning period and lays-out local rationales and priorities for the use of the subject federal grant funds to benefit lower-income residents. ESG funds are dedicated to homeless services purposes. HOME funds are dedicated to affordable housing development and preservation. CDBG funds can be used for a wide variety of purposes, but must be used to benefit low-income communities, households, and individuals. CDBG funds are limited by federal regulation to a maximum of 15% for operational grants for local non-profit agencies, a category entitled "public services" in the CDBG regulations. The balance, after an allowance for general administration costs, must be allocated to capital projects or economic development purposes.

On October 16, 2012, the Board adopted the FY 2013-14 Funding Policies for the CDBG, HOME, ESG, and CSF Programs. The Policies define the way in which proposals are selected, the specific objectives and criteria that are used to review proposals, the deadline dates, and the roles of the various review bodies. All of the FY 2013-14 funding proposals were due at the CDC office by December 21, 2012.

The U.S. Department of Housing and Urban Development (HUD) has not yet notified Sonoma County of the allocations for FY 2013-14. For planning purposes, staff is assuming that funding will be similar to FY 2012-13, namely: \$1,567,743 – CDBG; \$619,000 – HOME; and \$154,820 – ESG. For the HOME Program, an additional \$418,996 in reprogrammed funds from previous fiscal years is available for allocation as part of the FY 2013-14 process, consistent with local policies and HUD regulations.

The County Administrator's recommended budget for FY 2013-14 includes \$520,000 in CSF funding. There is a potential for an additional \$170,000 that could be approved from Redevelopment Residual Receipts. A recommendation to use Residual Receipts for this purpose will be brought forward for approval as part of the FY 2013-14 Budget hearings in June 2013. If approved, staff would seek recommendations for funding of specific proposals through the Community Development Committee's public hearing process, and would bring those recommendations back to your Board for approval prior to the beginning of the fiscal year.

The Technical Advisory Committee, comprised of a representative from each of the seven jurisdictions of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, Sonoma, and Windsor, which participate in the Urban County Joint Powers Agreement that comprises the HUD entitlement jurisdiction for purposes of receiving CDBG, HOME, and ESG funding, held a public hearing on March 11, 2013, to review and discuss all requests for CDBG funds for non-public service proposals located within the incorporated City/Town boundaries. The Technical Advisory Committee reviewed project requests totaling \$893,100 and made the recommendations listed in the attached spreadsheets for the \$478,162 estimated funding for that category, a 1.9: 1 ratio of requested funds versus estimated funds available. The spreadsheets also show the recommendations made by the Committee in anticipation of actual funds available being higher or lower than estimates.

The Community Development Committee, comprised of one representative of each supervisorial district, two Housing Authority tenant representatives, and the Director of the Human Services Department or designee, held public hearings on February 26 and March 12, 2013, to review and discuss all proposals submitted for CDBG, HOME, ESG, and CSF funding, except for the City/Town CDBG proposals referenced above. The Community Development Committee reviewed project requests totaling \$5,867,319 and made recommendations listed in the attached spreadsheets for the \$2,237,057 estimated funding for those categories, a 2.6:1 ratio of requests to funds available. The spreadsheets also show the recommendations made by the Committee in anticipation of actual funds available being higher or lower than estimates.

At each public hearing, after questions were answered regarding the proposals, and public comments were heard, the Community Development Committee and the Technical Advisory Committee made recommendations on proposal selection and funding levels. The Committees' recommendations for projects and programs to be assisted are listed in the attached FY 2013-14 Summary of Funding Recommendations.

Public notification of the funding recommendations and the draft Annual Action Plan was published in the Press Democrat on March 25, 2013, with an invitation for public comment through April 26, 2013. No comments have been received to date.

Prior Board Actions:

10/16/2012: Board approved FY 2013-14 Funding Policies for HUD and Community Services Funding.
5/8/2012: Board approved Consolidated Plan Action Plan FY 2012-13.
11/1/2011: Board approved FY 2012-13 Funding Policies for HUD and Community Services Funding.
6/22/2011: Board transferred Community Services Funding from the Human Services Commission to CDC.
5/3/2011: Board approved Consolidated Plan Action Plan FY 2011-12.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

All of the subject funds are allocated to benefit low income residents by supporting programs and projects that increase household safety, provide housing stability or provide routes for economic self-sufficiency.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

Requested actions are for FY 2013-14.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

1. FY 2013-14 Summary of Funding Recommendations By Allocation
2. FY 2012-13 & FY 2013-14 Public Services Funding Allocations by Agency

Related Items "On File" with the Clerk of the Board:

1. Draft Action Plan: One Year Use of Funds FY 2013-14
2. FY 2013-14 Action Plan Staff Report "Real Property and Economic Development"
3. FY 2013-14 Action Plan Staff Report "Community Grants Funding"
4. FY 2013-14 Action Plan Staff Report "City/Town Projects"

SUPPLEMENTAL PAGE

Recommended Action:

1. Approve the Sonoma County Consolidated Plan Action Plan: One Year Use of Funds FY 2013-14 for the proposed use of Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grants funds.
2. Adopt the required Certifications for submission to the U.S. Department of Housing and Urban Development (HUD) with the Consolidated Plan.
3. Authorize and direct the Executive Director of the Sonoma County Community Development Commission (CDC) to execute the Standard Form 424 (Application for Federal Assistance) and the required Certifications, and to submit the Sonoma County Consolidated Plan Action Plan: One Year Use of Funds FY 2013-2014 with the required Certifications and said forms to HUD.
4. Authorize and direct the Executive Director of the CDC to respond to requests for additional information from HUD and to modify the Consolidated Plan as may be required by future regulations or guidelines issued by HUD.
5. Authorize and direct the Executive Director of the CDC to execute the Funding Approval Grant Agreements, as required by HUD, on behalf of the County.
6. Authorize and direct the Executive Director of the CDC to execute Agreements with FY 2013-2014 subrecipients on behalf of the County in accordance with the Action Plan: One Year Use of Funds FY 2013-2014, to execute amendments and modifications to said Agreements, to execute loan and grant documents with subrecipients consistent with the terms set forth in Sonoma County's local HOME Investment Partnership, Community Development Block Grant, Emergency Solutions Grants and/or other Board-adopted Policies, and to execute construction contracts, and related agreements on behalf of program beneficiaries, in accordance with the applicable program designs.
7. Approve the recommended awards for Community Services Funding as attached to this Summary Report for use of \$520,000 that is included in the County Administrator's recommended FY 2013-14 budget, and authorize the Executive Director of the CDC to execute Grant Agreements and related agreements for the use of said funds.
8. Authorize the Executive Director of the CDC to initiate the Community Development Committee's public hearing process to take place in June 2013, in anticipation of potential Supplement Budget approval for use of up to \$170,000 in Redevelopment Residual Receipts to augment the available CSF funding for FY 2013-14.
9. Authorize the Executive Director of the CDC and the Directors of the General Services and Regional Parks Departments, the Economic Development Board, and the Sonoma County Fairgrounds to execute standard Funding Agreements for use of Community Development Block Grant funds, and any subsequent amendments to the Agreements.

F.Y. 2013-2014 Summary of Funding Recommendations by Allocation

Community Development Block Grant (C.D.B.G)
 Emergency Solutions Grant (E.S.G)
 HOME Investment Partnerships (HOME)
 Community Services Funding (C.S.F.)

Prepared by the Community Development Commission - April 10, 2013

Page 1

	Funding Sources				Total ¹
	CDBG	ESG	HOME	CSF	
County-Owned Public Facilities & Improvements					
So Co Econ. Dev. Board - Access to Capital Svcs	\$30,000				\$30,000
So Co Fairgrounds - ADA Grace Pavilion Restroom	\$90,000				\$90,000
So Co General Services - Curb Cuts at County Ctr	\$65,161				\$65,161
So Co Regional Parks - Hudeman Slough ADA	\$50,000				\$50,000
Russian River Sanitation - Vacation Beach Lift Stn					\$0
So Vly Sanitation - Hudeman Slough ADA					\$0
Total County-Owned Public Facilities & Improv.	\$235,161	\$0	\$0	\$0	\$235,161
Countywide & Unincorporated Area					
Burbank Housing (BHDC) - West Avenue Apts					\$0
Community Action Partnership - Econ. Dev. Prog.	\$45,000				\$45,000
Disability Svcs & Legal Ctr - Hsg. Access Mods	\$30,000				\$30,000
MidPen Housing - Sonoma Spgs - Hwy 12					\$0
So Co CDC - Housing Rehabilitation Program	\$230,710				\$230,710
Total Countywide & Unincorporated	\$305,710	\$0	\$0	\$0	\$305,710
HOME Investment Partnerships					
BHDC - The Crossroads			\$400,000		\$400,000
BHDC - West Avenue Apts Rehab					\$0
Foundation for Affordable Hsg - Vintage Oaks					\$0
MidPen Housing - Sonoma Springs			\$433,300		\$433,300
Comm. Hsg of So Co (CHSC) - Operating Funds			\$30,950		\$30,950
CHSC - North House Transitional (CHDO Project)			\$51,403		\$51,403
Total HOME Investment	\$0	\$0	\$915,653	\$0	\$915,653
Cities and Towns					
Cloverdale - Economic Development Program	\$40,000				\$40,000
Cloverdale - ADA Parking Improvements	\$25,000				\$25,000
Cotati - La Plaza Sidewalk Gap	\$90,000				\$90,000
Healdsburg - ADA Ramps Project	\$65,000				\$65,000
Rohnert Park - ADA Curb Cuts Phase 3	\$61,000				\$61,000
Sebastopol - ADA Transition Plan Retrofits	\$50,000				\$50,000
Sonoma - Economic Development Partnership	\$50,000				\$50,000
Windsor - Starr Road Sidewalks	\$97,162				\$97,162
Windsor - Windsor Road Sidewalks					\$0
Total Cities and Towns	\$478,162	\$0	\$0	\$0	\$478,162

¹ If funding available is more or less than estimated funding, each funded project is recommended to be increased or decreased on a pro-rata basis, with the following exceptions:

- If funding is greater, the pro rata increase cannot result in a final award greater than the amount requested by the applicant.
- If funding is less, the pro rata decrease cannot result in a final award less than \$15,000.
- In the County-Owned CDBG category, if funding is greater, the Regional Parks award is exempt from a pro rata increase and remains at \$50,000; if funding is less, the Grace Pavilion project is exempt from a pro rata decrease.
- For HOME funding, if the funding is greater, the entire differential amount is to be awarded to the Crossroads project; if funding is less, the entire amount is to be deducted from the Sonoma Springs Mixed Use project.

F.Y. 2013-2014 Summary of Funding Recommendations by Allocation

Community Development Block Grant (C.D.B.G)
 Emergency Solutions Grant (E.S.G)
 HOME Investment Partnerships (HOME)
 Community Services Funding (C.S.F.)

Prepared by the Community Development Commission - April 10, 2013

Page 2

	Funding Sources				Total ¹
	CDBG	ESG	HOME	CSF	
Public Services					
CA Human Development - Healdsburg/Fulton Day Labor Ctr					\$0
Catholic Charities - Family Support Center		\$53,888		\$24,112	\$78,000
Catholic Charities - Homeless Services Center				\$30,000	\$30,000
Catholic Charities - Rapid Re-Housing		\$75,000			\$75,000
Catholic Charities - Sam Jones Hall					\$0
Cloverdale Community Outreach Committee (CCOC) - Wallace House Homeless Services				\$25,000	\$25,000
Committee on the Shelterless (COTS) - Mary Isaak Family Transitional Housing	\$80,000				\$80,000
COTS - Mary Isaak Single Transitional Housing	\$105,000				\$105,000
COTS - Services at Vida Nueva	\$26,645			\$8,355	\$35,000
Community Action Partnership (CAPSC) - HCA Homelessness Prevention				\$30,000	\$30,000
CAPSC - Sloan House					\$0
Community & Family Service Agency (CFSA) - Guerneville Winter Shelter				\$25,000	\$25,000
CFSA - Mission Critical Support					\$0
Community Support Network (CSN) - Permanent Supportive Housing for Transitional Age Youth					\$0
La Luz - Community Strengthening				\$15,000	\$15,000
Legal Aid of So Co (LASC) - HOME Housing Program; Eviction & Defense Homeless Prevention				\$20,000	\$20,000
LASC - SAFE Domestic Violence Program				\$25,000	\$25,000
Living Room - Women's Day Services				\$20,000	\$20,000
LOMI - Legacy Fund for Mental Health					\$0
Mendocino Family & Youth Svcs - No. Coast Services				\$15,000	\$15,000
Petaluma People Services Center (PPSC) - Fair Housing Prog				\$52,500	\$52,500
PPSC - System of Care					\$0
Recourse Mediation - Putting Children First					\$0
Redwood Empire Food Bank - Emergency Food Program				\$20,033	\$20,033
Santa Rosa Community Health Center - Care Program				\$20,000	\$20,000
Social Advocates for Youth (SAY) - Coffee House Shelter				\$20,000	\$20,000
SAY - Family Assistance				\$15,000	\$15,000
SAY - Tamayo House Transitional Living Facility Services				\$20,000	\$20,000
So Co Adult & Youth Development (SCAYD) - Homeless Prevention, Outreach & Advocacy					\$0
SCAYD - Upstream Community Counseling Services					\$0
So Co Legal Svcs Foundation - Youth & Family Legal Outreach					\$0
Sonoma Overnight Support - The Haven				\$20,000	\$20,000
Verity - Crisis Intervention, Prevention and Treatment					\$0
YWCA - Safe House				\$35,000	\$35,000
Total Public Services	\$211,645	\$128,888	\$0	\$440,000	\$780,533
ADMINISTRATION	\$307,669	\$25,932	\$61,900	\$80,000	\$475,501
Total Funding by Allocation	\$1,538,347	\$154,820	\$977,553	\$520,000	\$3,265,720

Community Development Commission

FY '12-'13 & FY '13-'14 Public Services Funding Recommendations by Agency

Exhibit 1

		12-'13	13-'14	13-'14
Agency	Program	Approved	Requested	Recommend ¹
Calif. Human Development Corp.	Healdsburg/Fulton Day Labor Centers	\$ 15,000	\$ 60,000	\$ -
Catholic Charities		\$ 186,906	\$ 310,000	\$ 183,000
	<i>Family Support Center</i>	\$ 75,000	\$ 125,000	\$ 78,000
	<i>Homeless Services Center</i>	\$ 50,000	\$ 45,000	\$ 30,000
	<i>Rapid Rehousing Program (Federally required)</i>	\$ 61,906	\$ 110,000	\$ 75,000
	<i>Sam Jones Hall Shelter (County commitment)</i>	\$ -	\$ 30,000	\$ -
Cloverdale Community Outreach	Wallace House	\$ 25,000	\$ 50,000	\$ 25,000
Committee On The Shelterless		\$ 145,000	\$ 365,312	\$ 220,000
	<i>Family Connection (Program closed Dec 2012)</i>	\$ 15,000		\$ -
	<i>Mary Isaak Center (Family Housing)</i>	\$ 70,000	\$ 115,417	\$ 80,000
	<i>Mary Isaak Center (Singles)</i>	\$ 60,000	\$ 174,895	\$ 105,000
	<i>Vida Nueva</i>	\$ -	\$ 75,000	\$ 35,000
Community & Family Svc Agency		\$ 35,000	\$ 75,000	\$ 25,000
<i>(formerly West County Community Services)</i>	<i>Mission Critical Admin Support</i>	\$ 15,000	\$ 35,000	\$ -
	<i>West County Emergency Shelter</i>	\$ 20,000	\$ 40,000	\$ 25,000
	<i>Mill Street Supportive Housing (did not apply '12-'13)</i>	\$ -	\$ -	\$ -
Community Action Partnership		\$ 35,000	\$ 182,000	\$ 30,000
	<i>HCA fund for rental assistance</i>	\$ 35,000	\$ 82,000	\$ 30,000
	<i>Sloan Women's Shelter (did not apply '12-13)</i>		\$ 100,000	\$ -
Community Support Network	Homeless Prevention - (new '13-'14)	\$ -	\$ 60,000	\$ -
La Luz Center	Community Strengthening	\$ -	\$ 40,000	\$ 15,000
Legal Aid Of Sonoma County		\$ 25,000	\$ 90,000	\$ 45,000
	<i>HOME Housing Program</i>	\$ 25,000	\$ 50,000	\$ 20,000
	<i>SAFE Program</i>	\$ -	\$ 40,000	\$ 25,000
Lomi Psychotherapy Clinic	Legacy Fund- Counseling Program	\$ 15,000	\$ 20,000	\$ -
Mendocino Family And Youth Svcs	North County Family & Youth Services	\$ 15,000	\$ 20,000	\$ 15,000
Petaluma People Services Center		\$ 79,464	\$ 102,000	\$ 52,500
	<i>Fair Housing Program (Federally required)</i>	\$ 52,500	\$ 62,000	\$ 52,500
	<i>PPSC System of Care</i>	\$ 26,964	\$ 40,000	\$ -
Recourse Mediation	Putting Children First (new'13-'14)	\$ -	\$ 15,000	
Redwood Empire Food Bank	Food Bank - Meghan Furth Pantry	\$ 50,000	\$ 75,000	\$ 20,033
Santa Rosa Community Health Care	The Care Program (new '13-'14)	\$ -	\$ 32,595	\$ 20,000
Social Advocates For Youth		\$ 65,000	\$ 68,979	\$ 55,000
	<i>Coffee House</i>	\$ 20,000	\$ 20,000	\$ 20,000
	<i>Family Advocate & Resource Assistance (North Cty)</i>	\$ 15,000	\$ 20,000	\$ 15,000
	<i>Sonoma Valley (did not apply '13-'14)</i>	\$ 15,000	\$ -	\$ -
	<i>Tamayo House</i>	\$ 15,000	\$ 28,979	\$ 20,000
Sonoma Adult And Youth Dev.		\$ 15,000	\$ 58,030	\$ -
	<i>Homeless Prevention</i>	\$ 15,000	\$ 29,990	\$ -
	<i>Upstream Community Services</i>	\$ -	\$ 28,040	\$ -
So. Co. Legal Services Foundation	Youth and Family Law	\$ -	\$ 15,000	\$ -
Sonoma Overnight Support	The Haven Emergency Shelter	\$ 15,000	\$ 30,000	\$ 20,000
The Living Room Center, Inc	The Living Room	\$ 42,000	\$ 50,000	\$ 20,000
Verity	Crisis Intervention, Prevention & Treatment	\$ 15,000	\$ 15,000	\$ -
YWCA	Safe House Emergency Shelter	\$ 40,000	\$ 50,000	\$ 35,000
SUBTOTALS		\$ 818,370	\$ 1,783,916	\$ 780,533

¹ If funding available is more or less than estimated funding, each funded project is recommended to be increased or decreased on a pro-rata basis; however, no award will be greater than the amount requested or less than \$15,000.



COMMUNITY DEVELOPMENT COMMISSION

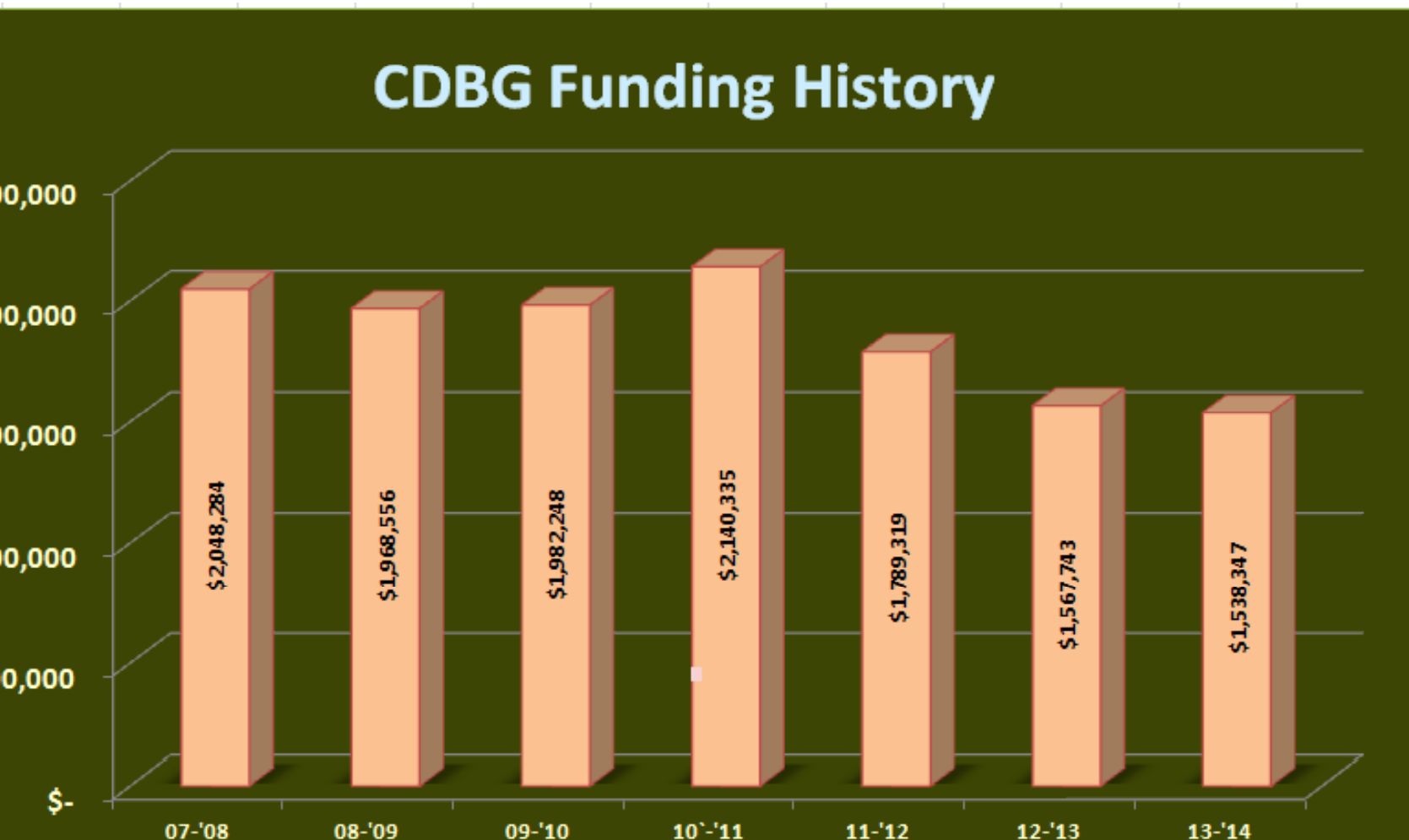
FY Funding Recommendations 2013-2014 Action Plan

Community Development Block Grant (CDBG)
Community Services Funding (CSF)
Emergency Solutions Grant (ESG)
Home Investment Partnership (HOME)

Presented May 7, 2013

CDBG

Funding History



County-Owned



Facilities & Improvements

Requesting Agency	Program Name	Request Made	Recommended
Econ. Dev. Board	Small Business Access to Capital Svcs	\$ 100,000	\$ 30,000
Fairgrounds	Grace Pavilion Restroom ADA	\$ 180,000	\$ 90,000
General Services	County Center Curb Cuts	\$ 127,000	\$ 65,161
Regional Park	Hudeman Slough ADA	\$ 75,000	\$ 50,000
Sanitation	Vacation Beach List Station	\$ 140,000	\$ 0
Sanitation	Hudeman Slough Restroom	\$ 35,000	\$ 0

County-Owned Facilities & Improvements funding recommended: \$235,161

County Owned -



Funding Level Contingencies

Should actual funding levels differ from initial estimates the following contingencies have been recommended:

Decreased Funding – all funded applicants will be adjusted pro-rata with the exception of the Grace Pavilion project

Increased Funding – all funded applicants will be adjusted pro-rata except the SC Regional Parks project will be capped at \$50,000

Countywide



and Unincorporated Areas

licant	Program Name	Request Made	Recommended
nk Housing	West Avenue Apts	\$ 295,000	\$ 0
unity Action	Economic Development	\$ 100,000	\$ 45,000
lity Legal Svc.	Housing Access Modifications	\$ 55,000	\$ 30,000
n Housing	Sonoma Springs Mixed Use Project	\$ 100,000	\$ 0
CDC	Housing Rehabilitation Program	\$ 300,000	\$ 230,710

Countywide & Unincorporated Area funding recommended: \$305,710

Countywide -



Funding Level Contingencies

Should actual funding levels differ from initial estimates the following contingencies have been recommended:

Decreased Funding – all funded applicants will be adjusted pro-rata

Increased Funding – all funded applicants will be adjusted pro-rata

Cities & Town -



Requestant	Program Name	Request Made	Recommended
Cardale	Economic Development	\$ 50,000	\$ 40,000
Cardale	ADA Parking	\$ 25,000	\$ 25,000
	La Plaza Sidewalk Gap	\$ 180,000	\$ 90,000
Esburg	ADA Ramps Project	\$ 120,000	\$ 65,000
Fort Park	ADA Ramps Phase III	\$ 82,100	\$ 61,000
Hotopol	ADA/Transition Plan	\$ 80,000	\$ 50,000
Ma	Economic Dev. Partnership	\$ 70,000	\$ 50,000
Sor	Starr Road Sidewalk Project	\$ 100,000	\$ 97,162
Sor	Windsor Road Sidewalks	\$ 186,000	\$ 0

Cities & Town -



Funding Level Contingencies

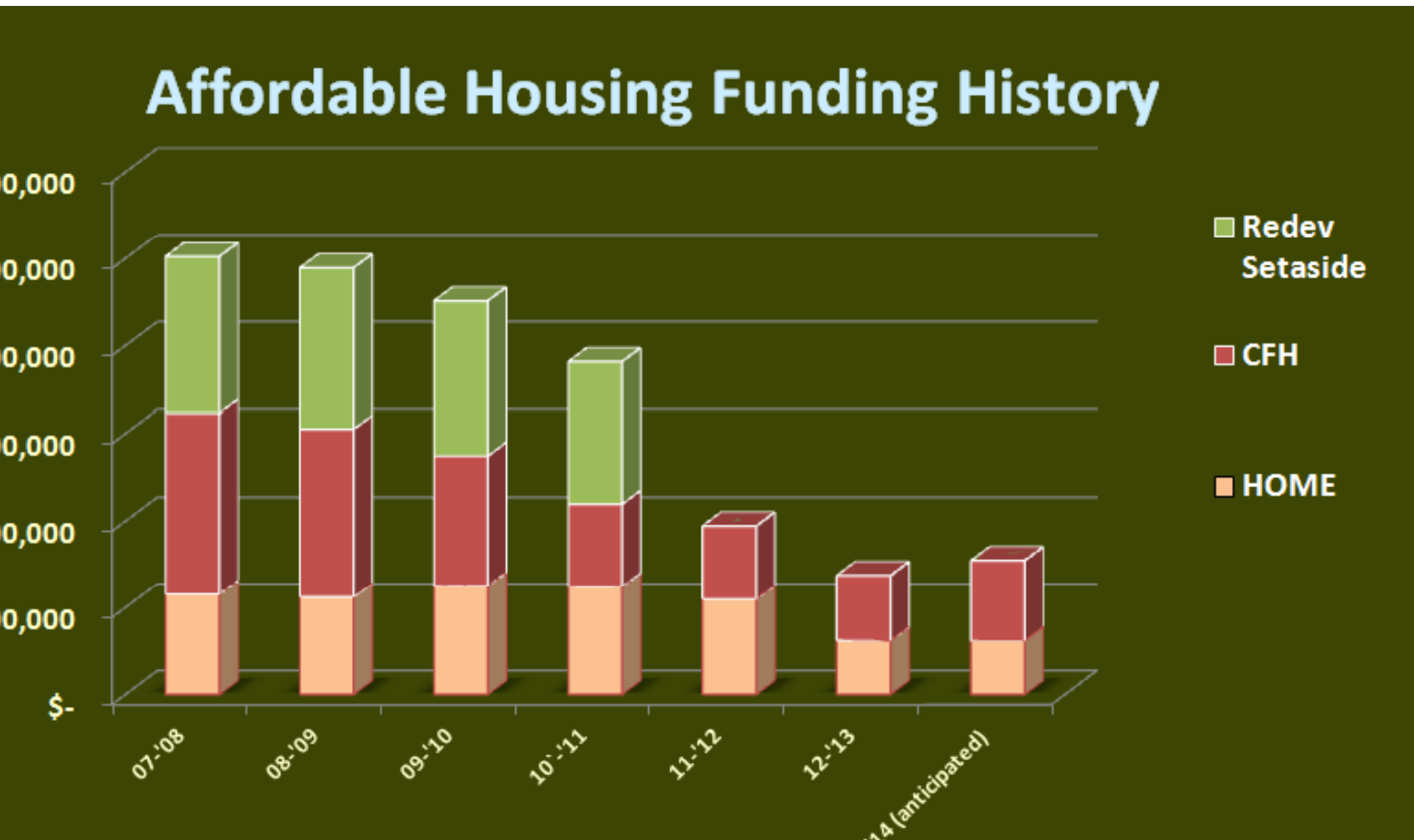
**Should actual funding levels differ from initial estimates
the following contingencies have been recommended:**

Decreased Funding – all funded applicants will be adjusted pro-rata

Increased Funding – all funded applicants will be increased pro-rata

Affordable Housing Funds

Funding History



HOME



Investment Partnerships

<u>licant</u>	<u>Program Name</u>	<u>Request Made</u>	<u>Recommended</u>
nk Housing	The Crossroads Apts	\$ 1,100,000	\$ 400,000
nk Housing	West Avenue Apts Rehab	\$ 200,000	\$ 0
r Affordable Hsg.	Vintage Oaks	\$ 500,000	\$ 0
n Housing	Sonoma Springs Mixed Use	\$ 700,000	\$ 433,300
. Hsg of So Co	Operating Funds	\$ 50,000	\$ 30,950
. Hsg of So Co	North House Transitional	\$ 51,403	\$ 51,403

HOME Investment Partnership funding recommended: \$915,653

HOME Investment -



Funding Level Contingencies

**Should actual funding levels differ from initial estimates
the following contingencies have been recommended:**

Decreased Funding – all decreased funding will be deducted from
MidPen's Sonoma Springs Mixed-Use project

Increased Funding – all increased funding will be awarded to the
Urbank Housing's Crossroads project

Community Partners

Funding History

Community Partners Funding History



Public Services



Operations – Nonprofit Community Svcs, Counseling

<u>Account</u>	<u>Program Name</u>	<u>Request Made</u>	<u>Recommended</u>
	Community Strengthening	\$ 40,000	\$ 15,000
School Fdn	Legacy Fund for Mental Health	\$ 20,000	\$ 0
Locino Youth	North Coast Family & Youth Svcs	\$ 20,000	\$ 15,000
Ma People Svcs	Fair Housing <i>(federally required)</i>	\$ 62,000	\$ 52,500
Ma People Svcs	PPSC System of Care	\$ 40,000	\$ 0
d Empire Food	Megan Furth Harvest Pantry	\$ 75,000	\$ 20,033
	Family Advocacy/Resource	\$ 20,000	\$ 15,000
	Tamayo Village Youth Employment	\$ 28,979	\$ 20,000
na Legal Svcs	Youth & Family Legal Outreach	\$ 15,000	\$ 0
ood Emp. Conflict	Putting Children First	\$ 15,000	\$ 0

Fair Housing, Community Services and Youth funding recommended: **\$127,533**

Public Services



Operations – Nonprofit Crisis & Domestic Violence Counseling

<u>licant</u>	<u>Program Name</u>	<u>Request Made</u>	<u>Recommended</u>
n. & Family Svc	Mission Critical Support (WCCS)	\$ 35,000	\$ 0
Aid	HOME Housing Program	\$ 50,000	\$ 20,000
Aid	SAFE Domestic Violence	\$ 40,000	\$ 25,000
y	Crisis Intervention/Prevention	\$ 15,000	\$ 0

Crisis Counseling & Domestic Violence funding recommended: \$45,000

Public Services



Operations – Nonprofit Homeless Shelters

Requestant	Program Name	Request Made	Recommended
Public Charities	Family Support Center	\$ 125,000	\$ 78,000
Public Charities	Sam Jones Hall	\$ 30,000	\$ 0
	Cloverdale Wallace House	\$ 50,000	\$ 25,000
	Mary Isaak Singles Shelter	\$ 174,895	\$ 105,000
Homeless & Family Svc	West County Shelter	\$ 40,000	\$ 25,000
Community Action	Sloan Women's Shelter	\$ 100,000	\$ 0
	Coffee House Teen Shelter	\$ 20,000	\$ 20,000
Overnight Shelter	The Haven Sonoma Shelter	\$ 30,000	\$ 20,000
A	SAFE House Domestic Violence	\$ 50,000	\$ 35,000

Homeless Shelter funding recommended: \$308,000

Public Services



Operations – Nonprofit Prevention, Transitional, Perm Housing

Account	Program Name	Request Made	Recommended
Human Dev.	Healdsburg/Fulton Day Labor	\$ 60,000	\$ 0
Public Charities	Homeless Services Center	\$ 45,000	\$ 30,000
Public Charities	Rapid Re-Housing <i>(federally required)</i>	\$ 110,000	\$ 75,000
	Mary Isaak Family Transitional	\$ 115,417	\$ 80,000
	Vida Nueva Support	\$ 75,000	\$ 35,000
Community Action	HCA Rental Assistance Fund	\$ 82,000	\$ 30,000
	Transitional Youth Perm Housing	\$ 60,000	\$ 0
Comm. Health	Care Transitions – Homeless	\$ 32,595	\$ 20,000
D	Prevention Outreach	\$ 29,990	\$ 0
D	Upstream Community Funding	\$ 28,0470	\$ 0
Living Room	Homeless Women’s Day Service	\$ 50,000	\$ 20,000

Homeless Services, Prevention, Transitional & Permanent Housing funding recommended: \$290,000

Public Services -



Funding Level Contingencies

Should actual funding levels differ from initial estimates the following contingencies have been recommended:

Decreased Funding – all funded applicants will be adjusted pro-rata

Increased Funding – all funded applicants will be adjusted pro-rata



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 44
(This Section for use by Clerk of the Board Only.)

To:

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): BOS

Staff Name and Phone Number:

Supervisor Efren Carrillo

Supervisorial District(s):

Fifth District

Title: Fee Waiver

Recommended Actions:

Approve fee waiver in the amount of \$1485 to Regional Parks for the Bodega Bay 4th of July Celebration (\$1125) and parking fees for schoolchildren to visit the Tall Ships during their stay at Spud Point Marina (\$360). (Fifth District)

Executive Summary:

The Bodega Bay 4th of July is held each year on the Coast. The fees are for the use of a portion of the regional parks in preparation for and during the Fireworks display. Due to the topography of the region, the display is available to anyone who camps, plays, or lives along the Bay. No admission fees are charged and no revenues are generated. The Board has sponsored this event for many years. The Tall Ships began docking at Bodega Bay last year. This year, many schools had class trips that visited the historic ship exhibit. The fees are for bus parking during that week.

Prior Board Actions:

Fee waivers have been granted

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 0	County General Fund	\$ 0
Add Appropriations Req'd.	\$ 1485	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$ 1485
	\$		\$
Total Expenditure	\$ 1485	Total Sources	\$ 1485

Narrative Explanation of Fiscal Impacts (If Required):

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Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

Fee Waiver application from Bodega Bay Chamber

Attachments:

n/a

Related Items "On File" with the Clerk of the Board:

n/a

March 26, 2013

Supervisor Efren Carrillo
Sonoma County Board of Supervisors
575 Administration Blvd., Room 100A
Santa Rosa, CA 95403

RE: Fireworks Event in Bodega Bay

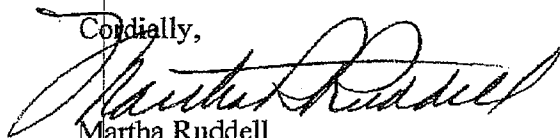
Dear Supervisor Carrillo:

The Bodega Bay Area Chamber of Commerce is once again planning a 4th of July fireworks celebration, this year scheduled for July 5, 2013. Our intention is to have a fireworks display, as in years past, at Westside Park and invite the public to come to Bodega Bay with their families to enjoy our beautiful area. We are not planning to have food/beverage concessions, entertainment other than the fireworks display itself, or admissions fees for this event.

We are requesting a fee waiver to include permit, day use, and parking fees at Westside Park for the evening of July 5, 2013. The fireworks will start at 9:30 p.m. and should be complete by 11:00 p.m. We are in the process of securing insurance, permits from all governing agencies, and arranging for clean-up and security for this event.

Please notify me by email at skookie@comcast.net when this item is scheduled on your meeting agenda. We thank you in advance for your consideration.

Cordially,



Martha Ruddell
Permits Chair

SUBMIT TO:
 Board of Supervisors
 575 Administration Dr, Ste 100A
 Santa Rosa, CA 95403

COUNTY OF SONOMA

For Board of Supervisors Use Only

Fee Waiver/Board Sponsorship Request Form

1. Contact information for individual requesting fee waiver/sponsorship:

Name: Martha Rapp Ruddell
First Middle Last

Mailing Address: PO Box 787 Bodega Bay CA 94923
Number, Street, Apt/Suite City State Zip

Phone: (707) 875 - 2420 Email: skookie@comcast.net
Area Code, Number

2. Name of Community Based Organization, Non-Profit, or Government Agency for which fee waiver/sponsorship is requested:

Name: Bodega Bay Area Chamber of Commerce 4th of July Fireworks

Mailing Address: PO Box 787 Bodega Bay CA 94923
Number, Street, Apt/Suite City State Zip

Phone: (707) 875 - 2420 Email: skookie@comcast.net
Area Code, Number

3. Please indicate by check mark the supervisory district in which the organization or agency submitting this request is located, where the project/activity/event will be held, and the district office to whom you would like to submit this request:

Board Member and District	Valerie Brown District 1	David Rabbitt District 2	Shirlee Zane District 3	Mike McGuire District 4	Efren Carrillo District 5
Entity or organization location (select all that apply)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project/activity/event location (select all that apply)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
District office to receive request (select only one)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. Type of Community Based Organization, Non-profit, or Government Agency for which the fee waiver/sponsorship is requested:

City Special District Other Local Government

School Non-profit or CBO

Other (please specify): _____

5. Please provide a description of the project/activity/event for which a fee waiver/sponsorship is being requested on a separate sheet of paper. Please include the number of individuals who will participate or be served, etc.

6. Please indicate if this is a one-time or annual event: One Time Annual

7. Type and amount of fee waiver/sponsorship requested. Please list all County fees you are requesting be waived/sponsored in conjunction with this project/activity/event. Please attach a copy of an estimate or receipt from the County Department or Veteran's Building Operator documenting the amount of each fee you are requesting be waived/sponsored.

Department Assessing Fee	Type of Fee	Amount of Fee
Regional Parks	Parking/Use Permit	\$1,125.00

8. If your Community Based Organization, Non-Profit, or Governmental Agency has received a fee waiver/sponsorship for a similar project/activity/event in the past, please list below:

Date of Fee Waiver	Department Assessing Fee	Type of Fee	Amount of Fee
6 / / 2012	Regional Parks	Parking/Use Permit	\$1,125.00
2 / / 2011	Regional Parks	Parking/Use Permit	\$985.00
3 / / 2010	Regional Parks	Parking/Use Permit	\$975.00
6 / / 2009	Regional Parks	Parking/Use Permit	\$965.00

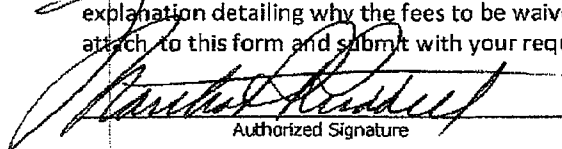
9. Does the organization or agency for which the fee waiver/sponsorship is requested receive funding from any of the following sources? If so, please specify:

Property Tax
 Sales Tax
 Special Assessment
 User Fees

Other (please specify): No

10. If you checked any of the boxes in number 9 above, please provide an explanation and supporting documentation regarding the inability of the organization or agency to pay the fees which you are requesting be waived/sponsored. Please attach to this form and submit with your request.

11. Will the organization or agency be charging an entry fee or be requesting a donation for the project/activity/event for which you are requesting a fee waiver/sponsorship? If so, please provide an explanation detailing why the fees to be waived/sponsored cannot be recovered through the entry fee. Please attach to this form and submit with your request.



 Authorized Signature

Permits Chair _____
 Title

3 / 26 / 2013
 Date

On Apr 9, 2013, at 9:49 AM, "Caryl Hart" <Caryl.Hart@sonoma-county.org> wrote:

Efren,

Here is the bus fee amount which was waived per your request. Please let us know if you need any more information for the TOT application.

Thanks so much,

Caryl

Caryl Hart, Director
Sonoma County Regional Parks
2300 County Center Dr., Ste. 120A
Santa Rosa, CA 95403
707-565-3351
<http://www.sonoma-county.org/parks/>

From: Betty Tenret
Sent: Tuesday, April 09, 2013 9:44 AM
To: Caryl Hart
Subject: RE: Parking fee at Spud Point for school childrens' field trip

If we could request \$360 from Efren for waiving the Tall Ships educational parking fees, SPM would appreciate it.

Bus passengers = 178 = \$178

Cars with students = 26 = \$182

From: Caryl Hart
Sent: Thursday, April 04, 2013 9:38 AM
To: Efren Carrillo
Cc: Betty Tenret; Noah Wagner
Subject: RE: Parking fee at Spud Point for school childrens' field trip

Thanks Efren. Will do. Yes, at only \$1 per student, does not seem like a big deal. We did let the Tall Ships folks know we would be charging \$1/person for groups, but apparently they didn't let the schools know.

Best,

Caryl

Caryl Hart, Director
Sonoma County Regional Parks
2300 County Center Dr., Ste. 120A
Santa Rosa, CA 95403
707-565-3351
<http://www.sonoma-county.org/parks/>

From: Efren Carrillo
Sent: Thursday, April 04, 2013 8:56 AM



County of Sonoma Fee Waiver Policy

Authority: Board of Supervisors
Approval Date: June 2, 2009
Effective Date: July 1, 2009

1. Purpose

The purpose of this policy is to establish guidelines to be used to evaluate requests for fee waivers and to implement a structure and process through which consistent information for fee waiver requests will be collected and evaluated.

2. Background

Sonoma County is facing unprecedented fiscal challenges. As a result of the economic downturn, job and income losses, declining home values, and reduced consumption, the County's major sources of revenue property tax and sales tax have declined substantially. The situation is exacerbated by an increase in demand for county services. In light of this new fiscal reality, the county is reviewing all resource allocation decisions. Fee waivers, are an expense to the County General Fund. Fees are established to pay for the cost of a service provided by a county department. When a fee waiver is granted, the County General Fund pays the department in an amount equal to the fee waived.

3. Policy

The Board of Supervisors may, at their sole discretion, approve or disapprove fee waiver requests. Effective July 1, 2009, the following general guidelines will be used to assist in the determination of whether a requested fee waiver is eligible or ineligible.

Eligible for fee waivers	Ineligible for fee waivers
Community based organizations (CBO) or non-profits providing a direct service that is similar to or complimentary to a key county policy goal or direct service that the county is typically responsible for providing; e.g. emergency or economic assistance or basic sustenance needs (emergency food, shelter, etc.)	Flood elevation program fees
	Other county department fees
	Other governmental agencies – unless they can demonstrate an inability to pay the county fee
Governmental agencies that do not receive tax funding and can demonstrate an inability to pay the county fee	Fund raising events - where attendees pay a fee for admission to the event or in the case of festivals where vendors pay to participate in the event

4. Phased in Reduction for CBOs and Non-Profits

CBOs and non-profits that have received a fee waiver in the 12 months prior to the effective date of this policy, for an activity/event that may no longer be eligible under this policy, will be considered for a phased reduction in fees as follows:

- Year 1 – Up to two-thirds of the fee amount previously waived, may be waived
- Year 2 – Up to one-third of the fee amount previously waived, may be waived
- Year 3 – Fee waiver ineligible

The phased-in reduction does not apply to CBOs and non-profits who received fee waivers for a fund raising activity/event, where the CBO or non-profit has the ability to set entry or participation fees at a level necessary to cover costs, including the cost of any associated fees.

5. Fee Waiver Request Form

Fee waiver requests submitted on or after June 2, 2009, must be accompanied by a Fee Waiver Request Form (Attachment A). Copies of this form may be obtained from the County of Sonoma, Clerk of the Board of Supervisors, located at 575 Administration Drive, Room 100A, Santa Rosa, CA, 95403, or at the following website: <http://www.sonoma-county.org/board/index.htm>.

Fee Waiver Request Forms must be complete, signed, and accompanied by supporting documentation to demonstrate eligibility for the requested fee waiver. Demonstrated eligibility does not assure approval of a fee waiver request.

Completed Fee Waiver Request Forms shall be submitted to the Clerk of the Board of Supervisors at the address above. The Clerk will forward requests to the Board Member specified by the applicant.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 49 2:10 P.M.
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Permit and Resource Management Department

Staff Name and Phone Number:

Jennifer Barrett, Assistant Director, x 2336
Jennifer Klein, Deputy County Counsel, x 6007

Supervisorial District(s):

All

Title: Amendment to the County of Sonoma's Uniform Rules for Agricultural Preserves to Extend Deadline and Streamline Procedure for Protest of Nonrenewal of Land Conservation Contracts.

Recommended Actions:

Approve an amendment to the "Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones," to extend deadline and streamline the procedure for protest of County initiated Nonrenewal of a Land Conservation Contract, consistent with Government Code Section 51245.

Executive Summary:

On December 13, 2011, the Board approved the first major update of the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones ("Uniform Rules") in nearly forty years. At that time, the Board also directed staff to initiate nonrenewal of Land Conservation Contracts (a.k.a. Williamson Act Contracts) that were in breach for failure to meet minimum acreage requirements. There are 199 substandard parcels currently on the list for nonrenewal.

The updated Uniform Rules established a procedure for an owner to protest the County's filing of a Notice of Nonrenewal (Uniform Rule 9.0., section 9.2.C). Today's action is intended to improve that procedure by ensuring that owners have more time to file a protest, and to streamline the County's process for handling the protests. An owner's protest serves two important functions: 1) It may avoid non-renewal of the contract in cases where an error has occurred or where the owner can act to cure the contract breach; and 2) filing a protest automatically delays increases in property taxes associated with nonrenewal for three years. For these reasons, staff anticipates that many landowners will want to file a protest.

Time limit to file a protest. The current procedures allow only 15 days after the County's Notice of Nonrenewal for the owner to file a protest. Staff believes this is an undue restriction on the landowner and therefore recommends extending the deadline to allow protests to be filed any time on or before December 2nd of the year in which the Notice of Nonrenewal is served. In addition to providing the

owner with more time, the December 2nd deadline also allows the County enough time to withdraw the notice of nonrenewal prior to January 1, if that action is warranted.

Streamlining the process. The current Rules require Board of Supervisors action on each protest, which would create unnecessary administrative burdens. Staff anticipates that this process will impair the County’s ability to quickly identify contracts where the nonrenewal process should be terminated by the County due to errors or other factors and then withdraw the Notice of Nonrenewal for those contracts prior to the January 1st contract renewal date. These burdens are expected to be particularly acute when the County sends out many Notices of Nonrenewal at one time and when many owners protest.

The proposed amendment to the Uniform Rules will eliminate the requirement for the Board of Supervisors to act on each protest and instead authorizes PRMD to review protests and withdraw any Notice of Nonrenewal if it determines that the affected parcel is in compliance with the contract, or that there is a demonstrated commitment to bringing the parcel into compliance. The nature of these determinations will vary depending on the nature of the contract breach and must be made on a case-by-case basis. For example, an owner who timely files an application to bring a substandard sized parcel into conformance with the minimum parcel size requirements of the contract, and diligently pursues that application, would demonstrate a commitment to bringing the parcel into compliance.

The amendment also clarifies that if PRMD does not withdraw a recorded Notice of Nonrenewal before the contract renewal date, January 1st, the Notice of Nonrenewal becomes effective and the contract will terminate at the end of its 10 year term, regardless of any protest, unless it is replaced with a new contract with a new automatically renewing ten year term. This clarification is consistent with state and federal law.

Prior Board Actions:

On December 13, 2011, Resolution No. 11-0678, update of County’s Uniform Rules for Agricultural Preserves and Farmland Security Zones.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

This revision to the Uniform Rules will support agriculture and agribusiness and preserve these resources for the future.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 0	Total Sources	\$ 0

Narrative Explanation of Fiscal Impacts (If Required):

Potential savings associated with streamlined administrative process. Potential negative fiscal impacts result from the state law allowing owners to delay increases in taxes by protesting nonrenewal exist regardless and are not affected by the amendment.

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

Exhibit A Draft Board of Supervisors Resolution.

Related Items "On File" with the Clerk of the Board:

Uniform Rule 9.2.C. Mark Up Showing Proposed Changes.



County of Sonoma

State of California

Date: May 7, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Approving An Amendment To Uniform Rule 9.0 Of The County's Uniform Rules For Agricultural Preserves And Farmland Security Zones

Whereas, the preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state's economic resources, and is necessary not only to the maintenance of the agricultural economy of the state, but also for the assurance of adequate, healthful and nutritious food for residents of the state and the nation; and

Whereas, the California Legislature enacted the California Land Conservation Act of 1965, also known as the Williamson Act, (Government Code Section 51200 et seq.), which authorizes counties to establish agricultural preserves and to enter into voluntary contracts with owners of qualifying land within the preserves to restrict the use of land to agricultural use, open space use, and uses compatible with agricultural or open space uses, in exchange for property tax savings; and

Whereas, pursuant to the Williamson Act, Government Code Section 51231, the Board of Supervisors shall adopt uniform rules to govern the administration of the County's Williamson Act program; and

Whereas, in December 2011, by Resolution Number 11-0678, the Sonoma County Board of Supervisors adopted updated Uniform Rules for Agricultural Preserves and Farmland Security Zones ("Uniform Rules") to govern local administration of the County's Williamson Act program; and

Whereas, Government Code Section 51245 and Uniform Rule 9.0, establish procedures for terminating Williamson Act contracts through the process known as "Nonrenewal." Either party to a Williamson Act contract may initiate Nonrenewal of the contract by serving a Notice of Nonrenewal. When the County initiates Nonrenewal of a contract, the owner of the contract land may file a protest of the Notice of Nonrenewal recorded by the County; and

Whereas, under Government Code Section 51245, the County may withdraw a Notice of

Nonrenewal by recording a Notice of Withdrawal of Notice of Nonrenewal prior to the renewal date for the contract; and

Whereas, the Uniform Rules provide that the Board of Supervisors shall take action on a protest of a Notice of Nonrenewal before the renewal date; and

Whereas, neither state nor federal law require that the Board of Supervisors take action on a protest of a Notice of Nonrenewal for a voluntary Williamson Act contract; and

Whereas, the current procedures in the Uniform Rules for Board of Supervisor's action on protests are unnecessary and create administrative burdens; and

Whereas, it will improve the efficiency and clarity of the County's Williamson Act program to amend Section 9.2.C of Uniform Rule 9.0 concerning protests of County initiated Nonrenewal to authorize the Permit and Resource Management Department to administer review of protests and the withdrawal of recorded Notices of Nonrenewal on behalf of the County; and

Whereas, the Uniform Rules require protests of nonrenewals to be filed within 15 days of service of a Notice of Nonrenewal; and

Whereas, the 15 day time period may restrict an owner's ability to protest nonrenewal; and

Whereas, the County desires to extend the time for protesting nonrenewal while also giving the County an opportunity to withdraw a Notice of Nonrenewal if warranted.

Now, Therefore, Be It Resolved that the Board of Supervisors makes the following findings:

1. The amendment of Subsection C, of Section 9.2., of Uniform Rule 9.0 of the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15061(b)(30, General Exemption, and Sections 15307 and 15308, Actions by Regulatory Agencies to protect the environment and natural resources. The amendment is procedural in nature.
2. The amendment removes unnecessary administrative burdens associated with filed protest of Notices of Nonrenewal by authorizing the Department of Permit and Resource Management to review protests and to withdraw any Notice of Nonrenewal if in staff's determination the affected parcel is in compliance with the contract, or that there is a demonstrated commitment

by the owner to bring the parcel into compliance.

3. The amendment provides owners additional time to protest non-renewal.
4. The amendment of Subsection C, of Section 9.2., of Uniform Rule 9.0 of the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones is consistent with Government Code Section 51245 authorizing nonrenewal of Williamson Act contracts.

Be It Further Resolved that the Board of Supervisors amends Subsection C, of Section 9.2., of Uniform Rule 9.0 of the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones to read as follows:

- C. Nonrenewal Initiated by County.
 1. If the County desires in any year not to renew a land conservation contract, it shall serve written notice of nonrenewal upon each owner of the contracted land. Service shall be no later than 60 days prior to the contract's annual renewal date.
 2. The Clerk of the Board shall record the notice of nonrenewal with the County Recorder's Office within 20 days after the County serves such notice.
 3. A landowner may file a written protest of the notice of nonrenewal with the County. A protest shall be filed with the Permit and Resource Management Department no later than December 2nd of the year in which the notice of nonrenewal is served. The protest must contain sufficient information to identify the notice of nonrenewal for which the protest is submitted.
 4. The County may withdraw a recorded notice of nonrenewal by recording a notice of withdrawal of notice of nonrenewal, any time prior to the contract's annual renewal date. The notice of nonrenewal may be withdrawn where the affected parcel is in compliance with the contract, or there is a demonstrated commitment by the owner to bring the parcel into compliance. The Permit and Resource Management Department may execute the notice of withdrawal of a notice of nonrenewal on behalf of the County.
 5. The Clerk of the Board shall record the notice of withdrawal of notice of nonrenewal with the County Recorder's Office within 20 days after the County serves such notice.
 6. The Clerk of the Board shall deliver a copy of the notice of

nonrenewal or a notice of withdrawal of notice of nonrenewal to the California Department of Conservation within 30 days of serving the notice.

7. The Clerk of the Board shall deliver a copy of all recorded notices of nonrenewal and notices of withdrawal of a notice of nonrenewal to the landowners, the Permit and Resource Management Department, the Assessor's Office, and County Counsel. Such copy shall show the date of recording and the County Recorder's instrument number.

8. If the notice of nonrenewal is served after the applicable deadline, the notice will be deemed to apply to the contract's next annual renewal date.

9. Notwithstanding the prior service and recordation of a notice of nonrenewal, a landowner may apply to rescind the contract in nonrenewal and to simultaneously replace it with a new contract with an automatically renewing term. "

Be It Further Resolved that the Board of Supervisors hereby directs the Permit and Resource Management Department to submit this amendment to the Department of Conservation.

Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other materials which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Be It Further Resolved that staff shall take all steps necessary to effectuate this action of the Board of Supervisors.

In Regular Session of the Board of Supervisors of the County of Sonoma, introduced, passed, and adopted this 7th day of May, 2013, on regular roll call of the members of said Board by the following vote:

Supervisor Vote:

Gorin:	Zane:	McGuire:	Carrillo:	Rabbitt:
Ayes:	Noes:	Absent:	Abstain:	

So Ordered.



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 50 2:10 P.M.
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: May 7, 2013

Vote Requirement: Majority

Department or Agency Name(s): Permit and Resource Management Department

Staff Name and Phone Number:

Jane Riley 565-7388

Supervisorial District(s):

All

Title: General Plan and Zoning Code Changes for Renewable Energy

Recommended Actions:

Conduct a Public Hearing on the proposed changes to the General Plan and Zoning Code to enable Renewable Energy and adopt a Negative Declaration and approve the following as recommended 5-0 by the Planning Commission:

- 1) Resolution amending the General Plan Open Space and Resource Conservation Element to allow commercial renewable energy systems in agricultural and resource areas; and,
- 2) Ordinance making changes to the Zoning Code to allow Renewable Energy systems and facilities at appropriate scale in various zoning districts.

Executive Summary:

This action requests the Board to conduct a public hearing, adopt a negative declaration, and approve a resolution and ordinance to make changes to the General Plan and Zoning Code to allow for Renewable Energy, specifically amending the General Plan Open Space and Resource Conservation Element to allow commercial renewable energy system in agricultural areas, and changes to the Zoning Code to allow Renewable Energy systems and facilities in various zoning districts.

Background:

The Permit and Resource Management staff has been working with various interest groups to produce a recommended set of changes to Chapter 26 of the County Code (Zoning Ordinance) that would accomplish two primary goals: 1) remove constraints to the development of renewable energy systems across the county; and 2) provide expanded opportunities for the development of commercial renewable energy generating facilities by allowing solar, bioenergy, geothermal, wind, fuel cell, and hybrid or emerging renewable energy technologies at appropriate scale in various zoning districts.

The proposed code changes classify renewable energy projects into two new categories:

1. Accessory renewable energy systems which provide energy primarily for the on-site use up to 125% of the on-site energy demand. Accessory systems would be permitted “by-right” (without need for a use permit) countywide to encourage the installation of distributed energy systems throughout the county. Solar systems located on rooftops and over required parking areas are exempt from the 125% threshold and are allowed without limit.
2. Commercial renewable energy facilities, defined as those designed to generate energy for off-site uses.

Key issues discussed at the Planning Commission focused primarily on commercial solar facilities due to their extensive land area requirements (1 megawatt requires 5+ acres) including:

1. Whether commercial solar facilities should be allowed on lands designated for Land Intensive Agriculture (LIA);
2. The appropriate scale of commercial solar facilities that should be allowed on Land Extensive Agriculture (LEA) and Resource & Rural Development (RRD) lands; and;
3. Whether designated Scenic and Biotic Resources areas should be excluded or analyzed on a case-by-case basis through the use permit and CEQA process.

The Planning Commission took several straw votes on all of the policy options and ultimately adopted Resolution 13-006 recommending approval of the package of General Plan and Zoning Code Changes on a 5-0 vote. The Commission was split only on the issue of whether commercial solar facilities should be allowed on Land Intensive Agriculture (LIA) lands. The attached memo provides an overview of the key issues and recommendations made by the Planning Commission.

Prior Board Actions: The Board approved a Dept. of Energy grant application (ARRA) which included \$100,000 in funding for development of code changes to encourage renewable energy.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Adoption of the package of Code Changes for Renewable Energy would move the county forward in its goals to maximize renewable energy, reduce greenhouse gasses, and promote agricultural viability. It also supports Goal 1 by incentivizing affordable housing development and the provision of bicycle and pedestrian amenities.

Fiscal Summary - FY 12-13			
Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$
Narrative Explanation of Fiscal Impacts (If Required):			
Staff time was partially reimbursed by a \$100,000 ARRA grant over a 2-year period.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None.			
Attachments:			
Board of Supervisors Memo dated May 7, 2013 EXHIBIT A: Draft Board of Supervisors Resolution for Amendment of OSRC-15d EXHIBIT B: Draft Ordinance with Ordinance Exhibits A-H EXHIBIT C: Planning Commission Resolution No. 13-0006 EXHIBIT D: Planning Commission Staff Reports dated 2/14/13 and 4/4/13 EXHIBIT E: Planning Commission Minutes dated 10/4/12, 12/6/12, 12/13/12, 2/14/13, and 4/4/13 EXHIBIT F: Negative Declaration EXHIBIT G: Public Comments received since 4/4/13			
Related Items "On File" with the Clerk of the Board:			
Original Planning Commission Staff Report "Binder" dated October 4, 2012			



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

DATE: May 7, 2013 at 2:10 p.m.

TO: Board of Supervisors

FROM: Jane Riley, Project Planner

SUBJECT: Hearing to consider General Plan Amendment and Zoning Code changes for Renewable Energy; ORD11-0005; Countywide; Supervisorial Districts: All.

Action Requested of the Board of Supervisors:

The Board is requested to conduct a public hearing on the proposed changes to enable renewable energy and consider the Negative Declaration and Planning Commission recommendation. At the conclusion of the hearing the Board may adopt the Negative Declaration and approve the General Plan Amendment to the Open Space and Resource Conservation Element and adopt the Ordinance as recommended by staff and the Planning Commission.

Prior Actions:

The Planning Commission held a series of five public workshops and hearings on October 4th, December 6th and December 13th of 2012, and February 14th and April 4th of 2013, on the County's proposed General Plan Amendment and Zoning Code changes for renewable energy. At the conclusion of their April 4th meeting, the Planning Commission adopted Resolution No. 13-006, on a 5-0 vote, recommending that the Board of Supervisors adopt the code changes for renewable energy and the related General Plan Text Amendment.

Project Description:

The proposed policy and code changes for renewable energy are intended to accomplish two primary goals:

1. Remove constraints and encourage the development of distributed renewable energy systems to serve on-site uses; and,
2. Provide expanded opportunities for the development of commercial renewable energy facilities to serve off-site uses.

The proposed policy and code changes define renewable energy projects in two categories:

1. Accessory renewable energy systems which provide energy primarily for the on-site use up to 125% of the on-site energy demand. (Solar rooftops are exempt from the 125% threshold); and
2. Commercial renewable energy facilities designed to serve off-site uses.

Accessory systems are proposed to be allowed as a permitted use ("by-right") subject to certain standards in order to encourage the installation of distributed energy systems throughout the county. The changes to allow various types of accessory renewable energy systems as a permitted use will

apply to all zones throughout the county, excluding the Coastal Zone (which will be updated with the Local Coastal Plan currently underway).

Commercial facilities are proposed to be allowed with a use permit up to certain size thresholds in most zoning districts subject to General Development and Special Use Standards for the type of facility. The type of permit review is tailored to the scale of the project in relation to the parcel size. The changes to allow commercial renewable energy facilities as a conditional use are proposed to apply both to industrial and heavy commercial areas, and to agricultural and resource zones.

ACTIONS OF THE PLANNING COMMISSION

As noted above, the Planning Commission adopted Resolution No. 13-006 on a 5-0 vote, recommending that the Board of Supervisors adopt the policy and code changes to enable renewable energy. The Planning Commission held five public workshops/hearings during which a variety of issues were discussed. Consensus was reached on most of the issues outlined in the original Staff Report materials, and summarized below:

General Plan Amendment: The Planning Commission recommended that General Plan Open Space and Resource Conservation Policy OSRC-15d be amended to provide distinctions between commercial and accessory renewable energy uses as defined above and to allow commercial energy facilities on some agricultural and resource lands, (excluding designated Important Farmlands, Scenic and Biotic Resource areas) in addition to the commercial and industrial areas currently allowed.

An exception to Policy AR-4a is also recommended on some agricultural lands to allow renewable energy facilities as a primary use on marginally productive agricultural lands (not mapped as Important Farmlands) so long as surrounding agricultural land uses are not compromised.

Allowed Land Uses and Permit Requirements: The Planning Commission voted to allow accessory systems of all types as a permitted use (requiring only a planning clearance) in all zoning districts subject to General Development and Special Use Standards. The Planning Commission also recommended that accessory systems be allowed to generate more energy (up to 125% of on-site demand), and to allow roof-mounted systems to be exempt from that threshold size limit for a permitted use.

Specific protections for farmlands, scenic and biotic resource areas incorporated into the General Development and Special Use Standards. Commercial facilities are proposed to be allowed at certain size thresholds with a minor use permit (hearing waiver) and with a conditional use permit if those thresholds are exceeded. Refer to the Land Use Table attached as Ordinance Exhibit C.

General Development Standards: General Development Standards are recommended that apply to all renewable energy systems and facilities. Special Use Standards for different types of renewable energy facilities are also recommended for Solar and Bioenergy Renewable Energy Facilities. (Standards for Wind Systems are already included in the code and are reformatted.) The General Development Standards for commercial facilities require sales and use tax agreements for any major renewable energy projects and decommissioning plans as a part of the Use Permit. Financial assurances to guarantee removal of abandoned facilities are to be considered on a case-by-case basis.

Bioenergy: The Planning Commission voted to allow accessory bioenergy systems as a permitted use ("by right") where feedstocks are generated and the energy is used on-site, but to require a Conditional



Figure 1 - Solar Panels at Juvenile Justice Center

Use Permit for commercial projects that import feedstocks or export products in the agricultural, resource and heavy commercial and industrial zones. A minimum 200-foot setback to residential is required.

Solar: The Planning Commission voted to allow commercial solar facilities with permit thresholds established at appropriate scale in all zones except for the urban residential (R1, R2 and R3) and Land Intensive Agriculture (LIA) zone. To streamline permitting, commercial solar facilities are permitted in public facilities, most commercial and all industrial zones with a Zoning Permit and with a Minor Use Permit (i.e. hearing waiver) for facilities comprising

less than 15% of a parcel up to 5 acres in the Commercial Office (CO) and Neighborhood Commercial (C1) zones, as well as in the Agricultural and Resource zones (LEA, DA, RRD, and TP) and on sites over 10 acres in the Rural Residential (RR) or Agricultural and Residential (AR) zones.

Commercial facilities exceeding those permit thresholds are allowed with a conditional use permit for projects comprising up to 30% of a parcel or 50 acres in the LEA and RRD zones, excluding lands mapped as Important Farmlands or designated Scenic and Biotic Resource areas. Larger projects could be permitted and further streamlined with the Renewable Energy combining zone described below. Commercial facilities on lands under Williamson Act contracts are limited to 15% of the parcel or 5 acres consistent with the Uniform Rules for Agricultural Preserves adopted by the Board in 2011.

Wind: The Planning Commission voted to keep the County's existing Small Wind Energy Ordinance, but to reformat to follow the new Development Code format and incorporate into the Land Use Tables (see Issue #4).

Renewable Energy (RE) Combining District: The Commission recommended that the Board adopt the RE Combining Zone Text (attached as Ordinance Exhibit A) for future use. It can be applied on a case-by-case basis for specific projects when the designation criteria are met and environmental review has been performed or the County may undertake an initiative to designate certain areas.

Parking: The Commission recommends reducing parking requirements in exchange for the provision of bicycle and pedestrian amenities countywide, but voted to make the provision of showers and changing facilities for major employers near Class 1 bike paths recommended and encouraged rather than required as originally recommended by staff. The provision of these amenities will encourage alternate modes of transportation and result in reduced vehicle emissions and greenhouse gasses.

Density Bonus: The Commission agreed to tie the density bonus for renewable energy to affordability by allowing the "stacking" of density bonuses under the existing density bonus programs. A bonus of up to 50% (combined) would be available for affordable housing projects that provide at least 30% of the units with renewable energy capable of offsetting at least 70% of electrical need, or result in equivalent energy savings to tenants. This change to the density bonus program, along with the reduced parking

requirements, will encourage solar roofs and the provision of solar panels over required parking areas in multi-family projects.

Environmental Review: The Planning Commission determined that the Negative Declaration was appropriate and adequate for the policy and zoning code changes for renewable energy. All applications for commercial renewable energy facilities will require a Use Permit (some will also require other approvals), and as such, each will be analyzed on a case-by-case basis through the CEQA process to determine the potential for impacts.

ISSUES DISCUSSED AT THE PLANNING COMMISSION HEARINGS

The issues that generated significant discussion at the Planning Commission hearings are reviewed below:

Issue #1: Solar Energy Facilities on Land Intensive Agriculture Lands (LIA)

The one issue on which the Planning Commission did not reach a 5-0 vote was that of allowing commercial solar energy facilities on Land Intensive Agriculture (LIA) zoned lands. The Commission's vote was split 3-2 on the motion to support staff's recommendation not to allow commercial solar facilities on LIA zoned lands, unless a General Plan Amendment to another land use designation is approved. Accessory solar systems and rooftop solar of any size would still be allowed by right in the LIA zone. The minority opinion was to allow commercial solar facilities in the LIA only with the

Renewable Energy combining zone rather than requiring a General Plan Amendment.

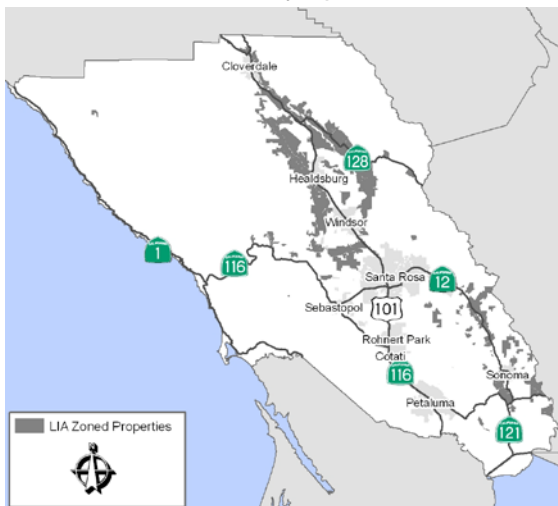


Figure 2 - Map of LIA Lands

The major concern is that the County's LIA lands are found on the rich, fertile valley floors of the Dry Creek Valley, Alexander Valley, Sonoma Valley and Knights Valley, as well as smaller areas within the Russian River and Carneros regions. The 1st and 4th Supervisorial Districts contain the most LIA lands. Within the Sonoma County General Plan, the LIA land use designation is used to identify, enhance and protect these high-value farmlands. Within this designation the soil type and climate support relatively high production per acre of land; more prime Class 1 and Class 2 soils are found within the LIA than in all other zoning districts. Most of the LIA lands

are also mapped by the State Department of Conservation as Important Farmlands, including Prime Farmlands, Farmlands of Statewide Importance and Unique Farmland which are protected under CEQA.

Important Farmlands, however, and are not exclusive to the LIA District, and some of the lands with LIA zoning are not mapped as Important Farmlands. Of the total 70,330 acres with LIA zoning approximately 80 percent (over 55,000 acres) are either mapped as Important Farmlands or are protected by Williamson Act contracts or are Class 1 or 2 soils. Staff estimates that only 10 to 20 percent of the LIA lands may meet the siting criteria for commercial solar facilities. While there are a

variety of LIA lands that are not classified as Important Farmlands, these lands are typically either within flood areas along the river valleys, or part of the uplands that form the scenic backdrop for Important Farmlands and not likely to be suitable for commercial renewable energy facility development. Staff felt that listing commercial solar facilities as potentially allowed within LIA-designated lands would be inconsistent with the General Plan, misleading to prospective applicants, and problematic to administer.

Testimony from some agricultural interests urged the Commission to treat the LIA lands the same as the other agricultural districts which includes protections for Important Farmlands and Scenic and Biotic Resource areas. Other agricultural and environmental interests urged the Commission to be more cautious and protect the LIA zoned lands, not only for their agricultural value, but also for their important scenic and biotic resources. The Planning Commission struggled with the level of permitting that would be needed for commercial solar facilities and reviewed several example sites located on LIA lands. The Planning Commission ultimately decided that if sites are suitable for commercial solar facilities they should not be designated LIA.

Resolution

The Planning Commission determined on a split 3-2 vote that lands within the LIA zoning district should not be able to develop as commercial solar facilities unless they receive a General Plan Amendment and Rezone to another more appropriate designation, such as LEA or RRD. Such an action would be subject to a thorough analysis under CEQA. Accessory solar systems to power 125% of on-site uses - including both residential uses and permitted agricultural uses such as wineries - would still be allowed within the LIA, along with solar facilities on rooftops without limitation.

Policy Options.

1. Adopt the Planning Commission's recommendation.
2. Allow commercial solar facilities only with a rezone to the Renewable Energy (RE) Combining Zone (allows up to 100 percent of the site to be renewable facilities). The Rezone to add the RE would be subject to Board of Supervisors approval following a Planning Commission recommendation and full CEQA review; but the project would not require a General Plan Amendment.
3. Allow commercial solar facilities in the LIA with a use permit, subject to the same permitting thresholds and General Development and Special Use Standards as the other agricultural zoning districts. Projects would require CEQA review and standards exclude Important Farmlands and Scenic and Biotic Resource areas.

Issue #2: Solar Energy Facilities on Land Extensive Agriculture Lands (LEA)

It is generally agreed at the State level that commercial solar power generation facilities should be encouraged to develop on the more marginally productive lands where environmental impacts can be mitigated, and in proximity to existing or planned transmission lines. Less than 20% of Land Extensive Agriculture (LEA) lands are mapped as Important Farmlands, with the majority being haylands and grazing lands. These lands are likely to experience the most pressure for commercial solar facilities, as they are generally level and located along transmission and distribution lines. The Farm Bureau has opined that these marginally productive lands are the most suitable for commercial solar energy

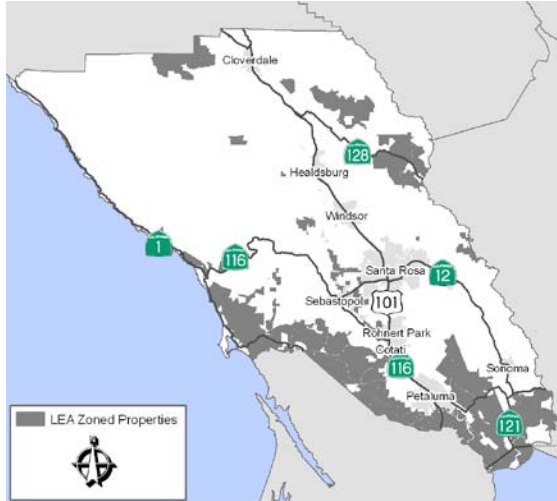


Figure 3 - Map of LEA Lands

Use Table (*Table 1: Allowed Uses and Permit Requirements*, attached as Ordinance Exhibit C) shows the proposed thresholds for permitting. The Special Use Standards for solar facilities attached as Ordinance Exhibit F excludes areas mapped as Important Farmlands or designated as Scenic or Biotic Resources. Accessory systems to power 125% of on-site uses, as well as unlimited solar rooftops, would still be allowed as permitted uses.

Issue #3: Commercial Solar Facilities on Resource and Rural Development Lands (RRD)

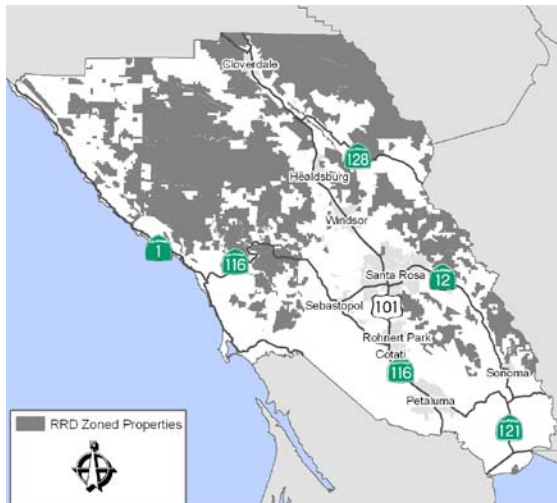


Figure 4 - Map of RRD Lands

production facilities, so long as any potential environmental impacts can be mitigated through the CEQA process (see correspondence from the state and local Farm Bureau, attached). The Farm Bureau was agreeable to a limit of 30% of site area/50 acre maximum within the LEA so long as the mapped Important Farmlands are protected.

Resolution

Following considerable input from the local agricultural and environmental communities and the State and local Farm Bureaus, the Planning Commission determined that commercial renewable energy production facilities on LEA lands should be limited to 30% of the site area or 50 acres, whichever is less, unless a rezone to the RE Combining District is approved. Important Farmlands mapped as Prime, Statewide or Unique would be excluded. The Land

The Planning Commission also struggled with the level of permitting that should be required to allow commercial solar facilities on lands zoned Resource and Rural Development (RRD). These lands comprise the predominant land area within unincorporated Sonoma County – 395,310 acres. In general, these areas have high sensitivity to potential environmental impacts due to steeper slopes, high fire hazards, restricted access, greater distance to services and/or a higher potential for biotic resources. Additionally, RRD lands form the scenic backdrop for much of the County. The Commission expressed concern that allowing development of commercial solar facilities within RRD areas subject only to the granting of a Use Permit may result in unintended consequences, including the potential for impacts to visual and biotic resources.

Resolution

After an evaluation of additional data, the Commission voted 5-0 to allow commercial solar facilities on RRD lands, with permitting thresholds the same as the LEA but excluding lands designated as Scenic or Biotic Resources or Important Farmlands. They determined that small commercial facilities of no

more than 15% of the site area up to a maximum of 5 acres should be allowed with a Minor Use Permit (hearing waiver), and facilities of up to 30% of the site area up to a maximum of 50 acres could be allowed with a Conditional Use Permit. Large projects of more than 50 acres or 30% of the site area could not be permitted unless a Rezone to add the RE Combining District were accomplished. The Land Use Table (*Table 1: Allowed Uses and Permit Requirements*, attached as Ordinance Exhibit C) shows the proposed thresholds for permitting, and the Development Standards exclude Scenic and Biotic Resources for commercial solar facilities. Accessory systems to power 125% of on-site uses, as well as unlimited solar rooftops, would still be allowed permitted uses.

Policy Options.

1. Adopt the Planning Commission's recommendation.
2. Allow commercial solar facilities only with a rezone to add the RE Renewable Energy Combining Zone.
3. Allow commercial solar facilities only with a conditional use permit without streamlined permitting thresholds.
4. Allow commercial solar facilities to a more limited extent (e.g. limited to 15% of site area up to 5 acres).

Issue #4: Wind Energy

One issue discussed at several of the Planning Commission's public hearings was concern about adopting any changes to the existing regulations for wind energy that may trigger new state requirements. As noted in the October 2012 Planning Commission Staff Report, the existing Small Wind Energy Systems Ordinance adopted in 2002 is exempt from the new, less restrictive standards of the 2010 State law, which would allow wind tower heights of up to 100 feet by-right on parcels larger than 5 acres. Towers are currently limited to 40 feet on parcels less than 1 acre; 65 feet on parcels 1 to 5 acres; and 80 feet on parcels 5 acres or more. Staff's original recommendation did not propose to substantially amend the existing Ordinance, but did include a new provision to require a bird and bat study for tower heights greater than 40-feet as requested by the Audubon Society. Some new definitions had also been proposed to be added to the definitions section of the County Code, but are no longer included in order to maintain consistency with the 2002 Ordinance..

Resolution

The Planning Commission agreed on a 5-0 vote that no substantive changes should be made to the Small Wind Energy Ordinance at this time with the exception of renumbering, reformatting, and removal of the application requirements which will be placed in an application submittal handout consistent with County practices for other discretionary permits. The requested requirement for a bird and bat study would not be codified, but it would be included in the application submittal handouts for discretionary permits. Any potential substantive changes to the existing wind energy provisions or definitions established under the 2002 Ordinance should be delayed until the matter can be reviewed as a part of the Development Code Update. The Land Use Table attached as Ordinance Exhibit C shows the existing thresholds for permitting noted above.

REQUESTED ACTIONS

Staff requests that the Board of Supervisors:

1. Hold a public hearing;
2. Review the Negative Declaration and the recommendations of the Planning Commission;
3. Approve the Resolution adopting a Negative Declaration and amending the Open Space Element of the Sonoma County General Plan; and
4. Approve the Ordinance adopting regulations for renewal energy through additions and amendments To Chapter 26 of the Sonoma County Zoning Code.

List of Attachments:

EXHIBIT A: Draft Board of Supervisors Resolution for Amendment of OSRC-15d

EXHIBIT B: Draft Ordinance with Attachments A-H as follows:

Ord Att A RE Combining Zone

Ord Att B Parking Regualtions

Ord Att C Renewable Energy Use Table

Ord Att D Systems and Facilities General Standards

Ord Att E Bioenergy Facilities Special Use Standards

Ord Att F Solar Energy Special Use Standards

Ord Att G Wind Energy Special Use Standards

Ord Att H Density Bonus for Renewable Energy Systems

EXHIBIT C: Planning Commission Resolution No. 13-0006

EXHIBIT D: Planning Commission Staff Reports dated 2/14/13 and 4/4/13

EXHIBIT E: Planning Commission Minutes dated 10/4/12, 12/6/12, 12/13/12, 2/14/13, and 4/4/13

EXHIBIT F: Negative Declaration

On File with the Clerk: Original Planning Commission Staff Report Binder from 10/4/2012



County of Sonoma

State of California

Date: May 7, 2013

Item Number: _____

Resolution Number: _____

ORD11-0005 Jane Riley

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Adopting a Negative Declaration and Amending Policy OSRC-15d and the Glossery of the Sonoma County General Plan

Whereas, the General Plan contains policies to encourage development of renewable energy technologies in order to meet the goal of reducing overall greenhouse gas emissions; and

Whereas, the policies defining and limiting large scale facilities to only commercial and industrial areas are a constraint to development of renewable energy facilities; and

Whereas, additional flexibility for siting of such facilities, while protecting other important agricultural and resource areas, can be achieved with development standards and a Renewal Energy combining zone; and

Whereas, in order to clarify the meanings of accessory renewable energy systems and commercial renewable energy facilities, there is a need to add definitions to the general plan glossary that are consistent with the new amendments being added to the zoning code.

Now, Therefore, Be it Resolved that the Board of Supervisors hereby makes the following findings:

1. The Sonoma County General Plan is internally consistent and contains numerous policies and programs within its Open Space and Resource Conservation Element and its Circulation and Transportation Element that are supported with the change to Policy OSRC-15d and implemented with the Zoning Code.
2. The General Plan Amendment to Policy OSRC-15d is in the public interest because it promotes a greater reliance on renewable energy, reducing Greenhouse gasses and providing for a more sustainable future.
3. The General Plan Amendment will not cause significant adverse effects because policies incorporated into the General Plan and its implementing ordinances include

provisions to avoid Important Farmlands, Scenic Resources, Historic Resources and Biotic Resources and areas.

Be It Further Resolved that General Plan Policy OSRC-15d is hereby amended to read as follows:

Policy OSRC-15d: Incorporate energy facility siting policies into the Sonoma County ~~Integrated~~ Development Code that would:

- (1) Define ~~small scale energy facilities as those less than 20 MW, and large scale energy facilities as those 20 MW or larger.~~ accessory renewable energy systems as those designed to primarily serve on-site energy demand, and commercial renewable energy facilities as providing energy for off-site use.
- (2) Allow ~~small scale~~ accessory renewable energy ~~generation~~ systems and facilities close to the end energy users in all zoning districts where visual and other environmental impacts can be mitigated.
- (3) Allow ~~large scale~~ commercial renewable energy ~~generation~~ facilities ~~in~~ on lands designated for commercial, ~~and~~ industrial, resource or public use. Avoid in agricultural areas and not mapped as Prime, Statewide or Unique Farmlands, and in areas designated as Scenic and Biotic Resources. Limit their use to compatible scale in rural residential, and agricultural ~~and recreational~~ areas.
- (4) Notwithstanding Policy AR-4a, consider allowing commercial renewable energy facilities as a primary use on agricultural lands only where a Renewable Energy (RE) Combining District is applied, when the history of the site demonstrates that it is of low value for agricultural production, and agricultural operations on surrounding agricultural parcels are not compromised, consistent with Policies AR 4d, 4e and 4f.
- (5) Discourage ~~large scale~~ commercial renewable energy facilities in designated Biotic Resource Areas, Scenic Resource Areas, and Geologic Hazard Areas unless essential to meet energy demand from renewable or distributed energy generation systems.¹

Be It Further Resolved that the Glossary of the General Plan is hereby amended to add the following definitions in their alphabetical order:

Accessory Renewable Energy System: An on-site renewable energy system, including but not limited to wind, bioenergy, solar, low-temperature geothermal heating systems, geothermal heat pump systems, and fuel cells and combinations thereof, where the

¹ Mitigating Policy

energy generated is used primarily to meet the energy demands of the lawful use on the property where the system is located.

Commercial Renewable Energy Facility: An energy generation facility using renewable fuel sources, including but not limited to wind, bioenergy, solar, geothermal, and fuel cells and combinations thereof, where the energy generated is used to meet off-site energy needs.

Be It Further Resolved that the Negative Declaration is hereby adopted.

Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin:	Zane:	McGuire:	Carrillo:	Rabbitt:
Ayes:	Noes:	Absent:	Abstain:	

So Ordered.

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING CHANGES TO CHAPTER 26 OF THE SONOMA COUNTY ZONING CODE FOR RENEWABLE ENERGY, BY AMENDING USES ALLOWED IN ZONING DISTRICTS, ESTABLISHING GENERAL DEVELOPMENT AND SPECIAL USE STANDARDS FOR RENEWABLE ENERGY SYSTEMS AND FACILITIES, ADDING A RENEWABLE ENERGY COMBINING DISTRICT, ADDING TO THE EXISTING DENSITY BONUS PROGRAM, PROVIDING FOR REDUCED PARKING AND BY ADOPTION OF DEFINITIONS

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. The Board finds and declares that the adoption of this Ordinance is necessary and appropriate to implement state law and the policies and programs of the Sonoma County General Plan, to ensure neighborhood compatibility, protect the general welfare of residents in the County, and facilitate the development of alternative energy sources. The Board hereby finds that the facts supporting the adoption of this Ordinance are as follows:

1. The State of California enacted the Global Warming Solutions Act, Assembly Bill 32 (AB 32) in 2006 which requires a reduction in California's greenhouse gas (GHG) emissions to 1990 levels by 2020, and the County of Sonoma has adopted a bold goal of reducing GHG by 25 percent below 1990 levels by 2015.
2. The County has adopted a Community Climate Action Plan which identifies a number of actions to be taken in order to address the AB 32 requirements and the County's GHG reduction goals by 2015.
3. The Sonoma County General Plan contains numerous policies and programs within its Open Space and Resource Conservation Element and its Circulation and Transportation Element that will be supported and implemented with the adoption of the ordinance amending the Zoning Code. The proposed ordinance is consistent with the goals, policies and objectives of the General Plan.
4. This ordinance provides specific measures to identify and facilitate development of a variety of alternative energy systems and provides clarification on standards for placement, construction, operation and maintenance of renewable energy systems, as well as making provisions for density bonuses and parking allowances, in order to encourage and facilitate the provision of new distributed energy systems and to reduce uncertainty in the permitting process for new renewable energy production facilities .
5. Based upon the information contained in the Initial Study dated September 11, 2012 and included in the project file, it has been determined that there will be no

significant environmental effect resulting from this project, and a Negative Declaration has been prepared. The Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and reflects the independent judgment and analysis of the Board.

Section II: Chapter 26, Zoning, of the Sonoma County Code is amended as follows:

(a) Section 26-02-140, Definitions, is amended to incorporate the following definitions, in their alphabetical locations:

ACCESSORY RENEWABLE ENERGY SYSTEM: An on-site renewable energy system, including but not limited to wind, bioenergy, solar, low-temperature geothermal heating systems, geothermal heat pump systems, and fuel cells and combinations thereof, where the energy generated is used primarily to meet the energy demands of the lawful use on the property where the system is located. Accessory renewable energy systems are subject to the applicable general development standards set forth in 26.88.200 A.

BIODIESEL: A liquid fuel intended for consumption by compression ignition engines that is produced by chemical modification of plant oil, animal fat, or algae feedstock. Production involves reacting the feedstock with an alcohol such as ethanol in the presence of a catalyst.

BIOENERGY: Renewable energy made available from materials derived from from feedstocks that consist of recently living organisms or their metabolic by-products from sources such as farming, forestry, and biodegradable industrial and municipal waste.

CAPACITY (Electrical): The maximum amount of electricity that a generating unit, power facility, or utility can produce under specified conditions. Capacity is measured in kilowatts (KW) or megawatts (MW).

CO-GENERATION: The successive production of electrical or mechanical energy and useful heat energy.

COMMERCIAL RENEWABLE ENERGY FACILITY: An energy generation facility using renewable fuel sources, including but not limited to wind, bioenergy, solar, geothermal, and fuel cells and combinations thereof, where the energy generated is used to meet off-site energy needs. Commercial renewable energy facilities are subject to the general development standards set forth in 26.88.200.B. as well as any applicable Special Use Regulations.

COMMUNITY CHOICE AGGREGATOR (CCA): As defined in Public Utilities Code Section 331.1 refers to any of the following entities, if that entity is not within the jurisdiction of a local publicly owned electric utility that provided electrical service as of January 1, 2003: any city, county, or city and county whose governing board elects to combine the loads of its residents, businesses, and municipal facilities in a communitywide electricity buyers' program or any group of cities, counties, or cities and counties whose governing boards have elected to combine the loads of their programs,

through the formation of a joint powers agency established under Chapter 5 (commencing with Section 6500) of Division 7 of Title 1 of the Government Code.

DISTRIBUTED ENERGY SYSTEM or FACILITY: A small-scale electricity generation system or facility that is interconnected to the distribution network. Distributed energy systems primarily serve on-site uses, while distributed energy generation facilities generate power for both on- and off-site power needs.

EMERGING RENEWABLE TECHNOLOGY: Technology that uses a renewable power source, such as solar or wind energy, to generate electricity, and that has emerged beyond the research and development phase, is commercially available, and has significant commercial potential as determined by the Energy Commission. Emerging renewable technologies include photovoltaic, solar thermal electric, fuel cells using a renewable fuel, and small wind turbine technology no greater than 50 kilowatts in size.

FUEL CELL: An advanced energy conversion device that combines hydrogen-bearing fuels with airborne oxygen in an electrochemical reaction to produce electricity very efficiently and with minimal environmental effects.

GEOHERMAL: Natural heat from within the earth, captured for production of electrical power.

HYBRID ALTERNATIVE ENERGY FACILITIES: An alternative energy system using one or more renewable fuel sources to provide electricity, gas, or heat energy. Batteries or fuel cells may be a part of a hybrid alternative energy facility.

IMPORTANT FARMLAND: Lands mapped by the state Farmlands Mapping and Monitoring Program (FMMP) as Prime Farmland, Farmland of Statewide Importance, or Unique Farmlands. Does not include lands mapped by the FMMP as Farmlands of Local Importance unless specifically noted.

MEGAWATT (MW): 1,000 kilowatts. (Example: One megawatt is about the amount of power needed to meet the energy demands of up to 750 homes.)

NET METERING: Contractual agreement or tariff wherein the system owner/generator produces more electricity than is needed to serve the on-site electrical load, and the surplus electricity is supplied to the electrical distribution grid. The owner/generator's utility meter records the difference, or net, between what the utility supplies to the owner/generator and what the owner/generator supplies to the grid.

PHOTOVOLTAIC (PV): A technology that uses a semiconductor to convert sunlight directly into electricity.

SOLAR ENERGY SYSTEM: An system of photovoltaic cells, panels or arrays designed to collect and convert solar power into energy for on-site use. See also Accessory Renewable Energy System.

SOLAR THERMAL ELECTRIC: The conversion of sunlight to heat and its concentration and use to power a generator to produce electricity. Typically, solar concentrators boil water with focused sunlight, generating high-pressure steam which drives conventional turbine generators.

(b) A new Article 60, RE Renewable Energy Combining District, is added to replace the previously reserved Article 60, as shown in the attached *Exhibit A*.

(c) Section 26-86-010, Parking Regulations, is amended to provide parking allowances and recommendations to encourage alternative means of transportation, as shown in the attached *Exhibit B*.

(d) A new Table 1, Renewable Energy Systems and Facilities Land Use Table, is added at Section 26-88-200 as shown on the attached *Exhibit C*.

(e) Section 26-88-200, Renewable Energy General Development Standards, is added as shown in the attached *Exhibit D*.

(f) Section 26-88-202, BioEnergy Special Use Standards, is added as shown in the attached *Exhibit E*.

(g) Section 26-88-204, Geothermal and Thermal Solar Facilities, is added as a placeholder as follows:

Geothermal and Thermal Solar Facilities (Reserved)

(h) Section 26-88-206, Solar Energy Special Use Standards, is added as shown in the attached *Exhibit F*.

(i) Section 26-88-135, Small Wind Energy Systems, is deleted in its entirety.

(j) Section 26-88-208, Wind Energy Special Use Standards, is added as shown in the attached *Exhibit G*.

(k) Section 26-89-050, Density Bonus, is amended to provide an additional density bonus for renewable energy facilities, as shown on the attached *Exhibit H*.

Section III. The Board of Supervisors hereby adopts the Negative Declaration and certifies that the Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines. The Board of Supervisors finds and declares that the Negative Declaration reflects the independent judgment and analysis of the Board.

Section IV: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section V: This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be

published once before the expiration of fifteen (15) days after passage, with the names of the Supervisors voting for or against the same, in a newspaper of general circulation, published in the County of Sonoma, State of California.

In Regular Session of the Board Supervisors of the County of Sonoma, passed and adopted this 7th day of May, 2013, on a regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Zane: McGuire: Carrillo: Rabbitt:

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Michelle Arellano
Clerk of the Board of Supervisors

Article 60. RE Renewable Energy Combining Zone

26.60.005 Purpose.

To identify, designate and protect areas suitable for the development of large scale renewable energy facilities based on the availability of renewable resources, the location of existing or proposed infrastructure, and the potential for renewable energy facilities to be appropriately sited and to effectively mitigate potential significant impacts.

26.60.010 Applicability.

The RE combining zone may be applied only within the following base zones:

- LEA (Land Extensive Agriculture)
- DA (Diverse Agriculture)
- RRD (Resources and Rural Development)
- TP (Timber Production)
- C3 (General Commercial)
- M2 (Heavy Industrial)
- PF (Public Facilities)

The uses allowed and standards required in the RE combining zone shall be in addition to those of the base zone.

26.60.020 Criteria for designation.

The RE combining zone may be applied only to property meeting all of the following designation criteria:

- A.** The RE combining zone may not be combined with the Land Intensive Agriculture Zone (LIA).
- B.** The RE combining zone may not be combined with any residential zone including R1, R2, R3, RR, AR or PC, nor may it be applied within 300 feet of these zones.
- C.** The RE combining zone shall not be placed on any property under Williamson Act contract or within an open space or conservation easement unless renewable energy power generation facilities are specifically allowed under the Agricultural Preserve or Open Space District Rules, contract and/or easement.
- D.** The RE combining zone shall not be placed within the approach zone (outer or inner safety zones) or the inner turning zones for any public use airport.
- E.** The RE combining zone shall exclude areas within the General Plan, Area Plan or Specific Plan designated as Biotic, Historic or Scenic Resources including the Biotic Resource (BR) , Scenic Resources (SR), or Historic District (HD) combining zones, unless a protective easement is provided to ensure protection of the resources. The RE Combining Zone shall also exclude areas mapped as state designated Important Farmland unless a protective easement is placed over these farmlands.

- F. An RE combining zone shall not be applied within 300 feet of an urban service area for a city or unincorporated community, except that RE combining zone may be applied to public facility, industrial, and commercially zoned properties regardless of location within or outside of urban service areas.

26.60.030 Permitted uses.

All uses allowed as permitted uses by the underlying primary zone with which the RE combining zone is combined shall be permitted in the RE combining zone in compliance with the provisions and standards of the primary zone.

In addition to the uses allowed by the underlying primary zone, the following renewable energy facilities shall be allowed as a permitted use, subject to a zoning permit and the site planning and development standards of Section 26.88.200.

- A. Exploratory wells for either low temperature or steam geothermal development.
- B. Wind anemometers.
- C. Accessory bioenergy and related cogeneration facilities using off-site feedstocks for on-site energy demands, subject to the standards of Section 26.88.202;
- D. Commercial low temperature geothermal facilities for heat and power, subject to the standards of Section 26.88.204
- E. Commercial solar photovoltaic facilities, subject to the standards of Section 26.88.206;
- F. Accessory wind electric generation facilities on parcels over 5 acres with towers not exceeding 100 feet, subject to the standards in Section 26-88-208.
- G. Cogeneration and similar technologies resulting in a net reduction in carbon output.

26.60.040 Uses permitted with a use permit.

In addition to the uses permitted with a use permit by the underlying base zone, the following renewable energy facilities may be permitted subject to granting of a use permit and compliance with the site planning and development standards of Section 26.88.200, unless otherwise exempted by state or federal law.

- A. Commercial bioenergy production facilities and related cogeneration facilities, subject to the standards in Section 26.88.202;
- B. Steam geothermal or solar thermal electric power facilities less than 50 MW, subject to the standards in Section 26.88.204;
- C. Commercial wind electric generation facilities, subject to the standards in Section 26.88.208;
- D. Transmission lines, pipelines, substations and similar facilities associated with a renewable energy facility;
- E. Other hybrid or emerging renewable energy technologies which in the opinion of the director are of a similar and compatible nature to those uses described in this section.

26-86-010 Parking Regulations

(h) In most cases where mixed uses are proposed, the required parking for the use with the most restrictive parking standard may be utilized to meet the above standards; provided, that the applicant can demonstrate the effectiveness of the parking plan in relation to the proposed uses, and provided that future changes in the use of the property are subject to review by the decision-making body so as to maintain the effectiveness of such plan. Otherwise, each proposed use shall be required to meet its applicable parking standard.

(i) The above parking standards may be reduced when it has been satisfactorily demonstrated to the planning director or applicable decision-making body that fewer spaces will adequately serve the specific use or that the applicant has encouraged transit opportunities through one or more of the following:

(1) Participation in a comprehensive travel demand management (TDM) program including, but not limited to, provision of flex-time, carpooling, and transit passes such that VMT generated by the project is reduced;

(2) Provision of transit stops and/or turnouts developed in cooperation with and approved by Sonoma County Transit;

(3) Provision of amenities for bicyclists, bus riders, carpoolers and pedestrians beyond those required by this section. ~~including, but not limited to shower/locker room facilities, additional bicycle parking spaces and covered bicycle parking.~~

(j) The parking standards may be increased when it is determined that employee parking substantially reduces the number of spaces needed for customer use.

(k) The director may waive the requirement for parking to be covered, subject to administrative design review in accordance with Article 82, only where consistent with the neighborhood character and where either: (1) topographic conditions and/or small lot size make the provision of covered parking infeasible; or (2) the parking area will be visually screened from adjacent lots and from the common roadway(s) serving the property.

(l) An exception to the required parking may be made in cases of re-use of existing buildings located within urban service areas or unincorporated communities where it can be demonstrated to the satisfaction of the decision-maker that the provision of parking meeting the above requirements is not feasible, and the use is of the same or less intensity than the previous use.

(m) The parking required may be reduced by up to 20% of total required spaces when it has been satisfactorily demonstrated to the planning director or applicable decision-making body that: 1) adequate parking for the projected use is provided such that the public health and safety is not compromised; and 2) that such design provides greater sustainability through the incorporation of amenities to encourage alternative modes of transportation and VMT reduction to offset GHG emissions from vehicle trips; and/or that 3) the reductions are required in order to implement Low Impact Development (LID) parking lot design, including onsite retention and treatment of stormwater. Examples include the provision of electric vehicle charging stations, covered secured

bike parking or bike lockers, showers and changing areas for employees, vegetated swales, and connections to Class I facilities.

(n) The decision maker may increase the allowable percentage of compact spaces to not more than 50% of the total number of required spaces when the increase is needed to facilitate the provision of solar panels, EV charging stations, LID provisions, covered bike parking, connecting trails and the like.

(o) For the purpose of establishing minimum dimensions for parking spaces, a solar covering shall not cause the “covered parking space requirements” to be triggered in an existing parking lot in order that solar panels may be installed over existing spaces. For new parking areas, dimensions for parking spaces to be covered by solar panels shall be of adequate width to allow doors to open freely.

(p) Notwithstanding, the allowable modifications to required parking spaces and dimensions outlined above do not apply to accessible spaces otherwise required by Code.

26-86-020. Bicycle Parking and Support Facilities.

(a) For non-residential projects with 50 or more employees, covered bike parking or bike lockers shall be provided at the rate of 1 secured, covered space or bike locker for every 8 employees. Each covered bicycle space shall be a minimum of three feet in width and six feet in length, and have a minimum of seven feet of overhead clearance. For each 3 covered bicycle spaces or bike lockers provided, the required on-site parking requirement may be reduced by 1 space. For each shower and changing area provided as set forth in the Table below, the required parking may be reduced by 3 spaces.

(b) In addition to the bicycle parking requirements set forth in 26-86-010 (a), the additional support facilities shown in the Table below are recommended for nonresidential projects with 50 or more employees that are located both within a designated Urban Service Area and within 1/2 mile of a Class 1 bikeway:

<u>Recommended Shower and Changing Facilities</u>		
<u>Type of Land Use</u>	<u>Number of Showers with Changing Area Required for Specified Building Floor Area in Gross Square Feet</u>	
	<u>1 Shower for Each Gender</u>	<u>1 Additional Shower for Each Gender</u>
<u>Commercial, Industrial, or Mixed Use (non-residential portion only)</u>	<u>50,000 to 150,000 gross square feet</u>	<u>Each 100,000 gross square feet over 150,000</u>

**TABLE 1 ALLOWED USES AND PERMIT REQUIREMENTS
RENEWABLE ENERGY SYSTEMS AND FACILITIES
26-88-200**

LAND USE/ZONING DISTRICT	Agricultural			Resources		Residential						Commercial						Special		Industrial				Facilities		SPECIAL USE REGULATIONS					
	LIA ¹	LEA ¹	DA ¹	RRD ¹	TP	AR ¹	RR	R1	R2	R3	PC	CO	C1	C2	C3	LC	RC	AS	K	MP	M1	M2	M3	PF	RE						
UTILITY & RESOURCE-BASED USES																															
Renewable Energy Facilities																															
Bioenergy																															
Accessory system ⁹	P	P	P	P	P	P	P	P	P	—	—	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	26-88-200 & 202
Accessory system using off-site feedstock	MUP	MUP	MUP	MUP	MUP	—	—	—	—	—	—	—	—	—	CUP	MUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	MUP	ZP
Commercial facility or exceeding thresholds above	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Geothermal																															
Accessory system - low temp geothermal heat exchange	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	26-88-200 & 204
Commercial low temperature power & heat	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	CUP	P	P	P	P	P	MUP	MUP	MUP	P	P	P	P	P	P	P	P	P	P	P	
Commercial steam geothermal generation	—	—	CUP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	MUP	—	—	—	—		
Solar																															
Accessory use - roof top or ground mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	26-88-200 & 206
Commercial PV use - roof-mounted ⁴	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Minor commercial PV < 15% of parcel up to 5 acres ⁵	—	MUP	MUP	MUP	MUP	CUP ³	CUP ³	—	—	—	CUP	MUP	MUP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP		
Commercial PV facility exceeding thresholds above ⁵	—	CUP ²	CUP	CUP ²	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Thermal solar electric facilities ⁵	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Wind																															
Accessory use: attached to buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	26-88-200 & 208
Small Wind Energy ⁶	ZP	ZP	ZP	ZP	ZP	MUP	MUP	—	—	—	—	—	—	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP		
Commercial facility or exceeding thresholds above	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		
CoGeneration & Similar Technologies⁷																															
Accessory Systems using on-site fuel source(s)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	26-88-200
Accessory Systems using off-site fuel source(s)	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Commercial facility or exceeding thresholds above	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Other Similar and Compatible Facility⁸	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		

TYPE OF PERMIT REQUIRED	
P	Permitted Use - Ministerial; CEQA exempt; Building Permit only (with clearances and subject to standards)
ZP	Permitted Use if standards met- CEQA exempt; Zoning Permit and Building Permit only
MUP	Minor Use Permit or Hearing Waiver; CEQA applies unless Cat Exempt; can add conditions
CUP	Use Permit - noticed hearing before Planning Commission; CEQA; can add conditions
—	Use not allowed

- Notes:**
- 1 If under Land Conservation (WA) contract, the facility must be listed as compatible use in the local Ag Preserve Rules; be allowed by the type of contract; and shall be no more that 15% of the parcel or 5 acres whichever is less, unless determined by the Board of Supervisors that a larger percentage is compatible and use permit is obtained.
 - 2 On LEA and RRD parcels, commercial solar facilities are limited to 30% of site area to a maximum of 50 acres unless a Rezone to add the RE Combining Zone is granted.
 - 3 Commercial solar facilities allowed within the AR and RR zones only on parcels of at least 10 acres, subject to use permit.
 - 4 Roof-mounted solar on legally established buildings or located on carports/shade structures over required parking only; see 26.88.206. C.
 - 5 Excludes Important Farmlands mapped as Prime, Statewide, or Unique by the Farmlands Mapping & Monitoring program (FMMP); and, excludes designated Scenic and Biotic Resource Areas (SR and BR).
 - 6 Maximum height is forty (40') feet on a parcel less than one (1) acre; sixty-five (65') feet on a parcel one (1) to less than five (5) acres; and maximum height of eighty (80') feet on a parcel of five (5) acres or more
 - 7 Cogeneration and similar technologies, including fuel cells, must result in a net reduction in carbon output in order to be considered a renewable facility as defined herein.
 - 8 Other hybrid or emerging renewable energy technologies which in the opinion of the director are of a similar and compatible nature to those uses listed.
 - 9 ≤ 15 gallons biodeisel generation exempt with Fire Code review and signoff

LAND USE/ZONING DISTRICT	Land Intensive Ag - Prime, Statewide, Unique Farmland	Land Extensive Ag Non-prime or Grazing	Resource Lands	Timber Production	Renewable Energy Overlay Zone	Public Facilities	Industrial or Heavy Commercial	Industrial, Office or Business Park	General Commercial	Neighborhood Commercial	Agriculture & Rural Residential 10+ ac	Rural Residential 5 - 10 ac	Rural Residential < 5 ac	Urban Residential	STANDARDS OR SPECIFIC USE REGULATIONS
UTILITY & RESOURCE-BASED USES															
Solar Energy Facilities (PV)															
Accessory/Direct Use on structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Tier 1 Health and Safety Standards; setbacks and lot coverage per zone
Accessory/Direct Use ground mounted up to .5 ac	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Secondary/Incidental Use <15% of parcel up to 5 ac	AP ¹	AP ¹	AP ¹	AP	AP	AP	AP	AP	AP	—	AP	AP	AP	—	See Tier 2
< 30% of parcel up to 7 ac	AP ¹	AP ¹	AP ¹	AP	AP	AP	AP	AP	AP	—	AP	AP	AP	—	
< 30% of parcel up to 10 ac	MUP ^{1,2}	AP ¹	AP ¹	AP	AP	AP	AP	MUP	—	—	MUP	—	—	—	
< 30% of parcel up to 15 ac	MUP ²	AP ¹	AP ¹	AP	AP	AP	AP	CUP	—	—	MUP	—	—	—	See Tier 3
< 30% of parcel up to 20 ac	MUP ²	MUP ¹	AP ¹	AP	AP	AP	MUP	—	—	—	CUP	—	—	—	
Primary Use															
> 30% - < 50% of parcel	CUP ^{1,2}	MUP ¹	AP ¹	MUP	AP	MUP	MUP	—	—	—	CUP	—	—	—	see Tier 4
> 50% of parcel	CUP ²	CUP ¹	MUP ¹	CUP	AP	CUP	MUP	—	—	—	—	—	—	—	
up to 20 acres	—	CUP ¹	MUP ¹	CUP	AP	CUP	MUP	—	—	—	—	—	—	—	
up to 30 acres	—	CUP ¹	CUP ¹	CUP	CUP	—	MUP	—	—	—	—	—	—	—	
> 30 acres	—	CUP ¹	CUP ¹	—	CUP	—	CUP	—	—	—	—	—	—	—	

TYPE OF PERMIT REQUIRED	
P	Permitted use - Ministerial; CEQA exempt; Building Permit Only
AP	Administrative Permit - Ministerial w/standards; CEQA exempt; no added conditions
MUP	Minor Use Permit - Zoning Administrator or staff approval; noticed hearing; maybe CEQA exempt; can add conditions
CUP	Use Permit - noticed hearing before Planning Commission; CEQA; can add conditions
—	Use prohibited

DEFINITION OF TERMS
Direct Use - designed and installed for any legally established use of the property
Secondary Incidental Use - up to 125% of on-site energy demand and <50% of building site area or 15-25% of parcel
Secondary Use - not the primary use of the property < 50% of the parcel
Primary Use - primary use of the property over 50% of the parcel

Notes: 1. If under Land Conservation (WA) contract, the facility must be listed as compatible use in the local Ag Preserve Rules; allowed by the type of contract; and shall be no more that 15% of the parcel or 5 acres whichever is less, unless determined by the Board of Supervisors that a larger percentage is compatible.

2 Allowed if not under WA or site is physically or chemically impaired as determined by the Ag Commissioner (or designated body)

26.88.200 Renewable Energy Systems and Facilities General Standards

A. Accessory Renewable Energy Systems The following site planning and development standards shall apply to accessory renewable energy systems, defined as those designed to supply a total of not more than 125% of the calculated energy demand for all legally established on-site uses. Accessory renewable energy systems include attached wind systems and those not exceeding forty (40) feet in height; solar photovoltaic systems; low-temperature geothermal heating systems; geothermal heat pump systems; and bioenergy systems (and associated cogeneration facilities) where the feedstock is also produced on-site. Accessory systems do not include systems designed or used primarily to supply off-site energy needs, but may include rooftop-only systems participating in a Community Choice Aggregate (CCA) feed-in tariff program.

1. Site Planning and Development Standards

- a. Biotic Resources.** Accessory renewable energy systems shall not be sited within designated sensitive biotic resource areas as designated in the General Plan, Zoning or Area Plan including wetlands, streams, threatened or endangered species habitat areas and/or habitat connectivity corridors.
- b. Scenic Resources.** Accessory renewable energy systems located within scenic areas as designated in the General Plan, Zoning or Area Plan shall require administrative design review as set forth in 26.82.050 (Design Review). Systems shall be sited behind natural topography or vegetation when feasible.
- c. Farmland Protection.** In the agricultural zoning districts, an accessory renewable energy system shall be sited to minimize any loss of Important Farmlands, and shall meet the requirements of General Plan Policy AR-4a. A Right to Farm declaration and an agricultural impact easement limiting the liability of farmers on non-agricultural uses shall be recorded. If the system is located on a site under a Land Conservation Act (Williamson Act) contract, the system must serve an agricultural or compatible use listed in the Uniform Rules for the Land Conservation Act Program.
- d. Fire Protection.** An accessory renewable energy system shall meet Chapter 13 of the Sonoma County Code (the Fire Safety Ordinance). For roof-mounted solar systems, this includes 3 feet clear at roof edges, valley and hips, unless waived in writing by the Fire Marshal.
- e. Grading and Access.** Accessory renewable energy systems shall be sited to maintain natural grades and shall use existing roads for access. Grading and/or construction of new roads shall be allowed only where necessary to provide the system in proximity to the energy use or transmission and distribution system, and that an alternate location on the subject site is less suitable for environmental or visual reasons.
- f. Noise.** Renewable energy systems shall not exceed the General Plan Noise Standards Table NE-2, measures at the nearest property line.
- g. Cessation of Use.** The operator shall remove components of the facility when it becomes functionally obsolete or is no longer in use, and shall begin

reclamation and removal of all equipment, structures, footings/foundations, signs, fencing, and access roads within ninety (90) days from the date the facility ceases operation, and complete reclamation within six (6) months.

B. Commercial Renewable Energy Facilities. The following site planning and general development standards apply to all commercial (non-accessory) renewable energy facilities which provide energy for off-site use, unless otherwise exempt, in addition to the applicable special use standards for the specific type of facility:

1. Siting Criteria.

a. Aesthetics. Renewable energy facilities shall be sited to minimize view impacts from public roads and adjacent residential areas, and shall require administrative design review as set forth in 26.82.050 (Design Review). Proposed facilities located within Scenic or Historic Resource combining zones shall also require design review of materials, colors, landscape, fencing and lighting plans. Any lighting shall be fully shielded, downward casting and not wash out onto structures, other properties or the night sky. The operator shall maintain the facility, including all required landscaping, in compliance with the approved design plans.

b. Air Safety. Renewable energy facilities shall not be located within the approach zone (outer or inner safety zones) or the inner turning zones for any public use airport. Renewable energy facilities shall be sited and operated to avoid hazards to air navigation; sites located within a public use airport traffic zone will be required to provide an analysis documenting compliance with this standard. The owner/operator of a facility approved within a public airport's traffic zone shall be required to record an aviation easement and may be required to mark or light the facility for air traffic safety. The operator shall notify the FAA and California Division of Aeronautics of any structures in an airport traffic zone that are more than 200 feet above the ground elevation or that exceed airport imaginary surfaces as defined in Federal Aviation Regulations Part 77. If located on airport lands, the facility must meet the building setback approved on the Airport Layout Plan.

c. Biotic Resources. Renewable energy facilities shall be sited to avoid or minimize impacts to sensitive biotic habitats including woodlands, wetlands, streams, and habitat connectivity corridors as identified in the General Plan, Area Plan, Specific Plan or a Biotic Resource combining zone. Projects located within or adjacent to these areas will require a biotic study at the time of use permit application to demonstrate that the facility avoids sensitive species to the maximum extent feasible and provides adequate mitigation of potential impacts.

d. Cultural and Historic Resources. Renewable energy facilities shall be sited to avoid or mitigate impacts to significant cultural and historic resources. Projects located within a Historic District shall be subject to review by the Landmarks Commission, unless otherwise exempt. Projects involving grading more than 18-inches in depth may require a cultural resources survey at the time of use permit application.

e. Farmland Protection. Where a commercial renewable energy facility is sited within an Agricultural Zone, the primary use of the parcel shall remain in agriculture pursuant to General Plan Policy AR-4a. A Right to Farm Declaration and Agricultural Use Easement shall be recorded to minimize conflicts with agricultural operations. A renewable energy facility shall not take mapped Important Farmlands out of agricultural production by removing permanent crops.

If the facility is located on a site under a Land Conservation Act (Williamson Act) contract, the facility must be listed as an agricultural or compatible use in the Agricultural Preserve Rules and allowed by the type of contract. The total site area for all compatible uses including renewable energy facilities shall not be greater than 15 percent of the parcel or 5 acres, whichever is less, unless determined by the Board of Supervisors that a larger site area is consistent with the principles of compatibility.

f. Proximity to Utility Transmission Lines and Utility Notification. For renewable energy facilities interconnected to transmission lines greater than 6kV, the location of new transmission lines, poles, and utility sub-stations shall be identified on the site plans. If high voltage (100kV) or private transmission lines are proposed, they shall be considered as part of the use permit process for the renewable energy facility. No building permit for a renewable energy facility shall be issued until 1) evidence has been provided to the department that the proposed interconnection is acceptable to the utility; 2) the Planning Commission has reviewed and made a recommendation regarding the proposed transmission line route; and, 3) the California Public Utilities Commission has approved the location of any new utility-owned transmission lines.

g. Grading and Access. Renewable energy facilities shall be sited to maintain natural grades and use existing roads for access to the extent practical. Construction of new roads shall be avoided as much as possible. Following use of temporary access roads, construction staging areas, or field office sites used during construction, all natural grades shall be restored and revegetated. The operator shall maintain an all-weather access road for maintenance and emergency vehicles.

2. Development Standards.

a. Air Quality. During site preparation, grading and construction, the operator must implement best management practices to minimize dust and wind erosion including, regularly water roads and construction staging areas as necessary. Paved roads shall be swept as needed to remove any soil that has been carried onto them from the project site.

b. Erosion and Sediment Control. The operator must have a stormwater management permit and an erosion and sediment control plan approved prior to beginning grading or construction. The plan must include best management practices for erosion control during and after construction and permanent drainage and erosion control measures to prevent damage to local roads or adjacent areas and to minimize sediment run-off into waterways.

c. Fire Protection. Renewable energy facilities shall meet Chapter 13 of the Sonoma County Code (the Fire Safety Ordinance). The operator must implement a Fire Prevention Plan for construction and ongoing operations approved by the County Fire Marshall and local fire protection district. The plan shall include, but not be limited to: emergency vehicle access and turn-around at the facility site(s), addressing, vegetation management and fire break maintenance around all structures.

d. Noise. Renewable energy facilities shall be operated in compliance with the General Plan Noise Standards Table NE-2.

e. County Service Impacts/Sales and Use Taxes. Prior to issuance of any grading or building permit(s), the owner/operator shall enter into an agreement with the County, in a form approved by the County Counsel, governing payment of sales and use taxes. The owner/operator shall undertake specified actions in contracting for construction of the facility so as to allocate sales and use taxes paid in connection with the construction of the plant to the County. The owner/operator shall include language in its construction contracts identifying the jobsite as within the County and requiring its construction contractors to allocate sales and use taxes to the County, to the extent provided by law in its Board of Equalization filings and permits.

f. Security and Fencing. The site area for a renewable energy facility must be fenced to prevent unauthorized access and provide adequate signage. Wildlife friendly fencing shall be used in rural areas. If needed, security lighting shall be motion sensed. Access gates and equipment cabinets must be locked at all times.

g. Signs. Temporary signs describing the project, and providing contact information for the contractor and operator shall be placed during construction and must be removed prior to final inspection and operation. Signs for public or employee safety are required. No more than two signs relating the address and name of the operator/facility may be placed on-site, subject to administrative design review. Outdoor displays, billboards or advertising signs of any kind either on- or off-site are prohibited unless approved as a part of the use permit.

h. Decommissioning. A decommissioning plan shall be required as part of any use permit for a renewable energy facility and must include the following:

1. Removal of all aboveground and underground equipment, structures not identified for re-use, fencing and foundations to a depth of three feet below grade. Underground equipment, structures and foundations located at least three feet below grade that do not constitute a hazard or interfere with the use of the land do not need to be removed.
2. Removal of graveled areas and access roads and placement of topsoil.
3. Restoration of the surface grade and placement of topsoil after removal of all structures and equipment including grading, revegetation and erosion control plans to return the site to an appropriate end use.

4. Revegetation of disturbed areas with native seed mixes and plant species suitable to the area. Documentation of a three (3) year maintenance agreement for all revegetated areas must be submitted prior to the reclamation being considered complete.
5. The timeframe for completion of removal and reclamation activities.
6. An engineer's cost estimate for all aspects of the reclamation plan.
7. An agreement signed by the owner and operator that they take full responsibility for decommissioning and reclaiming the site in accordance with the Decommissioning Plan and Use Permit approval upon cessation of use.

The facility operator is required to notify the department immediately upon termination or cessation of use or abandonment of the operation. The operator shall remove components of the facility when it becomes functionally obsolete or is no longer in use. The operator shall begin reclamation and removal of all equipment, structures, footings/foundations, signs, fencing, and access roads within ninety (90) days from the date the facility ceases operation, and complete restoration within one (1) year.

i. Financial Assurance. Financial assurance may be required for large scale renewable energy facilities. At the time of issuance of the permit for the construction of the facility, the operator shall provide financial assurance in a form and amount acceptable to the Department to secure the expense of decommissioning, dismantling and removing all equipment, structures, fencing, and reclaiming the site and associated access or distribution lines/pipes in compliance with the approved reclamation plan.

j. Abandonment. A renewable energy facility that ceases to produce electricity and/or useful heat and/or renewable fuel on a continuous basis for twelve (12) months shall be determined abandoned in compliance with the following procedures. Facilities determined by the County to be unsafe and facilities erected in violation of this section shall also be considered abandoned and shall be subject to code enforcement action.

1. The determination of abandonment shall be made by the code enforcement officer or his/her designee. The code enforcement officer or any other employee of the Department shall have the right to request documentation and/or affidavits from the facility owner/operator regarding the use of the facility, and shall make a determination as to the date of abandonment or the date on which other violation(s) occurred. The code enforcement officer's decision is appealable pursuant to Section 1-7.3 (b) of the Sonoma County Code.
2. Upon a determination of abandonment or other violation(s), the County shall send a notice to the owner and operator, indicating that the responsible party shall remove the facility and all associated structures, and begin reclamation of the site to its approximate original condition within ninety (90) days of notice by the County, unless the County

determines that the facilities must be removed in a shorter period to protect public safety or an alternative to resolving the violation is agreed upon. All reclamation work shall be completed within one (1) year.

3. In the event that the responsible parties have failed to remove and/or restore the facility site or otherwise resolve the violation(s) within the specified time period, and the appeals have been exhausted, the County may use the financial security to remove the facility and restore the site. The County may thereafter initiate judicial proceedings or take any other steps authorized by law against the responsible parties to recover costs associated with the removal of structures determined to be a public hazard.

26.88.202 - BIOENERGY FACILITIES SPECIAL USE STANDARDS

- A. Purpose.** This section establishes the minimum standards for biofuel production facilities including ethanol, biodiesel and biogas, and related power generation and cogeneration facilities involving biofuels where allowed by the base zone district. Bioenergy refers to power produced from various types of biofuels. Biofuels, commonly referred to as alternative fuels, are defined as fuels produced from any biomass material derived from plants, animals and organic waste streams.
- B. Applicability.** These standards apply to all bioenergy facilities as allowed by the base zoning district in Table 1 Section 26-88-200.
- C. Limitations on Uses.** Commercial biofuel and bioenergy facilities are allowed as a compatible use on agricultural lands under Land Conservation Act (Williamson Act) in areas that are not state designated prime statewide of unique farmland.

D. Accessory Biofuel Production.

Biofuel production, bioenergy and cogeneration facilities serving up to 125 percent of the on-site energy demand for a legally established use are permitted as an accessory use when feedstocks are produced on-site, subject to the standards of subsection E. Where feedstocks are imported from another non-adjacent site, a use permit shall be required.

- E. Development Standards.** The following standards shall apply to bioenergy production and cogeneration facilities, in addition to the General Development standards of Section 26.88.200 Renewable Energy Facilities.
- 1. Setbacks.** Biofuel and bioenergy facilities shall comply with all setbacks of the underlying zone district, except that on parcels adjacent to a residential zone or residential use, biofuel production facilities shall maintain a minimum setback of 200 feet from the residential use or zone district. Greater setbacks may be established for large facilities.
 - 2. Storage.** The biofuel production facility shall include sufficient storage for both raw materials and fuel. On-site storage shall also be provided for all additional products resulting from biofuel production, unless those additional products are used on-site through land application, livestock consumption, or similar as a part of the approved zoning/use permit.
 - 3. Regulatory Compliance.** Buildings, facilities, and equipment used in the production and/or storage of biofuels shall comply with all local, State, and Federal laws. The owner or operator of the biofuel production facility shall provide Sonoma County PRMD with proof that all necessary approvals had been obtained from State and Federal agencies involved in permitting any of the following aspects of biofuel production:
 - a. Air pollution emissions;
 - b. Transportation of biofuel, or additional products resulting from biofuel production;
 - c. Use or reuse of additional products resulting from biofuel production;
 - d. Storage of raw materials, fuel, and additional products used in, or resulting from, biofuel production.

26.88.206 Solar Energy Facilities – Special Use Standards

- A. Purpose.** This section establishes minimum development and operational standards for solar energy facilities, where allowed by the base zone or the Renewable Energy (RE) combining zone. The intent of these standards is to promote and facilitate the siting and permitting of solar electric (photovoltaic) systems and facilities in a manner that minimizes adverse environmental impacts.
- B. Applicability.** These standards apply to all solar energy facilities not otherwise exempted.
- C. Exempt facilities.** The special use standards set forth in this section shall not apply to the following exempt systems:
1. Solar hot water systems designed as an accessory use to serve a legally established use of the property;
 2. Solar photovoltaic systems that are accessory and related to a legally established use on the site, and which meet any one of the following:
 - a. Roof-mounted and located on a legally established building containing the primary allowed use on the site, and/or on legally established accessory structure(s) containing use(s) allowed as accessory to the primary use, where the installations meet fire safe standards for access along the roof peak and eaves.
 - b. In commercial or industrial areas, accessory solar systems affixed to shade structures located over required parking areas, in accordance with Parking Standards.
 - c. Ground mounted solar photovoltaic systems designed to provide no more than 125% of the estimated energy demand on-site, subject to building permit with zoning clearance, and meeting all of the following health and safety standards:
 - i. Not exceeding 15-feet in height, unless demonstrated by a structural engineer to meet public safety standards;
 - ii. For residential installations, the system design capacity does not exceed 8kW except where valid documentation of higher energy need for legal uses on the installation site is provided for zoning clearance;
 - iii. The system installation complies with required yard setbacks and lot coverage limitations of the underlying zone district, unless demonstrated that the installation does not impair sight distance for safe access to or from the property or other properties in the vicinity as determined by zoning clearance;
 - iv. The system installation meets fire safe standards and provisions for emergency access, and defensible space around the system components are provided;
 - v. The system is not located over a septic system or leachfield area or identified reserve area, and is not located in a floodway as designated by FEMA; and,

- vi. Does not otherwise create a fire or other safety hazard as determined by the Fire Marshal and Building Official.
3. Solar photovoltaic systems and facilities owned by the County or other local agency as defined in Government Code Section 53090 or the California Public Utility Code Section 12808.5.

D. Minor Commercial Solar Facilities (Incidental to a Primary Use)

The following special use standards apply to all minor solar electric (PV) systems and facilities designed to provide energy for on- and off-site use, that are incidental to the primary use of the property. These standards apply in addition to the general site planning and development standards of Section 26.88.200.

1. Parcel Coverage. Minor commercial solar facilities shall cover less than 15% of the parcel and no more than 5 acres. The area covered by panels shall be the lesser of 50% of the maximum lot coverage allowed by the zone, or if applicable, 50% of the allowable building envelope as designated on a final map. Facilities mounted on the roof(s) of legal, permitted structures that otherwise comply with lot coverage maximums are exempt from these limitations.
2. Minimum setbacks. The facility shall meet the minimum front yard setbacks for primary structures of the zone. In urban service areas, the facility shall meet fire safe standards and provisions for emergency access and defensible space around the facility are required.
3. Height Limits. Facilities mounted on a structure may exceed the height limit of the zone by no more than 2 feet. Ground-mounted facilities shall not exceed 15-feet in height.
4. Incompatible Locations. Ground mounted facilities shall not be located in the following areas:
 - a. over a septic system or leachfield area or identified reserve area
 - b. in a floodway as designated by FEMA
 - c. in a designated sensitive habitat or biotic resource area as identified in an adopted General Plan, Area Plan, Specific Plan or the California Natural Diversity Database.
 - d. in an approach zone (inner or outer safety zones) or the inner turning zone of a public use airport.
5. Performance standards:
 - a. Glare. Concentrated reflections or glare shall not be directed at occupied structures, recreation areas, roads, highways or airport flight landing or takeoff areas.

- b. Farmland Protection. If the facility is located within or near an agricultural area, the owner/operator shall sign and record a Right to Farm declaration and may be required to file an agricultural easement.

E. Commercial Solar Facilities

The following special use standards apply to all solar electric (PV) facilities that are developed as a primary use of the property as allowed by the underlying zone, in addition to the general site planning and development standards of Section 26.88.200.

1. Minimum setbacks. The facility shall meet the minimum front yard setbacks for primary structures of the zone. In urban service areas, the facility shall meet fire safe standards and access for emergency vehicles shall be provided along the periphery of the facility.
2. Height Limits. Facilities mounted on a structure may exceed the height limit of the zone by up to 2-feet. Ground -mounted facilities shall not exceed 15-feet in height unless otherwise allowed by use permit.
3. Undergrounding Electrical. Electrical distribution lines on the project site shall be underground up to the low voltage side of the step up transformer, to the point of on-site use or to the utility interface point of an on-site substation. This provision may be waived by the decision-making body if the undergrounding is determined to be an undue burden.
4. Glare Effects. Concentrated reflections or glare shall not be directed at occupied structures, recreation areas, roads, highways or airport flight landing or takeoff areas. A detailed analysis of potential glare effects may be required at the time of application, and the applicant may be required to minimize glare effects by installing vegetative screens or berms, and/or by adjusting solar collector position or operation to minimize glare.
5. Farmland Protections. In addition to the Right to Farm and Agricultural Use Easement requirements set forth in 26.88.200 B1 e (Farmland Protection), the site area used for the installation of a commercial solar facility shall exclude mapped Important Farmlands, and a protective easement may be required over these lands.
6. Scenic and Biotic Resource Protections. Ground mounted commercial solar facilities shall not be located in the following areas:
 - a. over a septic system or leachfield area or identified reserve area;
 - b. in a floodway as designated by FEMA;
 - c. within a Scenic Resource (SR) or Biotic Resource (BR) Combining Zone, nor within a sensitive habitat or biotic resource area as identified in an adopted General Plan, Area Plan, Specific Plan, or the California Natural Diversity Database;
 - d. in an approach zone (inner or outer safety zones) or the inner turning zone of a public use airport.

26.88.208 WIND ENERGY SPECIAL USE STANDARDS

A. Purpose. This section establishes standards for the siting and operation of wind energy systems and facilities. This section is intended to implement the requirements of Government Code section 65892.13, while protecting the scenic and natural resources of the county and the health, safety and welfare of its residents to the extent permitted by law.

B. Applicability. These standards apply to all wind energy systems and facilities as allowed by the base zoning district as shown in Table 1 subject to the General Development standards for Renewable Energy Facilities in Section 26.88.200.

1. Exempt Accessory Wind Energy Systems. In any zoning district, accessory wind energy systems that are attached to a wall, roof or structural member of a legally established building are exempt from the development standards set forth herein, subject to the height and setback restrictions of the underlying zoning district.

C. Limitations on Location and Use. Wind energy systems and facilities shall not be located on a site that is:

1. Within a scenic corridor identified by the open space element of the General Plan;
2. Within a special studies zone established in compliance with the Alquist-Priolo Earthquake Fault Zoning Act;
3. Subject to a conservation easement established in compliance with Civil Code Section 815 et seq., that prohibits wind energy systems or facilities;
4. Subject to an open space easement established in compliance with Government Code Section 51070 et seq., that prohibits wind energy systems or facilities;
5. Subject to an agricultural conservation easement established in compliance with Government Code Section 10200 et seq., that prohibits wind energy systems or facilities;
6. Subject to a Williamson Act contract established in compliance with Government Code Section 51200 et seq., that prohibits small wind energy systems or facilities; or
7. Listed in the National Register of Historic Places, or the California Register of Historic Resources, in compliance with Public Resources Code Section 5024.1, or contains a structure that is so listed.

D. Development Standards. The following standards shall apply to wind energy systems and facilities, in addition to the General Development Standards for Renewable Energy set forth in 26.88.200, unless otherwise exempt:

1. The system's tower shall be set back a minimum distance equal to the height of the tower from all parcel lines, and a minimum distance of ten (10') feet from any

- other structure on the parcel on which the system is located. On parcels of ten (10) acres or more, the parcel line setback may be reduced if the applicant demonstrates that:
- (i) Because of topography, strict adherence to the setback requirement would result in greater visibility of the system's tower than a reduced setback, and
 - (ii) The system's tower is set back a minimum distance equal to the height of the tower from any structure on adjoining parcels;
2. The system's tower and supporting structures shall comply with any applicable fire setback requirements in the fire safe standards (Chapter 13, Article V of this code);
 3. The system's tower shall not exceed a maximum height of forty (40') feet on a parcel of less than one (1) acre, a maximum of sixty-five (65') feet on a parcel of one (1) to less than five (5) acres, and maximum height of eighty (80') feet on a parcel of five (5) acres or more, unless a use permit is obtained;
 4. The system's tower shall be set back from and not project above the top of any visually prominent ridgeline;
 5. The system's tower shall not significantly impair a scenic vista from a county-designated or state-designated scenic corridor;
 6. The system's tower shall be located and screened by landforms, natural vegetation or other means to minimize visual impacts on neighboring residences and public roads, public trails and other public areas;
 7. The system's tower and supporting structures shall be painted a single, neutral, non-reflective, non-glossy (for example, earth-tones, gray, black) that, to the extent possible, visually blends the system with the surrounding natural and built environments.
 8. The system's turbine shall be approved by the California Energy Commission as qualifying under the Emerging Renewables Fund of the commission's Renewables Investment Plan or certified by a national program recognized and approved by the commission;
 9. The system shall be designed and constructed in compliance with the Uniform Building Code and National Electric Code. The safety of the design and construction shall be certified by a California-licensed mechanical, structural or civil engineer;
 10. The system shall comply with all applicable Federal Aviation Administration requirements, including Subpart B (commencing with Section 77.11) of Part 77 of Title 14 of the Code of Federal Regulations regarding installations close to airports, and the State Aeronautics Act (Part 1 (commencing with Section 21001) of Division 9 of the Public Utilities Code);

11. The system shall be equipped with manual and automatic over speed controls. The conformance of rotor and over speed control design and fabrication to good engineering practices shall be certified by a California-licensed mechanical, structural or civil engineer;
12. The system's tower-climbing apparatus and blade tips shall be no closer than fifteen (15') feet from ground level unless the system is enclosed by a six (6')-foot high fence;
13. The system's utility lines shall be underground where economically practical;
14. Where vegetation is removed in the construction of the system or an access road to the system, landscaping shall be planted to minimize visual impacts, avoid erosion and maintain stability of soils;
15. The system shall be operated such that no electro-magnetic interference is caused;
16. No more than one (1) accessory system shall be allowed on a parcel;
17. Decibel levels generated by the system shall not exceed the maximum noise levels applied pursuant to the noise element of the general plan, except during short-term events including utility outages and severe wind storms;
18. Brand names or advertising associated with the system or the system's installation shall not be visible from any public place;
19. Signs warning of high voltage electricity shall be posted on stationary portions of the system's tower and any supporting structures, and at gated entry points to the site at a height of five (5') feet above the ground;
20. Upon abandonment or termination of the system's use, the entire facility, including the system's tower, turbine, supporting structures and all equipment, shall be removed and the site shall be restored to its pre-construction condition or other authorized use.

Density Bonus for Renewable Energy Systems

26-89-050 D. County supplemental density bonus program.

1. In addition to the incentives provided by Section 26.89.060 (Affordable Housing Incentives), a residential project of five or more base units shall be eligible for a density bonus of up to 50 percent above the maximum density permitted by the General Plan and Zoning Ordinance if the project provides a total of:

- a. 10 percent or more of the base units for extremely low-income households; or
- b. 20 percent or more of the base units for very low-income households; or
- c. 30 percent or more of the base units for low-income senior households; or
- d. 30 percent or more of the base units for low-income households, with 10 percent or more of those base units provided as fully accessible units for low-income disabled households; or
- e. 30 percent or more of the base units for low-income households, with 10 percent or more of those base units provided as large rental units with three or more bedrooms for low-income households; or
- f. 40 percent or more of the base units for low-income households, or
- g. A state density bonus program-qualifying project for very-low or low-income households that also provides 33 percent or more of the total project units as powered by on-site renewable energy systems capable of generating at least 70% of the projected electrical energy demand of the units or results in an equivalent reduction in utility costs.

County of Sonoma
Santa Rosa, California

April 4, 2013
ORD11-0005 Jane Riley

RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS THE ADOPTION OF A NEGATIVE DECLARATION AND THE ADOPTION OF AN ORDINANCE AMENDING CHAPTER 26 (THE ZONING ORDINANCE) OF THE SONOMA COUNTY CODE, ALONG WITH CERTAIN GENERAL PLAN TEXT AMENDMENTS TO DEFINE AND FACILITATE RENEWABLE ENERGY SYSTEMS AND FACILITIES, IN ORDER TO IMPLEMENT CERTAIN GOALS, OBJECTIVES AND POLICIES OF THE GENERAL PLAN RELATED TO RENEWABLE ENERGY

WHEREAS, the County of Sonoma adopted the Sonoma County General Plan 2020 on September 23, 2008, including an Open Space and Resource Conservation Element which set forth goals, objectives and policies related to the energy conservation and to the production of additional sources of renewable energy within Sonoma County; and

WHEREAS, Permit and Resource Management staff prepared a report dated September 11, 2012, setting forth the proposed regulatory changes necessary to implement these goals, objectives and policies; and

WHEREAS, an Initial Study and Negative Declaration were prepared for the proposed project and circulated and made available for public review on September 11, 2012, pursuant to the California Environmental Quality Act; and

WHEREAS, a duly noticed public workshop to introduce the proposed zoning code amendments was hosted by PRMD staff on October 4, 2012; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held duly noticed public hearings on October 11, December 6, December 13, 2012, and on February 14 and April 4, 2013, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission, having considered all materials, file information, the Negative Declaration, all public and agency comments, and all reports from staff, and the proposed Ordinance revisions, does make the following findings:

1. The State of California enacted the Global Warming Solutions Act, Assembly Bill 32 (AB 32) in 2006 which requires a reduction in California's greenhouse gas (GHG) emissions to 1990 levels by 2020.
2. The County of Sonoma has adopted a bold goal of reducing GHG by 25 percent below 1990 levels by 2015.
3. The County has adopted a Community Climate Action Plan which identifies a number of actions to be taken in order to address the AB 32 requirements and the County's GHG reduction goals by 2015.

4. This Ordinance provides specific measures to identify and facilitate development of a variety of alternative energy systems and provides clarification on standards for placement, construction, operation and maintenance of renewable energy systems as well as implementing density bonus and parking allowances in order to encourage and facilitate energy efficiency through amendment to the Zoning Code.
5. Based upon the information contained in the Initial Study dated September 19, 2012 and included in the project file, it has been determined that there will be no significant environmental effect resulting from this project and a Negative Declaration has been prepared. The Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and reflects the independent judgment and analysis of the Board.

WHEREAS, Commissioners Montoya and Shahhosseini did support the package of Code Amendments for Renewable Energy as a whole, but wish the record to reflect that their preference with respect to the LIA issue would be for Option 2 (allow commercial solar within the LIA district only with a Rezone to the RE Combining District).

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors adopt the Negative Declaration and the Resolution amending General Plan Policy OSRC-15d. The Planning Commission certifies that the Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and reflects the independent judgment of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors adopt the proposed Ordinance amending Chapter 26 of the Sonoma County Code, as attached.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Commission's decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

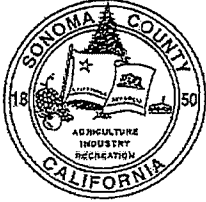
THE FOREGOING RESOLUTION was introduced by Commissioner Fogg who moved its adoption, seconded by Commissioner Shahhosseini, and adopted on roll call by the following vote:

Commissioner Fogg	Aye
Commissioner Montoya	Aye
Commissioner Shahhosseini	Aye
Commissioner Liles	Aye
Commissioner Davis	Aye

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

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

DATE: February 14, 2013 at 1:05 p.m.

TO: Sonoma County Planning Commission

FROM: Jane Riley, Project Planner

SUBJECT: Continued Public Hearing to consider Code Changes for Renewable Energy; ORD11-0005; Location: Countywide; Supervisorial Districts: All

Prior Actions:

On October 4th, 2012, the Planning Commission held a public workshop and received public input on the County's proposed Code Changes for Renewable Energy. On December 6th and December 13th of 2012, the Planning Commission held continued public hearings on this matter and continued to receive public input. At the conclusion of the December 13th meeting, the Commission straw-voted most of the policy options and continued three options for further discussion: the use of LIA (Land Intensive Agriculture) lands for commercial power generation facilities; the Renewable Energy (RE) Combining District application and designation criteria; and protections for RRD (Resources & Rural Development). In order to advise their decision-making, the Commission requested that staff bring back the following:

- More information about the relationship between agricultural zoning and prime farmlands;
- More information about how RRD lands could be protected;
- More information about how the RE Combining Zone would work, with examples.

~~Since the December 13th meeting, staff have also met with members of the Sonoma County Farm Bureau and have added two additional issues for discussion to the Staff Report: The use of LEA lands for commercial power generation, and the desirability of allowing 125% of on-site power needs in addition to covering rooftops without limit. These issues and policy option have been included below.~~

Attachments to this Staff Report memo include revised draft ordinance language and land use table to respond to the Commission's recommendations; a revised resolution adopting the Negative Declaration and recommending adoption of the Ordinance to the Board of Supervisors; and draft minutes which include a summary of the Commission's straw votes. An electronic interactive map will also be available at the meeting to better show relationships between prime agricultural areas and zoning districts. Commissioners are requested to bring their binders containing the other background materials.

REMAINING ISSUES AND POLICY OPTIONS

Issue #1: Use of LIA Lands for Commercial Power Generation Projects.

Prime agricultural lands or farmlands are defined in different ways by different agencies, including the United States Department of Agriculture (USDA)'s Natural Resources Conservation Service (NRCS), formerly known as the Soil Conservation Service; the State Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), and the Sonoma County General Plan.

USDA and NRCS. As defined by the USDA, Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage and other crops, and is available for these uses. It has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, few or no rocks, and slopes ranging from 0 to 6 percent.

Prime soils, on the other hand, are defined in the Sonoma County General Plan as those soils classified by the United States Department of Agriculture Soil Conservation Service as Class I or Class II, with Class I soils having very few limitations and Class II soils having few limitations that are manageable and do not unduly restrict cultivation (see *USDA Soil Classifications, Attachment A*). Prime soils have been formed over thousands of years and their designations do not change, even when they become urbanized and are no longer available to be used for agricultural production (see *Figures 1 and 2, Class I and II Soils and Ag Districts*).

Department of Conservation (DOC)

The State Department of Conservation also classifies and monitors the State's "Important Farmlands" through its FMMP (Farmland Mapping and Monitoring Program) (see *Figure 3*). These classifications take the NRCS's soil data into account. Within the FMMP, "Important Farmlands" include Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance, as defined below:

Prime Farmland is farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Farmland of Statewide Importance is farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland is farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Farmland of Local Importance is land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

The States FMMP is updated periodically to reflect monitor the conversion or loss of farmland. Other types of FMMP mapped lands which are not included in the State's definition of "Important Farmlands" include Grazing Lands, Urban Lands, and Other Lands. When performing a CEQA analysis, the lead agency must assess the potential for loss or conversion of important farmlands that the FMMP has mapped as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland.

Sonoma County General Plan. Prime (Productive) Agricultural Lands are defined in the General Plan as those lands *currently used or capable of being used* for the production of food, fiber or plant materials. These may include vacant lands, but do not include urbanized lands that are no longer capable of being used for agricultural production.

In Sonoma County, strong agricultural preservation policies and tools such as the Agricultural Preservation and Open Space District, "Right to Farm," and the Williamson Act have resulted in preservation of many of the county's best agricultural lands for agricultural uses. Within the Sonoma County General Plan, the Land Intensive Agriculture (LIA) Land Use Designation is used to identify, enhance and protect these highest-value farmlands. These areas are suitable for permanent crops – that is, the production of food, fiber, and plant materials. Within the LIA designation, the soil type and climate support relatively high production per acre of land; more prime soils are found within the LIA than in all other zoning districts. The County's LIA lands are found on the rich, fertile valley floors of the Dry Creek Valley, Alexander Valley, Sonoma Valley and Knights Valley, as well as smaller areas within the Russian River and Carneros regions (see *Figure 4, LIA Lands*).

The issue of allowing commercial renewable energy projects to be located on LIA lands was initially raised during the discussion of commercial solar facilities that would generate power for off-site use. As recommended by staff, the proposed Code changes would not allow LIA zoned agricultural lands to be used for commercial power generation projects. Only accessory renewable energy systems used to power on-site uses would be allowed, in addition to solar rooftops. Members of the public offered different views about the potential use of agricultural lands for commercial solar plants, and the Commission was split on whether or not to "open up" the LIA District to commercial renewable energy power production plants. Staff was asked to provide some additional information and options and to consult with the Farm Bureau.

Relationship of Agricultural Zoning Districts to Prime Agricultural Lands. NRCS Soil Classifications and State Important Farmlands Classifications have been added to the interactive Zoning map in order to provide a visual analysis of these relationships; interactive mapping will be available at the public hearing. In general, the mapping demonstrates that the County's Land Intensive Agriculture (LIA) zoned areas contain the highest percentage of Class I and Class 2 soils, as well as the highest percentage of lands mapped as Prime Farmlands by the State Farmlands Mapping system. Prime Farmlands and Class I and II soils are located to a lesser extent within the Diverse Agriculture (DA) and Land Extensive Agriculture (LEA) Districts. There do exist examples of areas with "prime" or "unique" classifications that are not within an LIA zone district, as well as areas with LIA zoning that are not exclusively prime or unique agricultural lands or Class I/II soils. Again, it is important to note that prime soils, prime farmlands, and prime "productive" agricultural lands have different meanings assigned by different agencies. In general, the County has assigned LIA zoning to those lands suitable and available for planting in permanent crops.

CEQA and Potential Loss of Farmlands. Under the California Environmental Quality Act, the conversion or loss of farmland is a potentially significant impact. The Initial Study checklist – one of the first steps in the CEQA process, required for all non-exempt discretionary permits, including Use Permits and Zone Changes- includes an analysis of the following:

Will the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?

Will the project conflict with existing zoning for agricultural uses, or a Williamson Act contract?

Will the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

Because all applications for commercial renewable energy facilities will require a use Permit (some will also require other approvals), each will be analyzed on a case-by-case basis through the CEQA process to determine the potential for loss or conversion of agricultural lands. If potential impacts are identified, each must be mitigated to below the level of significance. Mitigation is accomplished on a case-by-case basis and may involve agricultural easements, greater setbacks, or other mechanisms. At the zoning level, avoidance of potential impacts can only be done by adding these measures as development standards.

Option 1: Do not allow commercial renewable power generation projects within any of the agricultural zones. Instead, limit the installation of renewable energy projects to rooftops, and accessory uses (up to 125%) only.

Option 2: Allow commercial renewable power generation projects within the three agricultural zones on only up to 15% of the site area, to a maximum of 5 acres. Rooftops and accessory uses would be allowed. Because it takes about 5 acres of land to generate 1 MW of solar power, selection of this Option would effectively limit conversion of all ag-zoned lands to commercial solar generation facilities. Other types of commercial renewable power generation projects would be allowed (wind, bioenergy etc) with environmental review and a Use Permit.

Option 3: Allow commercial power generation facilities on agricultural lands, but exclude areas that are currently mapped as prime farmlands by the FMMP.

Option 4: (original staff recommendation). Do not allow commercial renewable power generation projects within the LIA zone; limit the installation of renewable energy systems within the LIA to rooftops and accessory uses only. Allow commercial power generation facilities in the other agricultural districts (LEA, DA) with a Use Permit, including findings that the land is not suitable for prime agricultural uses (i.e., the soil, climate, and water are not adequate for permanent crops).

Option 5: Allow commercial renewable power generation projects within the LIA zone only if the RE Combining Zone is applied to the site. In the other agricultural zones (LEA and DA), require a Use Permit with findings that the land is not suitable for prime agricultural uses.

Option 6: Allow commercial renewable power generation projects within the LIA zone only if a conservation easement is provided to protect equivalent agricultural land in perpetuity (this is also required by the RE Combining Zone; see Issue #3 below). In the other agricultural zones (LEA and DA), require a Use Permit with findings that the land is not suitable for prime agricultural uses. Selection of this Option would require modification and recirculation of the Negative Declaration; however, the easement may provide adequate mitigate to reduce potential impacts to below the level of significance.

Option 7: Allow commercial renewable power generation projects within all of agricultural zones subject to the granting of a use permit, with findings that the land is not suitable for prime agricultural uses. Selection of this Option would require modification and recirculation of the Negative Declaration with potential for impact related to the loss of agricultural lands.

Recommendation: Option 4. Staff continues to recommend that the bulk of the County's prime agricultural lands (those with LIA zoning) be protected from non-agricultural land uses such as commercial power generation facilities. Accessory systems to power 125% of on-site uses, as well as solar rooftops, would still be allowed (See also Issue #5). Under this Option, an LIA property would not

be allowed to install a commercial power generation facility unless a General Plan Amendment and Rezone to another more appropriate designation and zone district were to be approved by the Board of Supervisors. In this case, the General Plan Amendment to another suitable designation (Land Extensive Ag, Diverse Ag, Resource and Rural Development) could only be approved if the subject parcels meets the General Plan Designation Criteria for that category and does not meet the LIA criteria (see *Exhibit 3, General Plan Designation Criteria*, attached).

Should the Commission determine that in some circumstances it might be appropriate to allow commercial power generation facilities in LIA without need for a General Plan Amendment, staff recommends the selection of **Option 5** such that a Rezone to add the RE Combining District be required after a thorough environmental and policy analysis. This would limit the potential impacts related to the loss of agricultural lands; see Issue #3 below.

Should the Commission determine that additional protections for all prime farmlands (not just those located within the LIA) are important, they could consider **Option 3**. However, analysis and mitigation for any potential loss of prime or important farmlands is already required under CEQA.

Issue #2: Use of Resource (RRD) Lands for Commercial Power Generation Projects.

The predominant land area within unincorporated Sonoma County – 395,310 acres – lies within the Resources and Rural Development (RRD) General Plan Land use designation and zoning. In general, these areas have a high sensitivity to impacts due to steeper slopes, high fire hazards, less access, greater distance to services and/or a higher potential for resource development. The Land Use Element of the Sonoma County General Plan lists the purposes of the RRD:

- (1) Protect timberlands needed for commercial timber production under the California Timberland Productivity Act,
- (2) Protect lands needed for geothermal resource production,
- (3) Protect lands for aggregate resource production as identified in the Aggregate Resources Management Plan,
- (4) Protect natural resource lands including, but not limited to watershed, fish and wildlife habitat and biotic areas,
- (5) Protect against intensive development of lands constrained by geologic hazards, steep slopes, poor soils or water, fire and flood prone areas, biotic and scenic areas, and other constraints,
- (6) Accommodate agricultural production activities but limit such activities on timberland, or
- (7) Protection of county residents from proliferation of growth in areas where there are inadequate public services and infrastructure, including water supply and safe wastewater disposal.

It is further the intent of this category that public services and facilities not be extensively provided in these areas, and that development have the minimum adverse impact on the environment.

The Planning Commission expressed concern that allowing development of commercial renewable energy generation facilities within RRD areas subject only to the granting of a Use Permit may result in unintended consequences, including the potential for visual and biotic impacts. Staff was instructed to return to the Commission with options for protecting sensitive RRD lands and viewsheds.

Scenic Resources (SR) Zoning and RRD Areas. The unique quality of Sonoma County results from the attractiveness and diversity of its landscape. The scenic resources component of the General Plan includes three categories: Community Separators, Scenic Landscape Units, and Scenic Highway Corridors. In each of these identified scenic resource areas, a Scenic Resource (SR) Combining Zone has been applied to protect these resources. Projects to be located within an SR Combining Zone are subject to additional development criteria, including requirements for siting below exposed ridgelines, using natural landforms and existing vegetation to screen views from public roads, and screening with additional plantings to protect views.

While the existing protections for the SR Combining Zone areas provide these additional protections for visual resources, it is noted that only about 14% of the County's RRD lands are afforded these protections through the SR Combining District, including the Mayacamas and Taylor Mountain.

Biotic Resources (BR) Zoning and RRD Areas. In much the same way as the SR Combining Zone is placed over sensitive scenic resources, the County uses the Biotic Resources (BR) combining zone to designate sensitive biotic habitats and areas that have been identified in the General Plan. Projects to be located within a BR Zone are also subject to additional development criteria, including a biotic resource assessment to develop mitigation measures, the requirement for building envelopes placed to avoid critical habitat areas, and minimum setbacks from wetlands or other designated sensitive biotic areas and habitats.

While many of the County's designated Biotic Resource areas do lie within the RRD areas (22,262 acres, or 6% of the RRD), the vast majority of RRD lands do not include the built-in protections afforded by the BR Combining District. The required Use Permit and CEQA review would be the mechanisms available to protect sensitive lands in these cases.

Development Standards Applicable to Commercial Renewable Energy Generation Facilities.

Regardless of the underlying Zoning District or Combining District of a subject parcel, all commercial renewable energy generation facilities will be required to obtain a Use Permit and to meet the General Development Standards set forth in the draft 26.88.200 B. (Exhibit B in the original binder). These standards include siting and development criteria affording protections for both scenic and biotic resources, as follows:

Aesthetics. Renewable energy facilities shall be sited to minimize view impacts from public roads and adjacent residential areas, and shall require administrative design review as set forth in 26.82.050 (Design Review). Proposed facilities located within Scenic or Historic Resource combining zones shall also require design review of materials, colors, landscape, fencing and lighting plans. Any lighting shall be fully shielded, downward casting and not wash out onto structures, other properties or the night sky. The operator shall maintain the facility, including all required landscaping, in compliance with the approved design plans.

Biotic Resources. Renewable energy facilities shall be sited to avoid or minimize impacts to sensitive biotic habitats including woodlands, wetlands, streams, and habitat connectivity corridors as identified in the General Plan, Area Plan, Specific Plan or a Biotic Resource

combining zone. Projects located within or adjacent to these areas will require a biotic study at the time of use permit application to demonstrate that the facility avoids sensitive species to the maximum extent feasible and provides adequate mitigation of potential impacts.

The development of a commercial renewable energy facility would always be a discretionary decision subject to CEQA review and requiring a Use Permit finding that the establishment, maintenance or operation of the use applied will not under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort or general welfare of persons residing or working in the neighborhood or to the general welfare of the area. In addition to the General Development Standards that would apply to all renewable energy generation projects, additional Special Use Standards would also apply to each different type of renewable energy project. For example, a commercial solar generation project would also be subject to the Solar Energy Facility Special Use Standards (Exhibit F in the original binder) in addition to the General Development Standards.

Policy Options:

Option 1: Do not allow commercial renewable power generation projects (except geothermal, already allowed subject to the granting of a Use Permit and listed as one of the purposes of the District) within the Resource and Rural Development (RRD) Zone. Instead, limit the installation of renewable energy projects to rooftops and accessory uses only.

Option 2: Allow commercial renewable power generation projects within the RRD Zone only up to 15% of the site area, to a maximum of 5 acres. Selection of this option would effectively preclude commercial solar generation facilities on RRD lands, but might allow some limited solar in addition to wind, bioenergy and geothermal uses.

Option 3: (Original staff recommendation). Allow commercial renewable power generation projects within the RRD Zone subject to the granting of a Use Permit and CEQA review.

Option 4: Allow commercial renewable power generation projects within the RRD Zone subject to the granting of a Use Permit and CEQA review, but exclude any SR or BR areas from the project area.

Option 5: Allow commercial renewable power generation projects within the RRD Zone only if the RE Combining Zone is applied to the site. Use the exclusions and protective easements in the RE Combining Zone to prevent these developments within areas that are designated as Biotic, Historic, or Scenic Resources unless a protective easement is provided to ensure protection of the resources. (See Issue #3).

Recommendation: Option 4. Selection of this Option would allow commercial renewable energy generation facilities subject to Use Permit and CEQA, but would protect areas within the SR and BR Combining Zones. A Rezone would not be required.

If the Commission determines that a rezone to add the RE Combining Zone District would provide a more appropriate treatment for all commercial renewable energy generation facilities within the RRD areas, they should select **Option 5**.

Issue #3: Use of the Renewable Energy (RE) Combining District

The proposed establishment and use of the Renewable Energy (RE) Combining District has led to some confusion. Staff requested that the Commission adopt the RE Combining Zone District language as a "shell," because no specific sites have yet been studied or selected for application of this Combining District (and none can be prior to environmental review). In the long term, being able to place this RE Combining District on suitable sites following a major environmental review effort will allow the strategic designation of appropriate areas where such energy generating facilities would be encouraged while also addressing issues of compatibility and potential impacts. While this is certainly the preferred scenario, the County may or may not receive funding to perform the needed environmental review, and it is not possible to "guess" which sites might be selected at the end of that process. In the short term the County would use the RE Combining District as a "tool" to assess individual sites through a site-specific environmental review and rezone processes. Examples of how the RE might be required and used in conjunction with proposals for commercial renewable energy generation facilities on specific sample sites will be provided at the hearing.

Because a Rezone to add the RE Combining Zone would need to be approved by the county's legislative body (the Board of Supervisors), it would add another layer to the approval process. However, because the decision to add the RE Combining Zone is legislative in nature, it has the advantage of avoiding potential issues of precedence that could arise if only a Use Permit is required.

RE Combining Zone Applicability and Designation Criteria: The RE Renewable Energy Combining Zone (Article 60, Exhibit A in the original binder) has both applicability (the Zone Districts with which the RE can be combined) and the criteria for designation.

~~As currently proposed, the RE Combining Zone would not be allowed to be combined with the LIA District. If the Planning Commission selects **Option 4** in **Issue #1** above, a change would be made to the draft Article 60 (RE) text to allow it to be combined with the LIA Zone.~~

The criteria for designation in the draft Article 60 specify that the RE may not be placed on or near a residential site, within an airport safety or turning zone, or on Williamson Act lands. It also sets forth the following protection for biotic, historic and scenic resources:

- E. The RE combining zone shall exclude areas within the General Plan, Area Plan or Specific Plan designated as Biotic, Historic or Scenic resources including the Biotic Resource (BR), Scenic Resources (SR) or Historic District (HD) combining zones, unless a protective easement is provided to ensure protection of the resources.

The requirement for a protective easement over any environmentally sensitive resources affords a very high level of protection for those resources, and could allow development of other non-constrained portions of a site that are deemed otherwise suitable for development of a renewable power generation facility. Protective easements are also frequently used as mitigation measures to protect these and similar resources when they have been identified through the environmental review process. Because any Rezone to add the RE Combining District would be subject to environmental review, requiring a rezone to add the RE would afford the highest level of protection for sensitive lands.

Use of the RE Combining Zone to Better Protect Prime Agricultural Lands. As currently drafted, Article 60 does not contain specific protections for agricultural lands outside of the Land Intensive Agricultural

(LIA) Zone District. However, as noted above any application for Rezone to add the RE Combining District would be subject to environmental review, including an evaluation of the potential for loss of prime, unique or important farmlands. Mitigation for loss of these farmlands is typically accomplished through the placement of protective easements on other comparable lands, similar to the SR and BR protections. If the Commission determines that the RE Combining Zone should provide additional protection to all prime farmlands, they could consider adding a requirement for protective agricultural easements as a standard.

Uses Allowed on a Site within the RE Combining Zone. In addition to the uses allowed in the underlying zoning district, sites with the RE Combining District designation would allow commercial solar power generation projects (photovoltaic or "PV" projects only, not thermal solar (steam) projects) with either a Zoning Permit or with a Minor Use Permit with hearing waiver, so long as all of the standards (General Development Standards, Commercial Solar Standards, and RE District Standards) are met. Commercial steam geothermal uses, solar thermal electric facilities, commercial bioenergy and cogeneration facilities, and commercial wind facilities would all require approval of a Use Permit, as well as compliance with all of the applicable standards.

Consistency with AR-4a. As outlined in the RE Combining Zone policy paper reviewed at the December 13th Planning Commission hearing; changes to these two General Plan policies will be needed in order to allow renewable energy generation projects as a primary use on non-prime agricultural lands. The proposed amendments provided below:

With regard to the need for projects located on RE-designated sites to retain consistency with AR-4a, the Commission should consider whether a General Plan Text Amendment should be included in this adoption package, to potentially allow renewable energy facilities on non-prime lands that are zoned for Land Extensive or Diverse Agriculture:

(existing) "Policy AR-4a: The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals."

Proposed language to allow an exception where the RE Combining Zone has been applied:

Notwithstanding Policy AR-4a, where the Renewable Energy (RE) Combining District is applied, commercial renewable energy uses may be suitably located on non-prime agricultural sites when the history of the site demonstrates it is of low value for agricultural production, and when agricultural operations on surrounding agricultural parcels are not compromised, consistent with Policies AR 4d, 4e and 4f.

Consistency with OSRC-15d. Another Policy that should be changed to allow the location of large renewable energy facilities on agriculturally-designated parcels subject to placement of the RE is Open Space and Resource Conservation Element Policy 15d:

(existing) Policy OSRC-15d: Incorporate energy facility siting policies into the Sonoma County Integrated Development Code that would:

~~(1) Define small-scale energy facilities as those less than 20 MW, and large-scale energy facilities as those 20 MW or larger.~~

~~(2) Allow small-scale accessory renewable energy generation systems and facilities close to the end energy users in all zoning districts where visual and other environmental impacts can be mitigated.~~

~~(3) Allow large-scale commercial renewable energy generation facilities in on lands designated for commercial, and industrial, resource and public use areas and not in prime (LIA) agricultural areas. Limit their use to compatible scale in rural residential and agricultural, and recreational areas.~~

~~Discourage large-scale commercial energy facilities in designated Biotic Resource Areas, Scenic Resource Areas, and Geologic Hazard Areas unless essential to meet energy demand from renewable or distributed energy generation systems.~~

Policy Options: Consistency with AR-4a and OSRC-15d

Option 1: (Original staff recommendation) Adopt the proposed General Plan Amendments to potentially allow non-prime agricultural sites with the RE designation to be developed with primarily renewable energy uses (solar, biomass, etc.) so long as surrounding agricultural land uses are not compromised.

Option 2: Do not adopt the General Plan Amendments; instead determining that the primary use of any agriculturally- or resource-designated site may not be for commercial renewable energy production, and must remain in agricultural or resource use.

Option 3: Adopt the proposed General Plan Amendments, removing the reference to "non-prime" in AR-4a and adjusting the language in OSRC-15d (3) to require that a Rezone to RE and protective easements are required for commercial renewable energy production facilities to be located in prime agricultural areas, as follows:

~~(3) Allow large-scale commercial renewable energy generation facilities in on lands designated for commercial, and industrial, resource and public uses. areas and not in Do not allow commercial renewable energy facilities within prime (LIA) agricultural areas unless the lands are located within the Renewable Energy (RE) Combining Zone and protective easements are granted over comparable agricultural lands. Limit commercial renewable energy facilities to a compatible scale in rural residential and non-prime agricultural, and recreational areas.~~

Recommendation: Option 1. This Option would adopt the General Plan Amendments for the RE Combining Zone as originally recommended by staff, and would not allow commercial renewable energy production facilities on prime agricultural lands. Under this Option, an LIA property would not be allowed to install a commercial power generation facility unless a General Plan Amendment and Rezone to another more appropriate designation and zone district where approved by the Board of Supervisors. The RE Combining District could not be used to convert prime agricultural land; only a General Plan Amendment and Rezone to another more appropriate designation could be used to enable a commercial power generation facility to be placed on prime agricultural land. Staff continues to recommend that the bulk of the County's LIA lands be protected from non-agricultural land uses such

as commercial power generation facilities. Accessory systems to power 125% of on-site uses, as well as solar rooftops, would still be allowed under any of the options.

Should the Commission determine that in some circumstances it might be appropriate to place commercial renewable energy generation facilities on LIA lands without need for a General Plan Amendment, staff recommends the selection of **Option 3** such that a Rezone to add the RE Combining District would be required. Option 3 should also be selected if the Commission selects **Option 4** under **Issue #1** above.

Policy Options: Standards for Protection of Agriculture

Option 1. Do not add designation criteria to the RE standards to protect farmlands; rely instead on the environmental review process to provide suitable and site-specific mitigation measures to protect these lands.

Option 2. Add a standard to protect prime, unique and statewide important farmlands, as set forth below:

26:60.020. E. The RE combining zone shall exclude areas within the General Plan, Area Plan or Specific Plan designated as Biotic, Historic or Scenic Resources including the Biotic Resource (BR), Scenic Resources (SR), or Historic District (HD) combining zones, unless a protective easement is provided to ensure protection of the resources. The RE Combining Zone shall exclude areas mapped as prime farmland, unique farmland, or farmland of statewide importance by the FMMP, and a protective easement shall be placed over these farmlands.

Recommendation: Option 2. Selection of this Option will add the above language to the draft Article 60, providing additional clarity to applicants seeking to place large renewable energy generation projects on agricultural lands and will afford a higher level of protection for important farmlands within the RE Combining District. Parcels that have potential for both agricultural and commercial energy production uses would be available for both when located within an RE Combining District.

Issue 4: Use of LEA (Land Extensive Agriculture) Lands for Commercial Power Production

In addition to the LIA (Land Intensive Agriculture) designation, the County uses two other designations for agricultural lands. DA (Diverse Agriculture) is used for smaller agricultural parcels with good soils and growing conditions, but where commercial farming is not likely to be the primary occupation of the owners (see Designation Criteria set forth in Exhibit 3). Because of the generally smaller size of these parcels, pressure to convert DA lands to commercial renewable energy generation uses is not expected to be great. In contrast, the LEA (Land Extensive Agriculture) designation generally applies to larger parcels (60 acres and greater) used for livestock grazing, dairy ranching, or hay and similar forage crops. These lands are generally flat or gently sloping, and are located mainly in the dairy belt and southernmost areas of the county.

In meetings with staff, Sonoma County Farm Bureau representatives have expressed concern that the County's interpretation that AR-4a policy that agricultural lands "remain primarily in agricultural use" means that 49% of an agricultural parcel may be used in non-agricultural pursuits is too vague of a

standard and needs to be more limited. A limit of 30% of the parcel being devoted to non-agricultural uses was suggested as a policy consideration.

Because of the proximity of many LEA lands to major transmission lines – especially in the south county - and the relatively low value per acre compared to LIA and DA lands, it is expected that pressure to convert these non-prime farmlands to renewable energy will be greater than for the other agricultural districts within the county. The Farm Bureau has expressed concern with the potential conversion of these farmlands without adequate oversight or consideration of long-term impacts. While the LEA areas do not generally include FMMP mapped “Prime Farmland,” there are areas with LEA zoning that are mapped as “Farmland of Local Importance.” The bulk of LEA lands are currently mapped as “Grazing Land,” and are thus are not considered to be prime farmland. These non-prime lands are generally considered to be the most suitable for commercial solar energy production facilities, so long as any potential environmental impacts can be mitigated through the CEQA process (see discussion under Issue #5, below).

Policy Options:

Option 1. (Original staff recommendation) Allow commercial energy production uses on LEA and DA lands subject to the granting of a Use Permit with CEQA review, including a determination that the use will not remove land mapped by the FMMP as Prime farmlands from permanent agricultural production, and the existing requirement that the land remain primarily in agricultural use (currently interpreted to mean that agricultural uses must comprise at least 51% of the land area). Renewable energy facilities to serve legal on-site uses would still be allowed by-right.

Option 2. Allow LEA lands to be used for commercial power production subject to the granting of a use permit and CEQA review, but specify that no more than 30% of the land area (up to a maximum of 100 acres) can be devoted to the non-agricultural use and the balance must remain in agriculture unless a rezone is granted to place the RE (Renewable Energy) combining zone on the parcel. Renewable energy facilities to serve legal on-site uses would still be allowed by-right.

Option 3. Allow LEA lands to be used for commercial power production subject to the granting of a use permit and CEQA review, but exclude areas mapped as prime, statewide or unique and require protective easement over this lands and agricultural impact easements on the use.

Option 4. Do not allow LEA lands to be used for commercial power generation facilities unless the RE Combining Zone is applied. Renewable energy facilities to serve legal on-site uses would still be allowed by-right.

Recommendation: **Option 1.** Staff continues to recommend that a Use Permit with findings and CEQA review be used to consider applications for commercial renewable energy facilities on LEA lands. These lands are generally not prime agricultural lands, and are generally comprised of large, relatively level parcels located in proximity to transmission lines. It has been generally agreed at the State level that commercial solar power generation facilities should be encouraged to develop on the more marginal lands where environmental impacts can be mitigated, and in proximity to existing or planned transmission lines. As discussed under Issue #3 above, a General Plan Amendment is proposed to provide that an LEA or DA parcel must remain primarily in agricultural use unless a Rezone to add the RE Combining Zone is approved by the Planning Commission and Board of Supervisors.

Should the Planning Commission agree with the 30% limit suggested by the Farm Bureau for non-ag uses on LEA lands, staff recommends **Option 2** above. This Option would limit non-ag uses on LEA lands to 30% of the parcel up to a maximum of 100 acres unless the Board of Supervisors grants a Rezone to add the RE Combining District.

Issue 5: Limits on "Accessory Use" and Allowing 125% to be Exceeded on Rooftops

As discussed in the December Planning Commission hearings, the 125% limit for determining a use to be permitted as accessory (by-right) did not include the power that might be generated on rooftops. This recommendation was originally made by staff in response to the "solar rooftops" movement, the fact that installing solar panels on existing roofs causes the least possible amount of environmental impact, and input from the Sonoma County Water Agency with regard to allowances for future development of CCA's. The Farm Bureau expressed concern that such a policy would not encourage rooftops to be used first, but rather would encourage the loss of farmlands in order to install ground-mounted systems to feed into the grid.

It may be desirable to add language to the Solar Special Use Standards for accessory systems to provide further regulations for installations within the agricultural zoning districts, as follows:

If located within an agricultural zoning district, the system installation does not take permanent crops out of production and does not interfere with the use of adjacent sites for agriculture.

There was also concern expressed by the Farm Bureau that the lack of setbacks required for accessory uses could result in potential lawsuits resulting from normal agricultural operations, for example the drift of dust from agricultural operations onto nearby solar panels. The draft General Development Standards for Renewable Energy Systems and Facilities (26-88-200) contains the following provision for all renewable energy systems, even accessory systems. The addition shown in *italics* is recommended by staff to address this concern:

c. Farmland Protection. In the agricultural zoning districts, an accessory renewable energy system shall be sited to minimize any loss of state-designated Important Farmlands, and shall meet the requirements of General Plan Policy AR-4a. A Right to Farm declaration shall be recorded, *and an agricultural impact easement limiting the liability of farmers on non-agricultural uses shall be recorded.* If the system is located on a site under a Land Conservation Act (Williamson Act) contract, the system must serve an agricultural or compatible use listed in the Uniform Rules for the Land Conservation Act Program.

Policy Options:

Option 1. (Original staff recommendation) Allow 125% of on-site need, in addition to panels on rooftops of existing legal structures. The existing protections in the General Development Standards are sufficient to address Farm Bureau concerns.

Option 2. Allow 125% of on-site need, in addition to panels on rooftops of existing legal structures, but prevent the removal of crops for solar panels by including the language above within the Solar Special Use Standards and the General Development Standards.

Option 3. Include rooftops in the calculation of 125% of on-site need; do not allow rooftops to be exempted from the calculation.

Recommendation: Option 2. Staff agrees that the addition of language to the Solar Special Use Regulations would help to avoid the potential for removal of permanent crops in favor of the installation of ground-mounted panels, and would further encourage the installation of systems within agricultural districts as primarily on rooftops.

RECOMMENDATION FOR ACTION

Staff recommends that the Planning Commission:

- 1) Hold a public hearing;
- 2) Review the Negative Declaration;
- 3) Review and "straw vote" on the remaining 5 issues outlined above;
- 4) Assuming that the Commission reaches consensus on the remaining 5 issues, they should adopt the attached Resolution, making the findings set forth therein and recommending to the Board of Supervisors adoption of the Code Changes for Renewable Energy.

The Ordinance to be forwarded to the Board includes the master ordinance with findings and definitions, as well as Exhibits A-H which have been amended to reflect the previous actions of the Planning Commission and staff's recommendations on the above issues. Unless the Commission wishes to make significant changes to the Ordinance Exhibits such that they must be returned for further review, the Planning Commission is encouraged to take final action at this time. A public hearing before the Board of Supervisors is tentatively scheduled for April 9, 2013.

List of Figures and Attachments:

- FIGURE 1: *Class I and Class II Soils*
FIGURE 2: *Class I and II Soils and Selected Zoning*
FIGURE 3: *Farmlands Mapping and Monitoring Program's Prime & Other Important Farmlands*
FIGURE 4: *LIA Lands*

Attachment 1: Class I and 2 Soils Percentages within DA, LEA, LIA and RRD Zone Districts

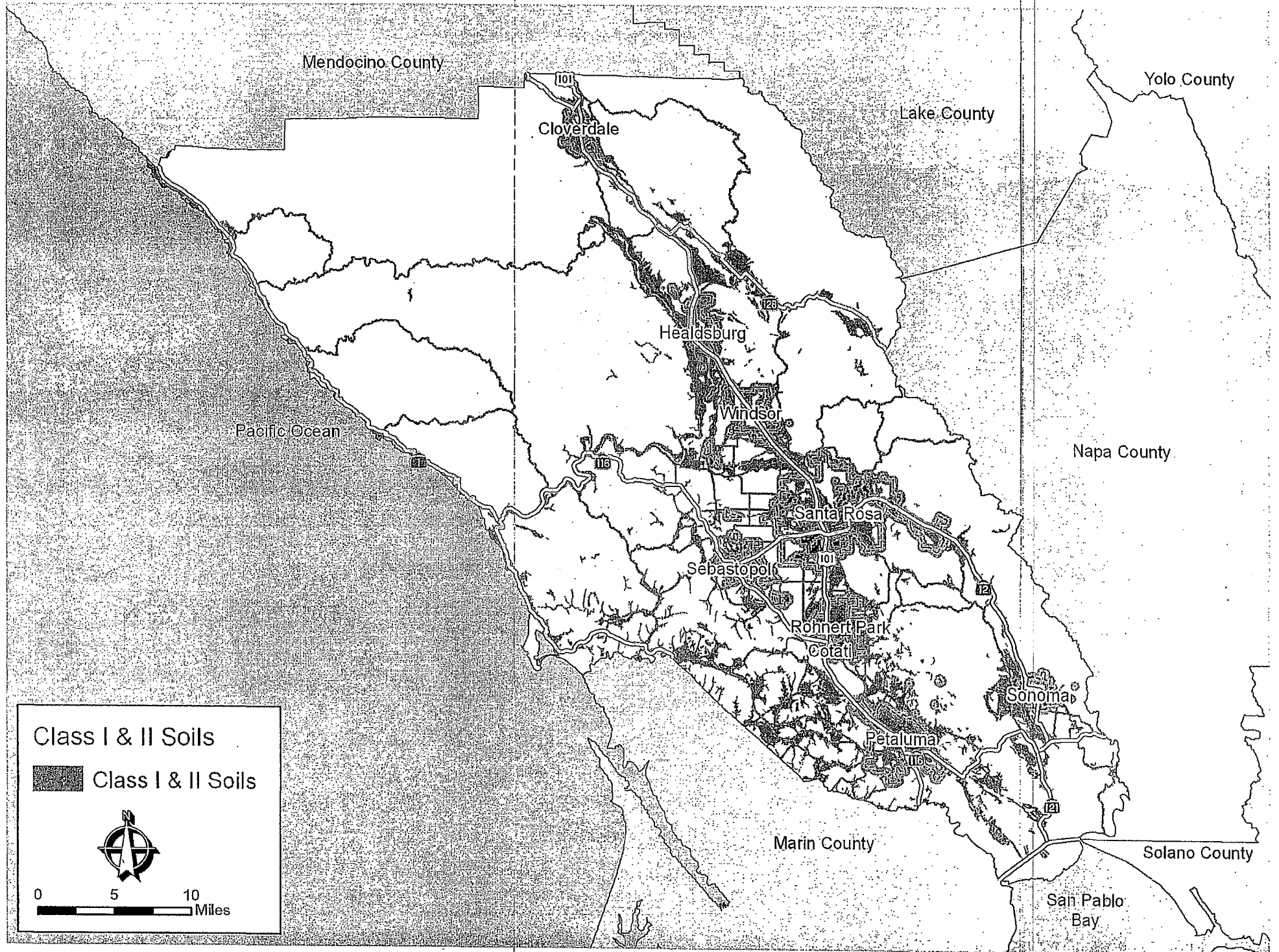
Attachment 2: General Plan Designation Criteria for the Agricultural and Resource Designations

EXHIBIT A: Draft Resolution

EXHIBIT B: Draft Ordinance with Ordinance Exhibits A-H

EXHIBIT C: Negative Declaration

EXHIBIT D: Planning Commission Minutes dated October 4 & 11 and December 6 & 13, 2012



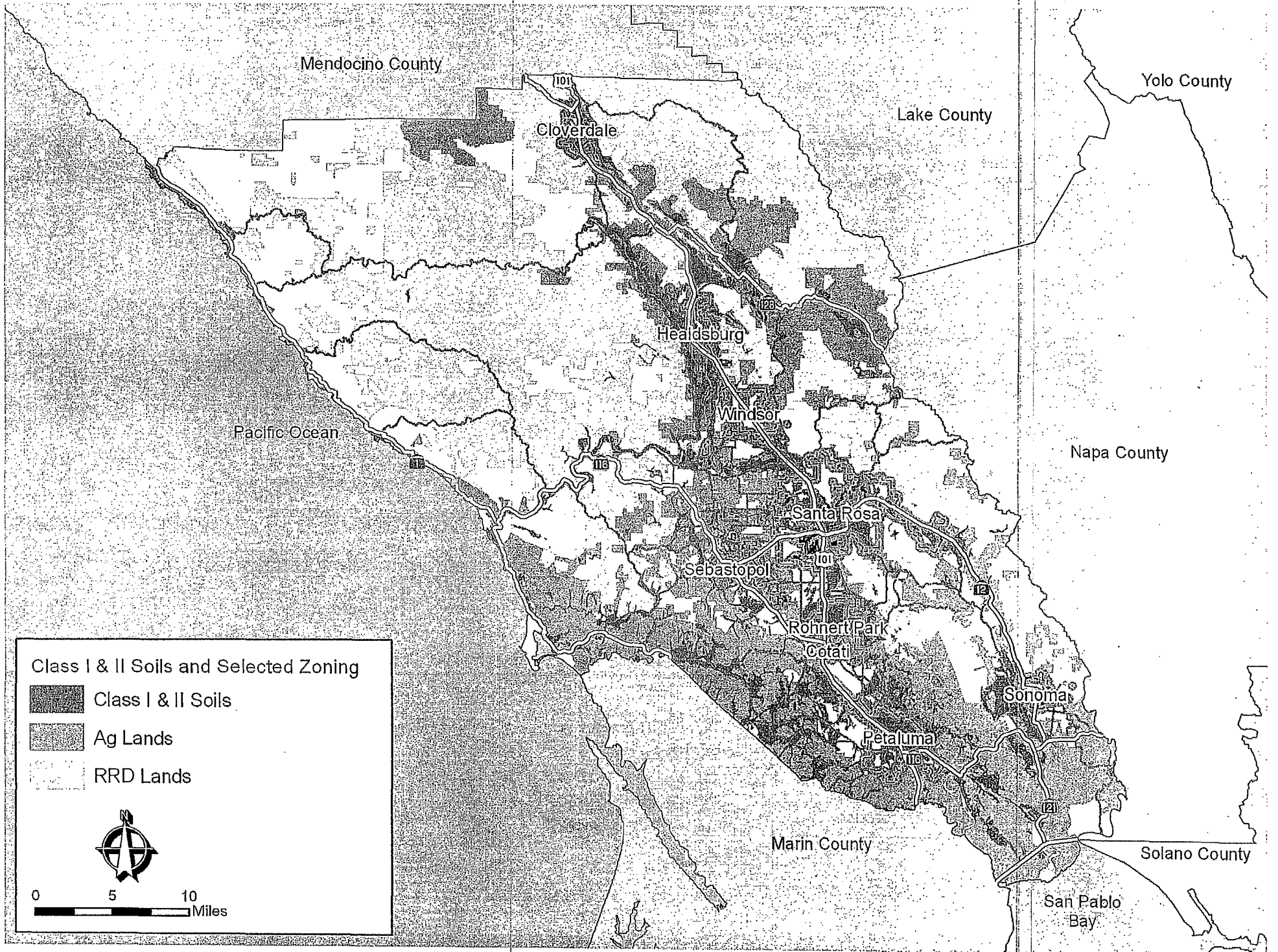
Class I & II Soils

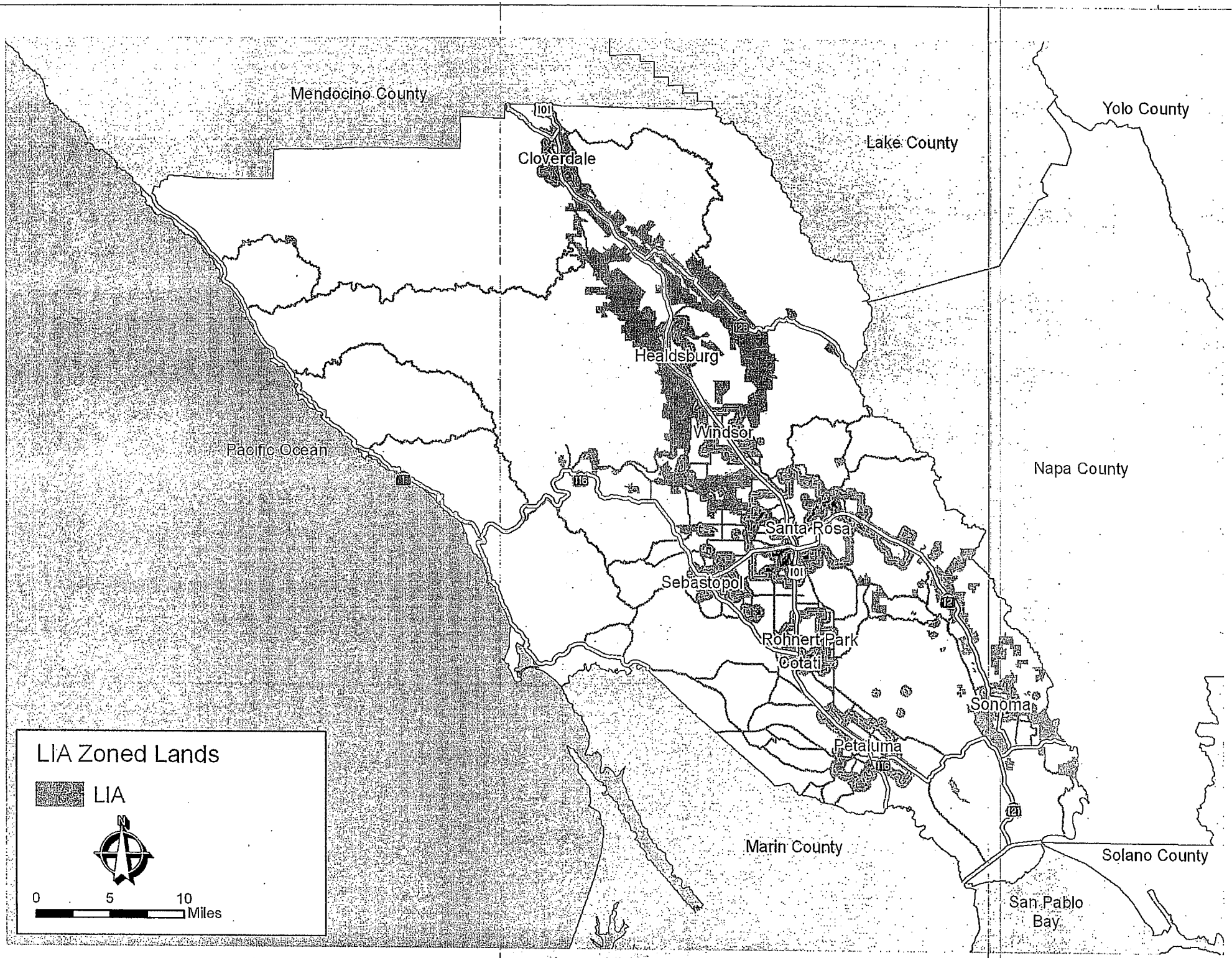


Class I & II Soils



0 5 10 Miles





Mendocino County

Yolo County

Lake County

Cloverdale

Healdsburg

Windsor

Pacific Ocean

Napa County

Santa Rosa

Sebastopol

Rohnert Park

Cotati

Sonoma

Petaluma

Marin County

Solano County

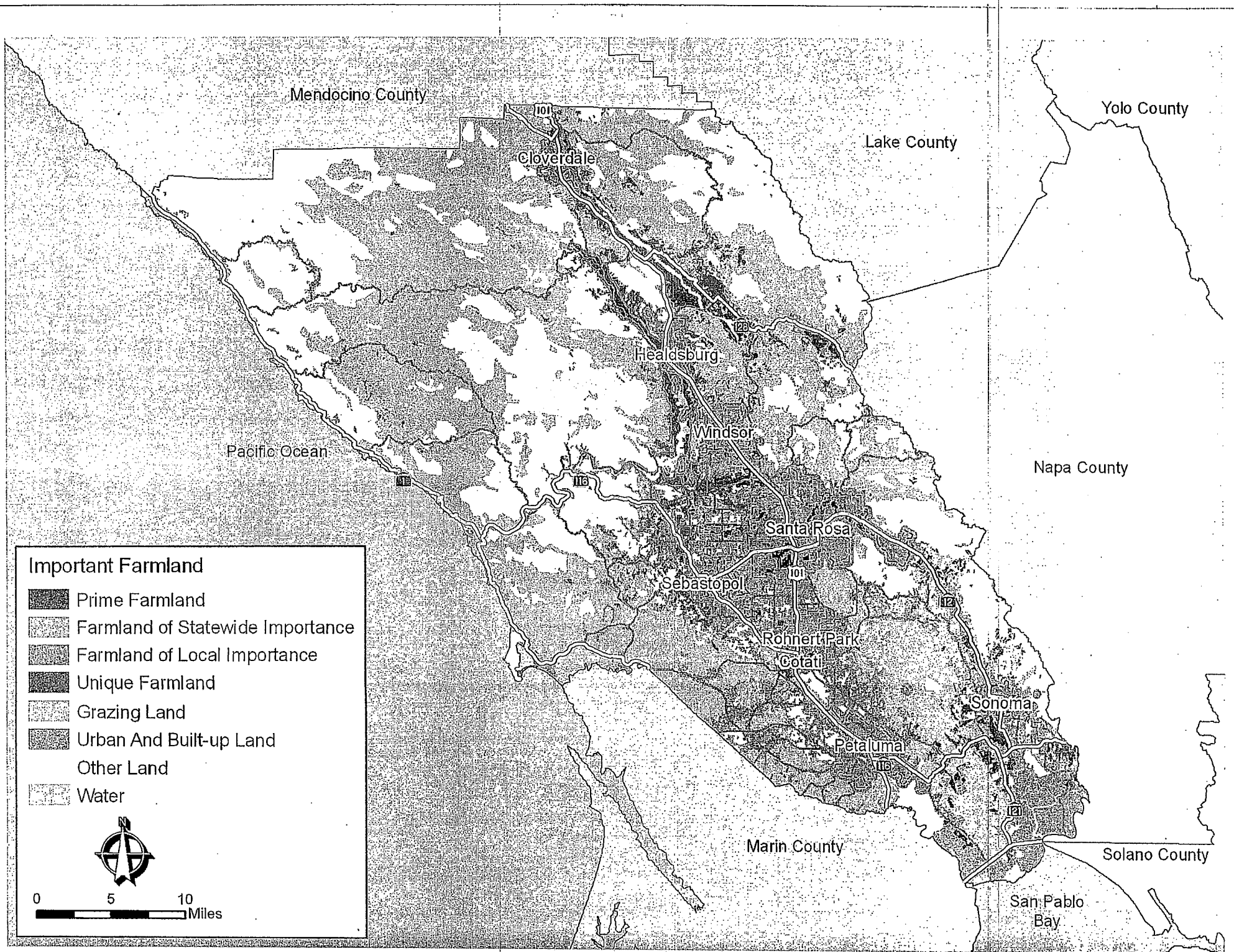
San Pablo Bay

LIA Zoned Lands

 LIA



0 5 10 Miles



Mendocino County

Yolo County

Lake County

Cloverdale

Healdsburg

Windsor

Pacific Ocean

Napa County

Santa Rosa

Sebastopol

Rohnert Park

Cotati

Sonoma

Petaluma

Marin County

Solano County

San Pablo Bay

ZONING	ACRES	ACRE_CLASS_I_II	%	COMMENT
DA	67,216.75	15867.03	0.2360577	Almost 24% of DA soils are Class I or II
LEA	179,590.59	22239.12	0.1238323	About 12% of LEA soils are Class I or II
LIA	70,330.48	23812.86	0.3385852	Almost 34% of LIA soils are Class I or II
RRD	395,310.25	3419.55	0.0086503	Less than 1% of RRD soils are Class I or II
The USDA's National Resource Conservations Service categorizes soils into the following classes:				
<i>Class I (1) soils have slight limitations that restrict their use.</i>				
<i>Class II (2) soils have moderate limitations that reduce the choice of plants or require moderate conservation practices.</i>				
<i>Class III (3) soils have severe limitations that reduce the choice of plants or require special conservation practices, or both.</i>				
<i>Class IV (4) soils have very severe limitations that restrict the choice of plants or require very careful management, or both.</i>				
<i>Class V (5) soils have limitations that limit their use mainly to pasture, range, forestland, or wildlife food and cover.</i>				
<i>Class VI (6) soils have severe limitations that make them generally unsuited to cultivation and that limit their use.</i>				
<i>Class VII (7) soils have very severe limitations that make them unsuited to cultivation and that restrict their use.</i>				

General Plan Designation Criteria

LIA Designation Criteria. Amendments to add this designation must meet one or more of the following, in addition to any applicable Land Use Policies for the Planning Areas:

- (1) Soil, climate, and water adequate for orchard or wine grape production,
- (2) Most parcel sizes greater than 20 acres,
- (3) Existing or historic use as orchards or vineyards,
- (4) Area having a sub-county viticultural appellation,
- (5) Williamson Act Contract, Type 1 or Type 2, and
- (6) Areas that may not meet the above criteria but are surrounded by lands in farming.

LEA Designation Criteria. Amendments to add this designation must meet one or more of the following, in addition to any applicable Land Use Policies for the Planning Areas. The proximity of clustered units to existing adjacent agricultural operations and residences will be considered:

- (1) Most lot sizes in the area are 60 acres or larger,
- (2) The existing or historic use of land is for livestock grazing, dairy ranching, hay or similar forage crop,
- (3) Adjacent parcels of similar use, and
- (4) Williamson Act Contract (Type 2).

DA Designation Criteria. Amendments to add this designation must meet one or more of the following, in addition to any applicable Land Use Policies for the Planning Areas:

- (1) An existing pattern of small lots or a mixture of small and large parcels,
- (2) Soils suitable for crop production and adequate water for irrigation,
- (3) Historic or existing use for farming, and
- (4) Williamson Act contract, Type 1 or 2.

RRD Designation Criteria. Amendments to add this designation must meet one or more of the following, in addition to any applicable Land Use Policies for the Planning Areas:

- (1) Lands with severe constraints such as steep slopes, areas with faults or landslides, "high" or "very high" fire hazard, marginal or unproven water availability, or limited septic capability,
- (2) Lands with natural resources, such as water, timber, geothermal steam, aggregate, soil, habitat, etc.,
- (3) Lands with vulnerability to environmental impact, and
- (4) To add lands for geothermal power generation facilities, the following criteria must be met;
 - a. agricultural lands or other land uses will not be adversely affected.
 - b. the natural resources of the area will be protected.
 - c. adequate public services, including roads, will be available.



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

DATE: April 4, 2013 at 1:05 p.m.

TO: Sonoma County Planning Commission

FROM: Jane Riley, Project Planner

SUBJECT: Continued Public Hearing to consider Code Changes for Renewable Energy;
ORD11-0005; Location: Countywide; Supervisorial Districts: All

Prior Actions:

The Planning Commission has held a series of public hearings to date (October 4th, December 6th and December 13th of 2012, and February 14th of 2013) on the County's proposed zoning code changes for Renewable Energy. At the conclusion of their December 13, 2012 meeting the Commission straw-voted most of the remaining policy options and continued several options to the meeting of February 14, 2013 (draft minutes attached).

At the previous meetings, the PC straw voted the following:

Define accessory systems as producing up to 125% of the on-site annual average demand (generally 8kW for residential) and exclude roof-top solar facilities from the limit.

Adopt the Special Use Regulations as proposed by staff for Solar, Wind and Bioenergy.

General Development Regulations:

1. Require decommissioning plans and consider requiring financial assurances on a case-by case basis, including criteria for determining when a facility has been abandoned.
2. Require Agricultural Use Easements and Right to Farm Declarations for commercial facilities on or adjacent to agricultural lands to protect agricultural operations.
3. In areas where commercial facilities are permitted, exclude Important Farmlands mapped as Prime, Farmland of Statewide Importance and Unique Farmlands by the state Farmland Mapping and Monitoring Program.

Modify setbacks for Bioenergy facilities to 200-feet from off-site residential uses.

Revise parking requirements to require "secured bike parking" rather than lockers and for projects of 50 or more employees consider additional support facilities such as showers and locker rooms on a case-by-case basis. Clarify criteria to include within USA; or ½ mile of Class I bikeway.

Consider the need for workforce training and development on a case-by-case basis for major projects.

Include a stacking density bonus for very low and low income that also provide 33% or more of total project units as powered by on-site renewable energy systems, capable of generating at least 70% of the electrical demand.

Revise the General Plan Policy OSRC-15d to clarify non-prime means not on Important Farmlands classified as Prime, Farmland of Statewide Importance or Unique Farmlands in the states Farmland Mapping and Monitoring Program.

At the last meeting, two more policy options were straw-voted (the use of LIA lands for commercial power generation projects, and use of the RE (Renewable Energy) Combining District and General Plan Amendments to allow same). Ongoing discussions with the agricultural community have again brought up concerns about treating the LIA Zone District differently than the other agricultural zoning districts and suggested options for protection of important farmlands; see Issue #1.

The Commission continued the following issues for additional input and discussion:

1. Use of RRD lands for commercial power generation; Issue #2
2. Use of LEA lands for commercial power generation; Issue #3 and
3. Limits on "accessory" uses and allowing 125% to be exceeded on rooftops; Issue #4.

Additionally, at the February 14th meeting staff indicated that some changes need to be made to the proposed definitions related to provisions for Wind Energy, as many are no longer needed; this discussion is included as Issue #5 below.

Since the February 14th meeting, staff have also met with members of the Sonoma County Farm Bureau and the Community Alliance for Family Farmers (CAFF), and have had discussions with the State Farm Bureau, the Sonoma County Water Agency, as well as with other interested individuals. Their input is reflected in the discussion of issues below.

Attached to this Staff Report are the draft minutes summarizing the Commission's straw votes. Commissioners are requested to bring their binders containing previous Staff Reports, minutes, and other background materials. The draft ordinances are being reviewed by County Counsel and will be sent under separate cover.

Sonoma County's Power Needs and Goals

A number of questions and theories have also been posed by interested parties related to the amount of power generation capacity that needs to be developed within Sonoma County in order to meet local needs. At the meeting of February 14th, the Commission requested additional information from staff as to the County's overall power needs, its projected needs, and its goals for meeting those needs through local renewable energy sources.

Renewable Energy Goals.

California law requires that, by 2020, one-third of the State's electricity come from renewable energy sources. The statewide energy goals are to provide 8,000 megawatts (MW) of new utility scale facilities and 12,000 MW of localized distributed energy generation from renewable sources by 2020.

The Sonoma County Water Agency estimates that we currently consume an average of 325 MW continuously in Sonoma County, with the peak averaging somewhere between 200 and 600+ MW depending on the season and the time of day. The net amount of need is almost 3 GWh of electrical

energy annually. That figure will inevitably grow over time, although the rate at which it will grow is debatable. Ideally, the 325 MW average continuous demand would be reduced from present levels by implementing further energy efficiency measures. If the County were to meet 30 percent of its average daily demand with renewable energy locally, then that would require close to 100 MW capacity of power. Sonoma Clean Power has a goal of developing 30 MW of new, renewable energy by 2020. PG&E which serves northern and central California estimates 20 percent of its electricity sales are currently from renewable resources.

Accessory renewable energy systems (on-site renewable energy systems used primarily to meet the energy demands of the lawful use of the property where the system is located) can play a large role in reducing the overall demand on the utility grid and may help to meet the peak demand. Commercial wind and solar energy facilities are viewed as "peaker plants," meaning plants that are used to meet the peak demands as they do not function continuously. Commercial geothermal and biomass facilities can run continuously and thus are considered baseline facilities.

Renewable Energy Potential

The potential for the development of various types of renewable energy resources varies substantially throughout Sonoma County depending upon the type of resource, local climate, topography and other factors. Biomass resources include organic matter from agriculture, as well as municipal wastes and could be utilized in various applications; however, only two applications for bioenergy facilities have been received and approved by the County and neither was constructed. The Geysers Geothermal Resource Area is well-known as the largest renewable energy resource development in the world, producing about 900 megawatts (MW) of power in 2010. Most of this power resource is exported outside of Sonoma County under existing contracts. Commercial geothermal steam generation potential is limited to the Geysers area where specific geologic conditions exist.

The potential to use low-temperature geothermal through heat exchange has more widespread application throughout Sonoma County. Low temperature heat exchange can be widely used for space heating and cooling, refrigeration and many other applications. The new library at the Santa Rosa Junior College was developed with a heat exchange system that was permitted by the County with a series of wells. The Sonoma County Water Agency is also investigating other regions of Sonoma County that may have opportunities for smaller scale, low temperature geothermal power production.

Wind speeds in Sonoma County are generally not great enough for current technology to be commercially viable, but newer technologies may emerge that would make be more viable for smaller commercial wind facilities. Finally, the set location of utility transmission and distribution lines can be a limiting factor for most commercial renewable energy facilities.

Solar energy is limited in some areas by a high rate of cloud cover, while tree coverage and topography limits solar in other areas. As shown in the attached *PG&E Energy Summary for Sonoma County 2005 to 2011*, on average, one MW of solar energy production requires approximately five-six acres of land and can provide electricity for around 750 homes. With about 225,000 existing homes countywide, Sonoma County needs about 300 MW of power just to serve existing residential land uses. If all of this power were to be provided with solar installations, the required land area would be about 1,800 acres. The state Farmland Mapping System estimates the "Urban and Built Up Land" areas within Sonoma County comprise approximately 74,742 acres, including roads, highways, parking, landscaping and structures. If only 2% of the urban and built up land area included solar facilities, it could offset the

residential demand for electrical energy. This data suggests that conversion of Important Farmlands is not needed to meet the County's needs.

REMAINING ISSUES AND POLICY OPTIONS

Issue #1: Commercial Solar Facilities on LIA Lands

The Planning Commission straw voted to not allow commercial power generation facilities within the LIA Zoning District at their February 14th meeting, following four public hearings. At that hearing and in further meetings with a representative of the agricultural community, the Commission has been requested to revisit this issue and consider not treating LIA lands any differently than the other agricultural lands. The reasoning for this request is that Important Farmlands can be found within all of the agricultural zoning districts, and are not exclusive to the LIA District. Of the 70,330 acres with LIA zoning within Sonoma County, 88% (55,928 acres) are either Williamson Act protection and/or are mapped as Important Farmlands protected under CEQA Guidelines (Prime, Statewide, Unique). The remaining 20% of LIA acreage, which includes areas of different sizes on up to 1,050 different parcel numbers, may have potential for commercial renewable energy development.

As originally recommended by staff and straw-voted by the Planning Commission, lands within the LIA zoning district would not be able to develop as commercial power generation facilities unless they receive a General Plan Amendment and Rezone to another more appropriate designation (such as LEA or RRD). Such an action would be subject to a thorough analysis, including the potential for loss of Important Farmlands under CEQA. This option provides consistency with the Sonoma County General Plan's emphasis on protection of agricultural lands. On the other hand, up to 20% of lands with LIA zoning are not mapped as Important Farmlands, and may be suitable for commercial renewable energy development.

Policy Options:

Option 1: (original staff recommendation, straw voted by Planning Commission on February 14, 2013) Do not allow commercial renewable energy facilities within the LIA zone; limit the installation of renewable energy systems within the LIA to rooftops and accessory uses only. Commercial facilities proposed within the LIA would require a General Plan Amendment and Rezone to another classification.

Option 2: Allow commercial renewable energy facilities within the LIA zone only if the RE Combining Zone is applied to the site. This option would require a rezone for commercial solar facilities in the LIA (no GPA), but would allow 100% of the site area within the combining zone to be used for commercial solar.

Option 3: Allow commercial renewable energy facilities within the LIA zone with a use permit with the same thresholds as the other two agricultural zones, adding a development standard to exclude Important Farmlands classified as Prime, Statewide or Unique.

Option 4: Allow commercial renewable energy facilities within the LIA zone with a use permit with the same thresholds as the other two agricultural zones, only if a protective easement is provided to over areas that are currently mapped as Important Farmlands classified as Prime, Statewide, or Unique.

Recommendation: Option 1. While up to 20% of LIA lands are not classified as Important Farmlands, these lands are typically the backdrop for the Important Farmlands and not likely to be suitable for commercial renewable energy facility development. Staff feels that listing commercial solar facilities as allowed within LIA-designated lands would be inconsistent with the General Plan, misleading to potential applicants and would be problematic to administer. Should the Commission desire to provide some level of flexibility on LIA lands, staff recommends Option 3 which would limit the use to the same thresholds as the other agricultural zones and also exclude the Important Farmlands categories.

Issue #2: Use of LEA (Land Extensive Agriculture) Lands for Commercial Power Production

In meetings with staff, representatives from Community Alliance with Family Farmers (CAFF), Sonoma County and State Farm Bureaus and the environmental community have expressed concern that the County's interpretation of General Plan Policy AR-4a that requires agricultural lands "remain primarily in agricultural use" means 49% of an agricultural parcel may be used in non-agricultural pursuits would result in a significant cumulative loss of farmland and needs to be more limited. Limits of 30% of a non-prime parcel up to a maximum of 50 acres for commercial solar facilities or 15% up to 5 acres were suggested as policy options.

While the LEA areas do not generally include state mapped "Prime Farmland," there are areas with LEA zoning that are mapped as "Farmland of Local Importance." These locally important farmlands include the hayland production areas of the Santa Rosa Plains, the Petaluma Valley, and Tubbs Island. They also include various areas of land that may be suitable for local crops but which have not been planted, including coastal lands. It is important to note that while these lands are classified as "Important Farmlands in the state's mapping system, they are not included in the CEQA Checklist of "Important Farmlands" for evaluation of significant impacts to agricultural resources. Only conversion of Important Farmlands mapped as Prime, Statewide or Unique are listed in the Guidelines as potentially significant impacts.

There are approximately 579,000 acres of the various categories of farmland in Sonoma County, 72 percent of which is grazing lands (419,000 acres). The remaining 28 percent (160,000 acres) is comprised of Prime land (30,815 acres); Farmland of Statewide Importance (17,251 acres); Unique Farmland (32,107 acres), and Farmland of Local Importance (80,045 acres). Of the four Important Farmland categories, about half are designated as "Farmland of Local Importance" (mostly haylands). Despite their name, Farmlands of Local Importance are generally marginally productive haylands and are not included in the CEQA Checklist of "potential impacts to agricultural lands" and thus are not proposed to be specifically protected.

The bulk of LEA lands are currently mapped as "Grazing Land". These non-prime lands are generally considered to be marginally productive and the most suitable for commercial solar energy production facilities, so long as any potential environmental impacts can be mitigated through the CEQA process (see correspondence from the state Farm Bureau, attached). Approximately 29% of LEA lands are classified as Prime, Statewide Important, or Unique Farmlands, with 71% being classified as Farmland of Local Importance.

Policy Options:

Option 1. (Original staff recommendation) Allow commercial energy production uses on LEA lands subject to the granting of a Use Permit with CEQA review, including a determination that the use will

not remove land mapped by the state as Important Farmlands (Prime, Statewide, and Unique) from permanent agricultural production. Let the decision-maker determine if the percentage of agricultural use would be considered consistent with the General Plan on a case-by-case basis through the Use Permit process. Currently the General Plan policy has been interpreted to mean that agricultural uses must comprise at least 51% of the land area).

Option 2. Allow LEA lands to be used for commercial power production subject to the granting of a Use Permit and CEQA review, but specifically exclude areas mapped as Prime, Statewide or Unique farmlands, unless a rezone is granted to add the RE combining zone.

Option 3. Allow LEA lands to be used for commercial power production subject to the granting of a Use Permit and CEQA review, but specify that no more than 30% of the land area up to a maximum of 50 acres for commercial solar facilities, excluding mapped Prime, Statewide Important and Unique Farmlands. The balance of the land must remain in agriculture unless a rezone is granted to add the RE (Renewable Energy) combining zone on the parcel.

Option 4. Allow LEA lands to be used for commercial power production subject to the granting of a Use Permit and CEQA review, but specify that no more than 15% of the land area up to a maximum of five acres for commercial solar facilities, excluding mapped Prime, Statewide Important and Unique Farmlands. The balance of the land must remain in agriculture unless a rezone is granted to add the RE (Renewable Energy) combining zone on the parcel.

Recommendation: Option 3. Following ongoing discussion with representatives of the local agricultural and environmental communities and the State and local Farm Bureaus, staff recommends that commercial renewable energy facilities on LEA lands be limited to 30% of the site area or 50 acres, whichever is less, unless a rezone to the RE Combining District is approved. Important Farmlands mapped as Prime, Statewide or Unique should be excluded. The land use table shows the proposed thresholds for permitting and the Development Standards would include the exclusion of Important Farmlands. It has been generally agreed at the State level that commercial solar power generation facilities should be encouraged to develop on the more marginally productive lands where environmental impacts can be mitigated, and in proximity to existing or planned transmission lines.

Issue #3: Use of RRD (Resources and Rural Development) Lands for Commercial Solar Facilities

As noted in the February 14th Staff Report, the RRD (Resources and Rural Development) General Plan Land use designation and zoning comprises the predominant land area within unincorporated Sonoma County. In general, these areas have a high sensitivity to impacts due to steeper slopes, high fire hazards, less access, greater distance to services and/or a higher potential for resource development.

The Land Use Element of the Sonoma County General Plan lists the purposes of the RRD:

- (1) *Protect timberlands needed for commercial timber production under the California Timberland Productivity Act,*
- (2) *Protect lands needed for geothermal resource production,*
- (3) *Protect lands for aggregate resource production as identified in the Aggregate Resources Management Plan,*

- (4) *Protect natural resource lands including, but not limited to watershed, fish and wildlife habitat and biotic areas,*
- (5) *Protect against intensive development of lands constrained by geologic hazards, steep slopes, poor soils or water, fire and flood prone areas, biotic and scenic areas, and other constraints,*
- (5) *Accommodate agricultural production activities but limit such activities on timberland, or*
- (6) *Protection of county residents from proliferation of growth in areas where there are inadequate public services and infrastructure, including water supply and safe wastewater disposal.*

"It is further the intent of this category that public services and facilities not be extensively provided in these areas, and that development have the minimum adverse impact on the environment."

Although solar is not specifically listed as allowable in the RRD zone, smaller commercial solar facilities less than 5 acres have been approved as similar and compatible uses in the RRD zone with a Use Permit. At their December 13th meeting, the Planning Commission expressed concern that allowing development of commercial solar facilities within RRD areas subject only to the granting of a Use Permit may result in unintended consequences, including the potential for visual and biotic impacts. Staff was instructed to return to the Commission with options for protecting sensitive RRD lands and viewsheds. The Commission reviewed those options at their meeting of February 14th, but did not reach agreement and again deferred their decision on this issue.

As noted in the February 14th Staff Report, the County utilizes resource-based combining districts to protect identified Biologic Resources (BR District) and Scenic Resources (SR District) across all base zone districts. Discretionary projects of any type proposed to be located within an SR Combining Zone are subject to additional development criteria, including requirements for siting below exposed ridgelines, using natural landforms and existing vegetation to screen views from public roads, and screening with additional plantings to protect views. However, screening of commercial solar facilities may not be feasible in most locations in the RRD, including those designated as Scenic Resources.

Discretionary projects of any type proposed to be located within a BR Zone are also subject to additional development criteria, including a biotic resource assessment to develop mitigation measures, the requirement for building envelopes placed to avoid critical habitat areas, and minimum setbacks from wetlands, riparian areas, creek and other sensitive biotic areas and habitats.

Since the February meeting, staff has collected additional data on the larger RRD parcels that might experience pressure for the installation of renewable energy facilities. Of the 2,982 RRD parcels of 20 acres or more in size, less than 1% (26 parcels) are under Williamson Act protection. Of the remaining 2,956 parcels, 2,195 have identified biotic or riparian resources and 817 are located within a Scenic Resources Combining District. These resources would continue to be protected under the proposed development regulations for renewable energy facilities; see below.

With regard to mapped farmlands, 289 of these RRD parcels contain at least one area of mapped important farmland (defined as those lands mapped by the FMMP as Prime, Statewide, and Unique farmlands). In this RRD Zone, mapped areas are usually areas in the "unique" category.

In addition to the protection provided by the SR and BR Combining Zones, the proposed General Development Standards applicable to all commercial renewable energy facilities include additional siting criteria designed to protect scenic and biotic resources. Additionally, special-use standards would apply to each different type of renewable energy project. For example, a commercial solar energy facility project would also be subject to the Solar Energy Facility Special Use Standards in addition to the General Development Standards. The Solar Special Use Standards contain additional siting and development criteria for commercial solar facilities, including a prohibition against placement over or within a designated floodway, sensitive habitat or biotic resource area or airport safety zone, as well as a requirement for glare analysis and mitigation

From a broader policy perspective, the Commission may wish to consider the higher level of review afforded by the RE Combining Zone as appropriate within the RRD for larger commercial solar projects or excluding areas within the SR and BR combining zones.

Policy Options:

Option 1: Do not allow commercial solar energy facilities within the RRD (Resource and Rural Development) Zone. Instead, limit the installation of renewable energy projects to rooftops and accessory systems only.

Option 2: Allow commercial solar facilities within the RRD Zone only up to 15% of the site area, to a maximum of five acres (as currently interpreted by staff). Selection of this option would limit commercial solar facilities on RRD lands.

Option 3: Allow commercial solar facilities within the RRD, but exclude Scenic Resource and Biotic Resource areas.

Option 4: Allow commercial renewable power generation projects within the RRD Zone up to 15% of the site area, to a maximum of five acres, with a minor Use Permit and up to 30% up to a maximum of 50 acres, with a use permit. Require protective easements over important farmlands, scenic resources, historic resources, and biotic resource areas. Allow more than 30% of a site to be used for commercial solar or wind generation only with a rezone to add the RE Combining District.

Option 5: (Original staff recommendation) Allow commercial renewable power generation projects within the RRD Zone subject to the granting of a Use Permit and CEQA review.

Recommendation: Option 3 and 4. Allow commercial solar with permitting thresholds but exclude areas designated as Scenic or Biotic Resources.

Issue #4: Limits on "Accessory Use" and Allowing 125% to be Exceeded on Rooftops

As discussed in the December and February Planning Commission hearings, the 125% limit for determining a use to be permitted as accessory (by-right) did not include the power that might be generated on rooftops. This recommendation was originally made by staff in response to the "solar rooftops" movement, the fact that installing solar panels on existing roofs causes the least possible amount of environmental impact, and input from the Sonoma County Water Agency with regard to allowances for future development of CCA's. Some concern has been expressed that such a policy would not encourage rooftops to be used first, but rather could encourage the loss of farmlands in order to install less expensive ground-mounted systems. On the other hand, there are likely many

circumstances where existing structures could not safely support the increased load of solar panels on rooftops, and concern has been expressed that property owners in this situation not be penalized either.

Staff and the Planning Commission desire to incentivize rooftop installations over the less expensive ground-mount installations, but are limited by the Solar Rights Act such that we must allow at least 100% of on-site need to be provided in any form (rooftops or ground-mounted). Options for the Planning Commission are as follows:

Policy Options:

Option 1. (Original staff recommendation) Allow 125% of the on-site need to be classified as "accessory;" do not specify where the installation can occur. Rooftops are exempt from the limit.

Option 2. Allow up to 100% of on-site need to be met through ground-mount installations of solar panels, as required by the Solar Rights Act. Exempt solar panels mounted on rooftops.

Option 3. In agricultural districts, limit accessory uses to 100% of on-site need unless mounted on rooftops; then allow up to 125%. Do not exempt rooftops from the 125% limit.

Option 4. In all districts, limit accessory uses to 100% of on-site need unless mounted on rooftops; then allow 125%. Do not exempt rooftops from the 125% limit.

Option 5. In all districts, limit accessory uses to 100% of on-site need. Exempt rooftops from this limit in residential, commercial and industrial zones only.

Recommendation: Option 1. Representatives from the ag industry have expressed concern with treating ag-zoned properties differently than other properties and allowing a lesser amount of renewable energy to be counted as "accessory." Staff continues to support "solar rooftops" whenever possible, and continues to recommend exempting rooftops from the "accessory use" limitation.

Issue #5: Wind Energy Ordinance Changes

An ongoing theme in the public hearings held to date has been concern about adopting any changes to the existing regulations for wind energy that may trigger new state requirements. As noted in the October 2012 Staff Report, the existing Wind Energy Ordinance adopted in 2002 is exempt from the new, less restrictive standards of the 2010 State law, which would allow wind tower heights of up to 100 feet by-right on parcels larger than 5 acres (towers are currently limited to 40 feet on parcels of less than 1 acre; 65 feet on parcels of between 1 and 5 acres; and a maximum height of 80 feet on parcels of 5 acres or more). Staff's original recommendation did not propose to substantially amend the existing Ordinance, but did propose to renumber and reformat to remove the application submittal requirements from the code language, and place them instead in an application submittal checklist. The only new provision was to be the requirement for a Bird and Bat study for tower heights greater than 40'. Some new definitions were also proposed to be added to the definitions section of the County Code. At the February 14th meeting, it was noted by staff that a number of the definitions proposed to be included in the definitions section of the zoning code are no longer needed because staff is no longer proposing a new Wind Ordinance. These have now been struck from the draft, leaving the existing definitions in place.

Policy Options:

~~**Option 1.** Keep the existing ordinance and incorporate it into the Land Use Table for ease of administration. Remove application submittal requirements from the existing ordinance and place in a separate application checklist, consistent with current codes and practices. Reformat and renumber the existing ordinance to provide consistency with new development code format. Do not adopt new definitions.~~

Option 2. Revise the Ordinance to match new state requirements, including allowing towers of up to 80 feet on parcels of up to 5 acres, and 100 feet on parcels of greater than 5 acres.

Recommendation: Option 1. In light of the level of concern regarding any changes to the existing wind energy provisions, staff recommends that no changes be made to the Small Wind Energy Ordinance at this time, with the exception of renumbering, reformatting, and removal of the application requirements which will be placed in an application submittal handout consistent with County practices for other discretionary permits. The requirement for a Bird and Bat Study would also not be codified, but it would be included in the application submittal handouts. Any potential substantive changes to the existing wind energy provisions or definitions established under the 2002 Ordinance would be delayed until the matter can be reviewed as a part of the Development Code Update.

RECOMMENDATION FOR ACTION

Staff recommends that the Planning Commission:

1. Hold the noticed public hearing;
2. Review the Negative Declaration;
3. Review and "straw vote" on the remaining issues outlined above; and
4. Make a final vote recommending adoption of the Resolution of the Planning Commission Recommending to the Board of Supervisors the Adoption of a Negative Declaration and Adoption of an Ordinance Amending the Zoning Code on the Renewable Energy package of code changes, as amended based on the remaining items decided at the public hearing and directing staff to revise the ordinance attachments and Land Use Table consistent with their direction;

OR

4. Straw vote the remaining items and direct staff to bring back the final Ordinance (and Resolution Approving the Ordinance and Negative Declaration) on the consent calendar at the next meeting for approval.

OR

4. Continue the matter for continued deliberations or to review any changes to the ordinances.

List of Attachments:

EXHIBIT A: Draft Resolution

April 4, 2013
File No. ORD11-0005
Page 11

EXHIBIT B: Negative Declaration
EXHIBIT C: Planning Commission Minutes dated 10/4/12, 12/6/12, 12/13/12, and 2/14/13
~~EXHIBIT D: Correspondence from CA Farm Bureau Federation dated 2/28/13~~
EXHIBIT E: Public Comments received since 2/14/13
EXHIBIT F: PG&E Data

Jane Riley

From: Jennifer Barrett
Sent: February 28, 2013 11:18 AM
To: Jane Riley
Cc: 'Jason Liles'
Subject: Solar on Ag Lands

Jane,

Here is what I got from John Gamper. We should forward this to all PC members with your staff report.

Jen

From: Gamper John [<mailto:jgamper@cbbf.com>]
Sent: February 28, 2013 10:45 AM
To: Jennifer Barrett
Cc: Sonoma County Farm Bureau - Lex; 'tito@att.net'; 'John.Azevedo@lacrema.com'; 'kathydennerreese@gmail.com'
Subject:

Good Morning Jennifer,

Thank you for your call yesterday regarding my thoughts on the siting of solar energy facilities on important farmland in Sonoma County. Pursuant to your request, this message will hopefully clarify my comments to Lex regarding the staff analysis on the subject of allowing renewable energy systems on agricultural lands. Farm Bureau supports renewable energy systems that are accessory to and support an agricultural use and that are incidental and subordinate to the agricultural production on the site. Specifically, our county Farm Bureau delegates recently amended our Electric Power Generation policy by adding the following two sentences:

Solar energy projects located on private agriculturally productive lands should be subordinate to the agricultural operation, and should not permanently impede or reduce the productive agricultural capacity of the land for future uses. Large scale utility-sized solar electricity facilities proposed for exclusively agricultural zoning designations or lands used for agricultural mitigation should require a conditional use permit to mitigate the potential negative impacts on neighboring farming operations.

As to commercial energy power plants that produce energy for off-site use, the most protective standard would be to only allow them in the proposed Renewable Energy combining zone and exclude them from the prime and other important farmlands. On Williamson Act Lands, if allowed as a compatible use, the county's standard of 15 percent up to a maximum of 5 acres, whichever is less, seems reasonable provided that the use does not significantly compromise the productive capability of the land or affect other farming operations. Farm Bureau policy is also supportive of applying a consistent standard for all "important farmland" similar to the county's rules for Williamson Act lands. Please note that I use the term "important farmland" as a term of art as defined by the Farmland Mapping and Monitoring Program that includes prime farmland, farmland of statewide importance, and unique farmland.

The determination of a maximum limit for marginally productive non-prime land, which is not subject to a Williamson Act enforceable restriction, is a little trickier from a public policy perspective. It seems logical to want to encourage the siting of these facilities on marginally productive or physically impair ground. That is precisely the reason we strongly supported SB 618 by Senator Lois Wolk in 2011. I hope you received our background material to assist in the implementation of this important program. I must admit, though, I am troubled by Option 1 in the staff report that would allow up to 49 percent of the land to be converted to a solar facility in an agricultural zone, even if subject to a use permit. A power facility of that magnitude would not

really be incidental or subordinate to agricultural production. The proposal to allow 30 percent or up to a maximum of 50 acres seems more appropriate for marginally productive non-prime lands that are not classified as important farmlands. This recommendation appears to provide an appropriate balance that would incentivize the location of these facilities on the least productive land while keeping the project subordinate to the overall ag operation.

Jennifer, as I told you on the phone, I was very impressed by the quality of your department's staff report to the planning commission. It was thorough and even-handed while providing needed perspective on the importance of protecting of your county's irreplaceable agricultural resources. Thank you for your excellent work and I look forward to continuing to work with you to accomplish our mutual goal of keeping a thriving ag economy in Sonoma County.

John Gamper

Director

Taxation and Land Use

California Farm Bureau Federation

(916) 446-4647



CALIFORNIA FARM BUREAU FEDERATION

Memo to California County Supervisors

DATE: FEBRUARY 14, 2012
TO: ALL CALIFORNIA COUNTY SUPERVISORS
FROM: JOHN R. GAMPER AND JACK RICE, ESQ.
SUBJECT: OFFER OF LEGAL ASSISTANCE AND DOCUMENTS

Protecting our state's farmland is a top priority of the California Farm Bureau Federation, and for generations the Williamson Act has helped to conserve our agricultural resources and protect our nation's food security. The enactment of **SB 618** (Chapter 596, Statutes of 2011) on January 1, 2012, strengthens this farmland protection program by providing a significant incentive to encourage solar photovoltaic developers to locate their energy facilities on the least productive soils or land that is physically impaired.

In an effort to assist counties in the implementation of this important change in law, Farm Bureau's Governmental Affairs and Legal Services divisions have drafted a sample **Solar-Use Easement Agreement** and **Model Resolution**. These documents, along with a **Summary Explanation** of the new law, an implementation **Checklist** and a list of **Frequently Asked Questions**, are intended to serve as the legal foundation for your county's participation in this important new program.

By creating an alternative method for exiting a Williamson Act contract with the simultaneous creation of a Solar-Use Easement Agreement on marginally productive or physically impaired land, the Legislature sought to protect the integrity of the Williamson Act as well as our most productive agricultural land from conversion to utility-scale electrical power generation facilities. Many rural California counties are experiencing the equivalent of a 21st century land rush, as utility companies and independent solar developers seek entitlements to site solar PV projects, many of which are proposed on our most productive soils. As the global population grows relentlessly, protecting our food supply must become a much higher priority. SB 618 was intended to ensure that a short-term focus on renewable energy objectives would not come at the unnecessary expense of farmland needed to sustain a reliable food supply.

We hope your county will seriously consider the consequences of allowing prime farmland to be converted to utility-scale solar development when there are hundreds of thousands of acres of salt-impacted or drainage-impaired land that are available and suitable for this industrial land use.

It is our hope that the linked documents will assist you and your staff in implementing the new law in an efficient and cost-effective manner.

[The authors would like to acknowledge the contributions of Dave Kranz, CFBF Communications and News Division Manager; Nancy McDonough, CFBF General Counsel; Carl Borden, CFBF Associate Counsel; Kari Fisher, CFBF Associate Counsel; Claudia Stuart, Butte County Williamson Act Principal Planner; and Kate Kelly, Principal, Kelly Group. Their comments and editorial changes greatly improved our suggested documents to assist in the implementation of SB 618.]

Jane Riley

From: Susan Kirks [susankirks@sbcglobal.net]
Sent: Friday, March 01, 2013 4:16 PM
To: Jane Riley
Subject: Re: Planning Commission Hearing Feb 14
Attachments: MAS Wind Energy Definitions - Recommendations 03 01 2013 Rev 1.doc

Thanks, also, Jane, for accepting and responding.

Attached is one revision - it's reflected in the document in red.

Best regards,
Susan
Madrone Audubon Society
707-241-5548

From: Jane Riley <Jane.Riley@sonoma-county.org>
To: Susan Kirks <susankirks@sbcglobal.net>
Sent: Fri, March 1, 2013 3:24:24 PM
Subject: RE: Planning Commission Hearing Feb 14

Thank you Susan! We're going to be eliminating most of the "new" definitions related to wind since we aren't going to be changing the ordinance now, but I do like some of your comments on the ones we're keeping. Thanks for taking the time to do this for me! ☺

Jane Riley, AICP
Planner III (Housing)
Sonoma County PRMD
(707) 565-7388

From: Susan Kirks [mailto:susankirks@sbcglobal.net]
Sent: Friday, March 01, 2013 2:27 PM
To: Jane Riley
Subject: Re: Planning Commission Hearing Feb 14

Dear Jane,

Attached is a review with some recommendations. Also, a question.

Please let me know if any questions. Thank you for accepting our continuing input.

Susan K
Madrone Audubon Society (MAS)
707-241-5548

From: Jane Riley <Jane.Riley@sonoma-county.org>
To: Susan Kirks <susankirks@sbcglobal.net>
Sent: Tue, February 26, 2013 7:50:11 AM
Subject: RE: Planning Commission Hearing Feb 14

I need your suggestions on the definitions no later than the end of this week; my staff report is due in for review by then and I need to have them in front of management and counsel for their consideration. The comments re: the last meeting can wait until the end of March. Thanks

From: Susan Kirks [<mailto:susankirks@sbcglobal.net>]
Sent: Monday, February 25, 2013 7:45 PM
To: Jane Riley
Subject: Re: Planning Commission Hearing Feb 14

Yes, I was planning to send these to you with additional comments from the last hearing.

What is the timeline in terms of sending the info to you?

Thanks very much for following up,
Susan K
Madrone Audubon Society

From: Jane Riley <Jane.Riley@sonoma-county.org>
To: Susan Kirks <susankirks@sbcglobal.net>
Sent: Mon, February 25, 2013 3:58:33 PM
Subject: FW: Planning Commission Hearing Feb 14

Hi Susan, do you have those recommended changes to the definitions in writing for me? A hand-done copy is fine. Thanks!

Jane Riley, AICP
Planner III (Housing)
Sonoma County PRMD
(707) 565-7388 *begin_of_the_skype_highlighting* (707) 565-7388 *FREE end_of_the_skype_highlighting*

From: Jane Riley
Sent: Thursday, February 14, 2013 7:57 AM
To: 'Susan Kirks'
Subject: RE: Planning Commission Hearing Feb 14

Hi Susan, I will look into it. As you know, there was another team member who wrote the wind stuff. Some of the definitions may not be needed, and some may need to be tweaked . . . please provide your requested corrections to the definitions themselves prior to today's hearing, and we'll get them into the record so that the PC can consider them.

Thanks!

From: Susan Kirks [<mailto:susankirks@sbcglobal.net>]
Sent: Wednesday, February 13, 2013 7:31 PM
To: Jane Riley
Subject: Planning Commission Hearing Feb 14

Hi Jane,

I'm reviewing the staff report and ordinance now.

I wondered where the staff obtained definitions in the Ordinance referring to wind energy. These seems directed toward defining a horizontal axis bladed turbine, which is the model of wind energy we know we want Sonoma County to depart from in favor of more technologically developed, environmentally friendly wind energy models. Definitions relating to wind energy in the proposed ordinance need to reflect a neutral definition of wind energy systems, not necessarily "blades" and the like.

It would be helpful as a start to understand the origin for these definitions that have been used. Were you using other counties' definitions or where have these definitions been derived?

Thanks,
Susan Kirks
Madrone Audubon Society
Call
Send SMS
Add to Skype
You'll need Skype CreditFree via Skype

Definitions Relating to Update of Zoning Code – Renewable Energy – Wind Energy

Appears to Exist in Code

Small wind energy system means a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity under the Emerging Renewables Fund of the Renewables Investment Plan administered by the California Energy Commission and which will be used primarily to reduce onsite consumption of utility power.

Proposed by Staff

Small wind energy system, on-site: An accessory renewable energy system consisting of a machine that can convert the kinetic energy of wind into a usable form of electrical or mechanical energy, to be used primarily at the property on which the system is located. A system consists of one or more turbines, blades and tower or other mounting device, as well as related electrical equipment. The onsite system does not include wiring to connect the wind energy system to the utility grid.

MAS Recommendation/Question:

Acceptable definition and preferred to the Existing Definition in the Code

Appears to Exist in Code

Wind energy conversion system means a machine used to convert the kinetic energy of the wind into a usable form of electrical energy, including wind turbine generators, rotors, and blades.

MAS Recommendation/Question

Wind energy conversion system means a machine used to convert the kinetic energy of the wind into a usable form of mechanical energy to power machinery or to power an electrical generator to produce electricity. The term can refer to wind pumps, windmills and wind turbines.

Appears to Exist in Code

Wind energy system height means the height above grade of the fixed portion of the tower including the vertical length of any extensions such as the rotor blade.

MAS Recommendation/Question

Wind energy system height : Height above grade of fixed portion, shaft of vertical axis design or tower of horizontal axis. If horizontal axis design, extensions of rotor blades included. Emerging systems technologies may have other distinct methods for system height measurement.

Proposed by Staff

Wind Turbine: A device that converts wind energy into electricity through the use of a wind turbine generator, and includes the nacelle, rotor, tower and pad transformer, if any.

MAS Recommendation/Question

Wind Turbine: A device that converts wind energy into mechanical energy. To produce electricity, the term wind turbine is used. To power machinery, the term windmill or wind pump may be used. To charge batteries, the term wind charger may be used. Wind turbines are manufactured in a range of vertical axis, horizontal axis, and emerging technologies. The axis refers to the direction of the mounted shaft of the turbine rather than its appearance. Basic components include shaft, wind generator blades, and generator.

Vertical Axis Wind Turbine: The shaft vertically runs the length of the structure, with mechanical components mounted at base of shaft. Rotor blades have more of an eggbeater type of appearance and are more contained around the structure itself. The shape of the wind generator blades reflects the vertical axis wind generator design. Vertical axis wind turbines do not need to be repositioned to wind direction to capture wind.

Horizontal Axis Wind Turbine: The shaft and generator are mounted at the top of a tower, contained in a structure called a nacelle. Propeller blades are mounted perpendicular to the ground. Main rotor shaft operates horizontally to the generator. All mechanical components are installed at the top of the tower, with the tower acting as a stand to hold all components. Horizontal axis wind turbines must aligned to wind direction to capture wind.

Proposed by Staff

Wind Turbine Tower: The vertical component of a wind energy conversion system that elevates the wind turbine generator and attached blades above the ground.

MAS Recommendation/Question

Wind Turbine Tower: Component of a wind energy conversion system that elevates shaft, generator and blades of a wind turbine above ground level. Common in horizontal axis wind turbines.

Proposed by Staff:

Turbine Height: The distance measured from the highest point of the wind turbine rotor plane to the ground level.

MAS Recommendation/Question

This definition appears redundant. Recommend deleting. Defining different axis installations of the wind turbine explains such terms, primarily related to horizontal axis, bladed turbines.

Proposed by Staff

Hub Height: The height from the ground level at which the hub of the windmill or the hub of the propeller blades of a wind energy generator is situated.

MAS Recommendation/Question

Hub Height: Distance measured from ground level to center of turbine hub.

Proposed by Staff

Windmill: A device that runs on energy generated by a wheel of adjustable blades or slats rotated by the wind.

MAS Recommendation/Question

Windmill: A device that converts wind energy to mechanical energy, used to power machinery, such as grinding grain or pumping water. Also referred to as wind pump.

Proposed by Staff

Wind Charger: A wind energy direct-current generator used for charging storage batteries.

MAS Recommendation/Question

Wind Charger: A device that converts wind energy to mechanical energy, used for charging batteries.

Proposed by Staff

Shadow Flicker means alternating changes in light intensity caused by the moving blade of a wind energy system casting shadows on the ground and stationary objects, such as but not limited to a window at a dwelling or office.

(Staff indicated this definition to be deleted)

MAS Recommendation/Question

Shadow Flicker: Delete. Definitions section appears to reflect bias toward horizontal axis wind energy conversion systems, with definitions specifically related to horizontal axis systems.

Proposed by Staff

Wind Energy System, Utility Grid: A renewable energy system consisting of one or more machines that can convert the kinetic energy of wind into a usable form of electrical or mechanical energy, such as a wind turbine or windmill, for sale. A utility grid system consists of one or more turbines, blades, and towers as well as related electrical equipment, in addition to the wiring to connect the system to the utility grid for sale to public utilities, community-choice aggregations, or other purveyors of electricity. The system has a rated capacity greater than 50 kilowatts, and includes other structures and buildings, including meteorological towers, electrical infrastructure, transmission lines, and other appurtenant structures and facilities.

MAS Recommended Change or Question

Wind Energy System, Utility Grid:

Question: What is the purpose of including this definition in the Ordinance? This appears to be a supportive definition for a wind farm. It also appears to define the system as horizontal axis.

MAS Additional Recommended Definition for Ordinance

Emerging Energy Technologies: Development and refinement of renewable energy technologies. Reliable and cost effective technologies with high level of environmental integration and protection.

Are the following definitions part of the County's existing Small Wind Energy Conversion System Ordinance? If so, will these be included with the update/amendment to the existing ordinance, and how do these definitions interface with Chapter 26, Section 26-02-140 of the Code?

– Definitions of Specialized Terms and Phrases.

W. Definitions, "W."

Wind Energy Conversion System (WECS) (land use). This land use is defined as any machine that converts and then stores or transfers the kinetic energy in the wind into a usable form of mechanical or electrical energy. The WECS consists of all parts of the system, including the base or foundation tower, wind turbine, generator, rotor, blades, supports, and transmission equipment. Additional WECS definitions include:

Small Wind Energy Conversion System. This land use is defined as: (1) any small freestanding WECS up to 40 feet in total height above grade; (2) a roof-mounted WECS utilizing a horizontal-axis wind turbine (HAWT) or a vertical-axis wind turbine (VAWT) and not exceeding 10 feet in height above the roof line of the structure; or (3) a non-grid-tied WECS used solely to pump water for agricultural uses and not exceeding 100 feet in total height above grade.

Medium Wind Energy Conversion System. This land use is defined as any WECS project between 40 feet and 200 feet in total height above grade.

Large Wind Energy Conversion System. This land use is defined as any WECS project greater than 200 feet in total height above grade. Such system is not permitted in Sonoma County.

Avian Migratory Concentration Point. Avian migratory concentration point refers to both the place of departure and the destination of birds from one region to another, especially as a result of seasonal or periodic movement in order to breed, seek food, or to avoid unsuitable weather conditions.

Guy Wires. Wires used to secure wind turbines or towers that are not self-supporting.

Habitat Island. A habitat island refers to an isolated area of land generally surrounded by water that provides valuable foraging and roosting habitat for resident and migratory birds and wildlife, particularly during winter and early spring months.

Horizontal Axis WECS. A horizontal-axis wind turbine (HAWT) is an energy conversion system whose rotor axis is substantially parallel to the wind flow. The main rotor shaft and electrical generator is at the top of a tower and must be pointed into the wind.

Meteorological Tower (Met Tower). For the purpose of the Wind Energy Conversion System Ordinance, meteorological towers are those towers which have been temporarily installed to measure wind speed and directions plus other data relevant to siting WECS.

Rotor Blade. The part of a wind turbine that interacts with wind to produce energy. It consists of the turbine's blades and the hub to which the blades attach.

Tower. The tower is the support structure, including guyed monopole and lattice types, upon which a wind turbine or other mechanical device is mounted as part of a wind energy system.

Tower Height (WECS). The tower height is the height from natural grade to the upper-most fixed portion of the tower excluding the length of any vertical axial-rotating turbine blade.

Total Height (System Height). The total WECS height is the height from natural grade to the fixed portion of the tower and includes the highest vertical length of any extensions above grade, such as the rotor blades when being operated.

Vertical Axis WECS. A vertical-axis wind turbine (VAWT) is an energy conversion system whose rotor axis is substantially perpendicular to the wind flow. The main rotor shaft is arranged vertically and the turbine does not need to be pointed into the wind to be effective.

Wind Turbine. A wind turbine is a rotating machine which converts the kinetic energy in wind into mechanical energy, which is then converted to electricity.

Wind Turbine Generator. A wind turbine generator converts mechanical energy into electrical energy by means of attaching a generator to a rotating part of a wind turbine.



March 25, 2013

Sonoma County Planning Commission
2550 Ventura Ave.
Santa Rosa CA 95403

RE: Solar removal study

Dear Sonoma County Planning Commission,

The following is a case study to show the consequences of removing solar after a 20 year contract with the local utility. The study parameters are as follows: cost to remove the solar ground mount racking, hauling of the metals to a recycler and estimated valuation of the used solar panels at 20 years. The solar system size is based on 4 megawatts DC, an average solar generation facility.

4 Megawatt DC System Removal

1. Removal of racking and hydraulically driven solar posts:¹
\$48,026.00
2. Scrap value of associated steel:²
\$71,308.00
3. Solar panels after 20 years (still under warranty). 6 cents per DC watt assumed:³
\$240,000.00

48,026.00 Cost to remove
-71,308.00 Recycle value
-240,000.00 Panel recycle value
-263,282.00 Surplus

Total cost to remove creates a surplus cash of (\$263,282.00) for the project.

In summary, the solar farm concept is unique because the land can be completely reversed back to its original state. This allows for further development, reversion back to agriculture or another purpose.

The concern for bonding the project for 20 years becomes a non-issue because the project recycle value is much greater than the cost to remove.

Solar panels at 20 years are still under the manufactures warranty⁴. Furthermore, the panels potentially have 15 years of remaining useful life for a total of 35 years.⁵ The used solar panels will hold value in secondary markets for power consumption and other off-grid locations.

¹ Chris Lantz. *Removal Cost and Scrap Value of RBI Solar Racking*. 1

² Lantz. *Removal Cost and Scrap Value of RBI Solar Racking*. 1

³ Joseph McCabe. *Salvage Value of Photovoltaic Systems*. ASES Fellow. 1

⁴ Jason Feng. *Salvage and Resale Value of Photovoltaic Modules*. 1

⁵ McCabe. *Salvage Value of Photovoltaic Systems*. 3



27 March, 2013

Dave Hood
President
Coldwell Solar
3845 Atherton Rd Suite 9
Rocklin, CA 95765

RE: Salvage and Resale Value of Photovoltaic Modules

Dear Dave,

Thank you for your inquiry regarding the salvage and resale potential of photovoltaic modules.

Crystalline photovoltaic modules that are available on the market today, including the products provided by Suniva, are based on research dating back to the 1800's and have been manufactured for commercial use since the 1950's.

Photovoltaic modules have proven to be highly reliable as they have no internal moving parts, and are expected to operate in excess of 20 years. The industry stands behind the reliability of crystalline photovoltaic modules, by providing power production guarantees.

Suniva's power production guarantee warrants that the production capability of our solar modules (as compared with the first day in operation) will not degrade to less than 80% of energy conversion capabilities by the 25th year of operation, otherwise it will be repaired or replaced by Suniva.

Given that most modules that are greater than 25 years old will continue to be operating at or above 80% of its initial useful life, there is a strong belief that there will be a viable resale or salvage market.

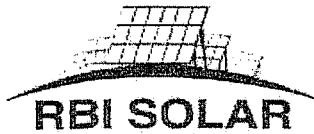
I can refer you to a study that was conducted in 2012 by the American Solar Energy Society (ASES) which has concluded similar findings – http://ases.conference-services.net/resources/252/2859/pdf/SOLAR2012_0783_full%20paper.pdf

We are pleased that you are considering Suniva for your product and projects, and we will do our best to accommodate your requests and to make this and others, successful transactions for both Coldwell Solar and Suniva.

Best Regards,

A handwritten signature in black ink that reads "Jason Feng". The signature is stylized and cursive.

Jason Feng
Director of Sales, Northwest
Suniva, Inc.
jfeng@suniva.com
415.683.1582



March 14, 2013

RE: Removal Cost and Scarp Value of RBI Solar Racking

To Whom It May Concern:

RBI Solar would use the following guidelines for the cost to remove the racking for a driven post system as well as the scrap value of the steel used.

Cost to Remove System = \$48,026 (1100 man hours + equipment)
Scrap Value of Associated Steel = \$71,308 (261.2 tons @ \$273/ton)

Please note the following assumptions:

- Present day values for scrap steel
- 4 MW System Size
- Non-prevailing wage rates (non-electricians)

The removal of the racking will consist of removing the (4) purlins between the posts. Then the removal of (3) bolts to remove the top chord and knee brace assembly. At this point the post can be removed from the ground.

Thank you,

A handwritten signature in black ink, appearing to read "Chris Lantz", is written over a faint, illegible stamp or watermark.

Chris Lantz
RBI Solar

SALVAGE VALUE OF PHOTOVOLTAIC SYSTEMS

Joseph McCabe, P.E.
ASES Fellow
PO Box 270594
Littleton, CO 80127
e-mail: energyideas@gmail.com

ABSTRACT

As photovoltaic (PV) system prices become less expensive, the salvage value can be increasingly important in life cycle economic calculations. This report examines data from historic utility salvage sales, reliability perspectives, and an actual 2011 salvage operation. From 2005 to 2010, large volume PV modules sold at salvage for a variety of pricing dependent upon strength of glass, amount of easily recycled aluminum, industry reduced average selling price (ASP) of new modules and expectations for future energy production. Reliability of product, both real and perceived, are important factors in resale valuations.

1. INTRODUCTION

Used PV modules have been selling for decades. In 1994 the author purchased slightly brown, nine year old Siemens M-55's pulled from the Carissa Plains California project; they worked well. These modules were re-sold again on E-bay six years later. The value of large scale salvage PV bids have been tracked since 2005 – 2010 and in 2011 we performed a salvage value analysis on one of these bids.

2. LARGE SCALE SALVAGE SALES

The Sacramento Municipal Utility District (SMUD) has been re-selling salvaged PV equipment since 2005. The table presented includes the technology based dollar per nameplate watt prices. Over 0.9 megawatts of nameplate modules were sold during this period.

Winning bids ranged from \$0.04 to \$1.26 / watt. The table shows minimum, maximum, average \$/watt winning price for individual lots and approximate nameplate wattage sold that year. Modules sold included tandem amorphous silicon (a-Si), single crystal (Single) and polycrystal

(Poly) PV. Model numbers included: Solarex MST 43 and MSX 60, Shell SQ 75/80, Solec SP-102 and SQ-80, and Siemens M55's. Some modules had been panelized, as shown in Photo #1 demonstrating well handled, nicely stacked and high resale valued of crystalline PV modules.

3. ECONOMICS

Most engineering students are required to learn present value calculations for comparing the life cycle economics of different systems solutions. These calculations include capital costs, maintenance costs, any gradually increasing costs or escalating costs (like an increasing electrical utility bill) and salvage values. In the past, PV systems typically didn't include salvage value because there wasn't a recognized resale market. In addition, the life expectancy of PV systems is 20 years or more, thus present value salvage values were considered minimal in comparison to yesteryear's high capital costs. Removal costs should be factored into the economic calculations.

Working modules have some value, based on the electricity they can generate for the remainder of their useful life. It is possible that high value, non-breakable glass modules can consistently obtain half the going retail rate per watt.

A module selling for \$0.20 / watt salvage value at the end of 20 years, using a 6% discount rate has a present value of \$0.06; however at \$1.26 / watt the salvage value is \$0.39 today. Present value salvage values can now be subtracted from today's installed systems costs with confidence that they will be resold.

4. BANK ESTIMATION OF VALUE

An investigation into large scale bank financed PV projects indicates that banks use residual values ranging from 15-25%. Banks base this on 3rd party appraisals,

TABLE 1: SMUD WINNING BIDS, 2005 TO 2010 SALVAGE SALES

Winning Bids from 6 Years of Surplus Photovoltaic Sales at SMUD												
Bid Lot	2005		2006		2007		2008		2009		2010	
	Type	Price Per watt	Type	Price Per watt	Type	Price Per watt	Type	Price Per watt	Type	Price Per watt	Type	Price Per watt
1	a-Si	\$0.46	a-Si	\$0.46	Single	\$0.78	a-Si	\$0.53	a-Si	\$0.07	a-Si	\$0.09
2	a-Si	\$0.46	a-Si	\$0.31	Single	\$0.66	a-Si	\$0.50	a-Si	\$0.06	a-Si	\$0.13
3	a-Si	\$0.46	a-Si	\$0.20	Single	\$0.77	a-Si	\$0.97	a-Si	\$0.04	a-Si	\$0.07
4	Poly	\$0.98	a-Si	\$0.22	Single	\$0.82	Poly	\$0.44	a-Si	\$0.06	Poly	\$0.23
5	Poly	\$0.75	a-Si	\$0.24	Single	\$0.73	Poly	\$1.15	a-Si	\$0.04	Single	\$0.13
6	Single	\$0.51	Single	\$0.66	Single	\$0.82	Single	\$0.54	a-Si	\$0.04	Single	\$0.13
7	Single	\$0.51	Single	\$1.04	Single	\$0.72	Single	\$0.83	Poly	\$0.17	Single	\$0.18
8	Single	\$0.61	Single	\$1.26	Single	\$0.48	Single	\$0.88	Poly	\$0.48	Single	\$0.19
9	Single	\$0.61	Single	\$0.77	Single	\$0.66	Single	\$0.76	Poly	\$0.24	Single	\$0.33
10	Single	\$0.61	Single	\$0.77	Single	\$0.82	Single	\$0.88	Poly	\$0.29	Single	\$0.04
11			Single	\$0.92	Single	\$0.78	Single	\$0.91	Poly	\$0.21	Single	\$0.24
12					Single	\$0.82	Single	\$0.72	Poly	\$0.17		
13					Single	\$0.52	Single	\$0.56	Poly	\$0.23		
14							Single	\$0.72	Single	\$0.25		
15							Single	\$0.65	Single	\$0.24		
16									Single	\$0.17		
17									Single	\$0.30		
18									Single	\$0.16		
Min		\$0.46		\$0.20		\$0.48		\$0.44		\$0.04		\$0.04
Max		\$0.98		\$1.26		\$0.82		\$1.15		\$0.48		\$0.33
Total kW		150		69		177		136		212		160



Photo 1: Stacked single crystal silicon salvage sales PV panels.

which the banks then reduced by 50 to 70%. Two reported appraisals approaches used by banks include:

1) An income approach. Banks assumed a useful life of 35 years for both crystalline and a-Si, then discounted back the future energy revenues from years 21-35, back to year 20. Because of an anticipated rise in value of the electricity PV module would generate after 20 years, the 15 years of energy revenue (at year 20) results in very high residual values (in the 50-70% range). This income approach recognizes that functioning modules will always have an energy revenue value based on life expectancy and in comparison to future alternative electric generation costs.

2) A replacement value approach. What might PV modules cost down the road, for a new buyer that had the choice of buying used modules, or the same power generation capability of new modules? A bank might assume a 5% decline in the cost of a module every year, and a 5% gain in energy value every year. When you factor in what a PV module should cost (without regards to oversupply / undersupply), based on these historical trends, you get a value of what a person should be willing to pay per watt for a used PV module at any given year, vs. the alternative of purchasing a new PV module.

5. RESALE MARKETS

Used or salvaged modules are bought and sold in a number of ways. In some cases, they can be installed into non-incentivized systems like off grid markets. Or they might be showing up in resale channels like on E-Bay, Craigslist or classified section of Home Power Magazine. We were able to sell 15 year old modules for approximately \$0.50 / watt in 2011.

It is possible individual modules are being sold into existing systems where a component has broken. All modules in a system should perform at exactly the same level, thus avoiding miss match conditions that reduce overall system performance. Similar to a fine china dinner set that has a broken plate; specific modules have a high replacement value, even if they are a used module. If an existing PV system has a problem with an individual module, replacing that module could have a very high system level value.

Used modules could be sold into a wholesale green power generator; however a tax credit or renewable energy credits (RECs) for the installation would not be allowable because the PV materials are not new.

Scrap markets can utilize crystalline cells, as well as the aluminum frames, thus non-working crystalline modules can have an attractive scrap value. Various PV recycling programs have begun around the world including PV

ReCycling with headquarters in Tucson Arizona and additional collection point in San Jose CA.

6. ENERGY and GLASS

Most PV technologies lose 1% per year in performance consistent with typical 20 year, 80% power warranties. A module with an original standard test condition (STC) power output rating of 100 watts will probably be producing 90 watts at STC after ten years, 80 watts after 20 years. Used modules can be tested for their performance using a max power point current / voltage meter, correcting for module temperature and actual solar radiation normalized to the STC conditions of 1,000 watts per square meter and 25 degrees centigrade cell temperature.

It is important to note that the SMUD salvage sales illustrates a-Si on breakable float glass has considerable less salvage value than single or poly silicon technologies using tempered glass (see Photo #2). CdTe might have similar issues with removability and transportability of the more fragile glass compared with tempered glass of crystalline PV. Even tempered glass is subject to breakage during decommissioning, removal transportation and storage activities (see Photo #4). If flexible PV like United Solar or other newer flexible PV players in the market were designed for removability, it is possible the salvage value would be even higher than glass based PV.



Photo 2: Poorly handled float glass a-Si for bid 2005

Visual factors including browning of EVA was an important factor for resale, with large amounts of browning, as shown in the 15 year old single crystals cells of Photo 5, dramatically reducing the resale value.

7. SALVAGE OPERATION

In 2011 we examined the 144 Solec SP-102's 24 volt modules shown in photo #3 for the actual resale value. Operating modules produced approximately 85 watts in full sun, consistent with a 1%/year degradation. Performance was measured with a 100 watt variable resistor providing

voltage open circuit, short circuit current and an approximation of voltage and current at max power in full sunlight. Good modules with junction boxes sold on a roadside in Grass Valley CA for between \$30 and \$50 each. Modules without junction boxes sold in bulk for \$20 each. Approximately 15% of the modules were discarded because of glass breakage, delamination, serious browning of EVA, obvious burn marks on interconnections or damaged backsheets. Angle aluminum used to panelize the modules was salvaged at a high value.

The time needed to transport, warehouse, clean, examine, sort, inventory, and sell the surplus modules considerably reduced the value of the salvage operation. Ideally modules are taken out of service and immediately installed in a new location.

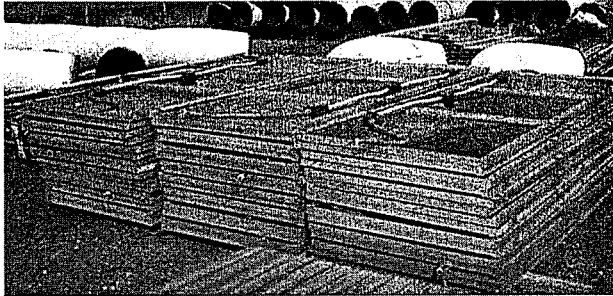


Photo 3: 1995 Solec SP-102's piled up in 2010.

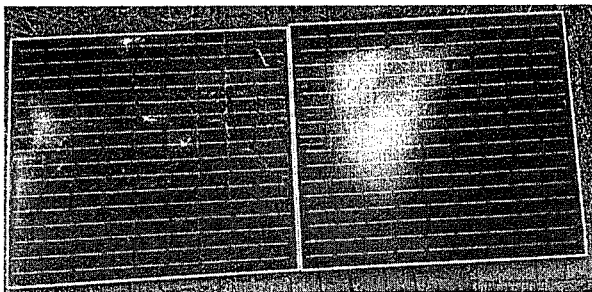


Photo 4: Side by side broken and good quality modules.

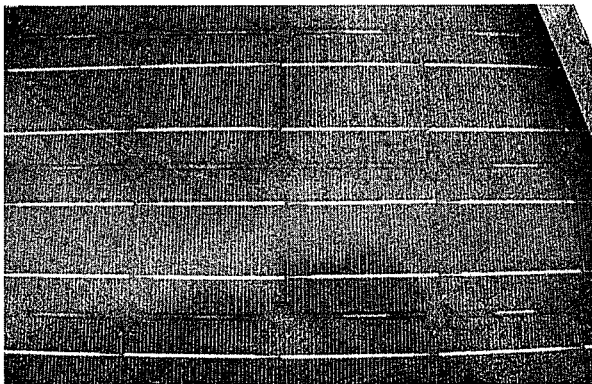


Photo 5: EVA discoloration.

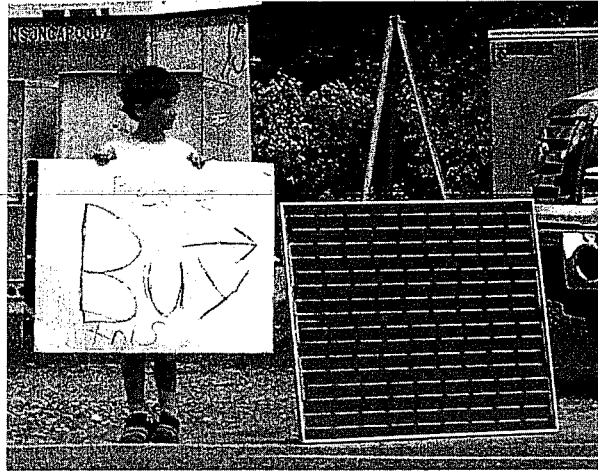


Photo 6: Selling PV in northern CA 2011.

8. CONCLUSION

There is a healthy resale market for PV modules that should be recognized in project level economic calculations. As systems costs become lower and lower, salvage value have more significant ramifications. Functioning modules will have a revenue value based on life/performance expectations considering the additional shipping and handling costs in comparison to other alternatives to electric generation. The fragility due to glass used in PV modules has important resale value ramifications. Non-glass modules should have greater resale values because of no potential breakage during removal, and resale. Over time, bank residual values can be compared with actual salvage sales for accuracy in future assumptions. Safety and performance standards for used modules will become more important as salvaged modules show up in greater numbers in future years.

9. ACKNOWLEDGEMENTS

Thanks and appreciations are extended to Brian Robertson, Jigar Shah, Daniel Shugar, Eric McCabe, Jennifer Woolwich, ASES and SMUD (Jon Bertolino and Lynne Valdez).

10 REFERENCES

- (1) Personal Communication, January 26, 2009, Dan Shugar.
- (2) Personal Communication, January 25, 2009, Jigar Shah.
- (3) Personal Communication, January 26, 2009, Brian Robertson.
- (4) SMUD Salvage Sales, 2005 – 2010 (www.smud.org/).
- (5) Personal Communication, On-going, Jennifer Woolwich.
- (6) NREL PVRW 2010 BP Solar presentation pvrw2010_wohlgemuth.pdf



Thomas J Houghton
Assistant Director of Technology
Enerparc Inc.
March 15, 2013

Dear Sonoma County Planning member:

It has been conveyed to me that there are some concerns shared by members of the county councilmembers and planning department that by allowing the Petaluma Solar Fund projects approval of the conditional use permit (CUP) along with the county solar ordinance lowering the difficulty of obtaining a CUP that there will be flood of applications and interest in developing solar projects in Sonoma County. While these potential changes do make it easier to develop and realize on a solar power plant, it doesn't affect the multitude of other hurdles one faces along the road to developing such an installation.

Every solar projects starts with three key elements: land, interconnection and energy off taker contracting. The land element starts with finding parcels of land of sufficient size, quality and location that is productive for a solar farm. There are also other issues that must be investigated on the land such as biological or environmental concerns like sensitive or protected species, Williamson Act contracts in place with the landowner, soil type and classification and flood zone areas.

The second element, interconnection, is the ability and contractual agreement to connect the solar system to the electrical grid and be able to deliver the power to Pacific Gas and Electric. This process starts with an interconnection request to the utility, followed by electrical power flow studies that predict the effect of the project onto the grid under various scenarios. Through this study process, interconnection costs to upgrade electrical substations, electrical power lines, transformers etc., is identified and allocated to the project. If these costs are found to be within a reasonable range, the project will proceed towards negotiating and executing a SGIA or small generator interconnection agreement directly with PG&E. The vast majority of projects that are studied for interconnection end up withdrawing from the process after the initial study as the costs and subsequent required monetary postings with PG&E become too great for the project to sustain and the project dies. Furthermore, interconnection is closely tied to the first element, land, as the proposed site needs to be in close proximity to a viable part of the PG&E electrical network as it is infeasible and too costly to build large infrastructure to tie remote projects back to the electrical network.

Lastly is the energy off taker contracting for the project, or the means through which the project generates revenue for its owners. This typically happens last in the development process, as the utility likes to see site control and interconnection at a minimum for them to consider the project truly viable and on a track to being realized. The Petaluma solar fund projects receive their power contracts through a now cancelled PG&E program. All future projects will have to go through a competitive RFP process with the utilities to try and obtain a power contract, which is a very difficult and competitive process with only a handful of projects being granted contracts on an annual basis. Without this contract the project doesn't generate any money and it's viable.

Enerparc Inc.



Once these three items are in place, or during the process of obtaining these three elements, the project developer also needs to obtain a use permit for the project that typically goes through the California environmental protection act (CEQA) study process that highlights the major environmental and biological concerns on the site and develops the conditions for acceptance of use. Even if the process of obtaining the use permit is streamlined it doesn't automatically enable the 3 key elements to a solar project. Therefore, there will be a very small amount of projects that will be actually realized given the complexity of the development process.

Enerparc Inc.



COMMUNITY ALLIANCE
WITH FAMILY FARMERS
North Coast Chapter

March 27, 2013

To: Jane Riley, Jennifer Barrett and the Sonoma County Planning Commission

Re: Code Change for Renewable Energy

Thank you all for taking the time to thoroughly investigate this complex issue, explain the ramifications and giving so many opportunities for taking and considering input from us and other stakeholders. Often ag land use issues in our county are easy for CAFF to take positions on as the environmental and agricultural choices are aligned and easy to see. Here we are searching for a balance between increasing the supply of local renewable energy, helping farmers who need to increase their income, saving our agricultural lands and the beauty of it. Solar panels best belong on roofs or over parking lots distributed throughout the county close to demand and distribution lines. Sonoma County has and continues to do a lot to encourage this, but unfortunately it is not happening as fast as it should and we understand the need to set rules for the agricultural zones. We have attended three of your hearings and presented at all three. There seemed to be little opposition to allowing generation for on site usage on roofs on farms

A major concern for most farmers is how much crop land will likely be taken out of production in the LEA and RRD zones county-wide to satisfy the need for solar on agricultural land. After some consideration, however, it is our opinion that considering a) that a megawatt of power can be generated with 5 acres of solar and b) that the county's peak usage is 600 megawatts and the actual area of prime agricultural and scenic land that would be converted to solar is limited, even if allowed. Also there is cheaper land with more hours of sunshine elsewhere in California that will be more attractive to solar developers. Taking those realizations into account, here are our positions on those issues that the Commission deferred to the April 4 meeting in order to allow further input.

Right to farm

CAFF believes this provision should be left as proposed by staff, and should be applied in the normal manner to the farmer's property but not to his neighbors' properties.

Accessory Use

We support option 2 in the staff recommendations for accessory use with the suggested prohibition of taking permanent crops out of production.

AR Zone

CAFF has many members who live and farm in the AR zone, and we appreciate that limited commercial solar would be allowed on AR parcels over 10 acres. We support the present language.

LEA Zone

We agree with the Farm Bureau that using up to half of an agricultural parcel for a commercial solar installation is too much, and we support option 2, a 25% or 100 acre maximum here also with the proviso that permanent crops not be taken out of production.

RRD

We support the staff recommendation.

Additionally CAFF is aware that some forms of renewable energy (e.g. wind machines and tracking solar panels mounted on poles) will still allow grazing or crop production on the ground underneath the installation. CAFF suggests that a higher limit could be considered in such cases.

Thank you,

Terry Harrison
Policy Chair, NC Chapter CAFF
fresh@hughes.net
707-433-6802

PG&E Energy Summary for Sonoma County 2005 to 2011

Contact Government and Community Partnerships at GHGDataRequests@pge.com for more information

This information and data is provided 'as is' and subject to no representation or warranty of any kind, including but not limited to accuracy, methodology, and calculation.



This document will help you understand drivers of Sonoma County's energy usage and the ways the community and PG&E are partnering to decrease energy consumption.

Overall energy usage

This is the breakdown between Non-Residential and Residential energy usage in 2011 for Sonoma County.

21,617,173

million British thermal units in 2011*

Energy usage has increased by 4.5% since 2005

This is the Year over Year change in overall energy usage from the prior year

*Consumption has been converted to British thermal units (Btu) to compare electricity and natural gas usage

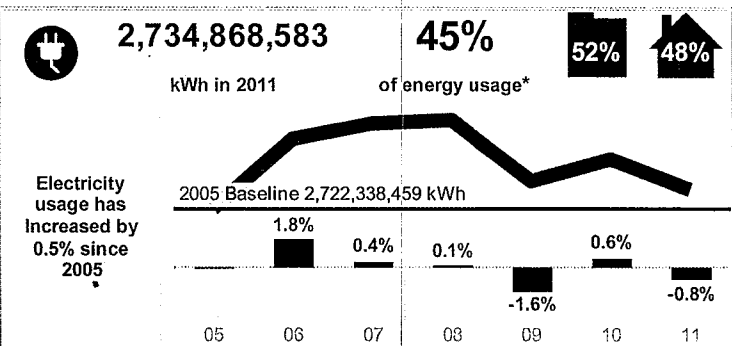
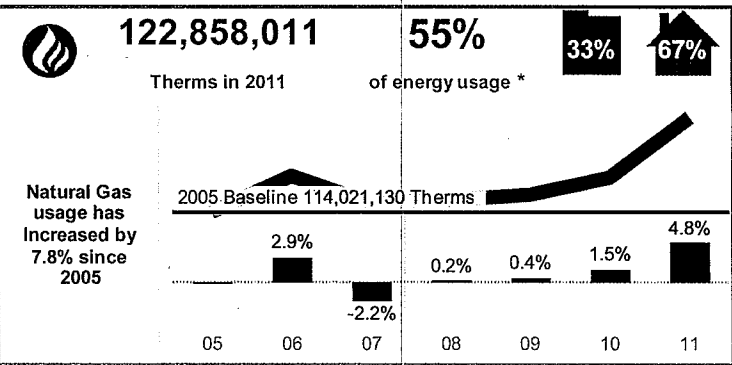
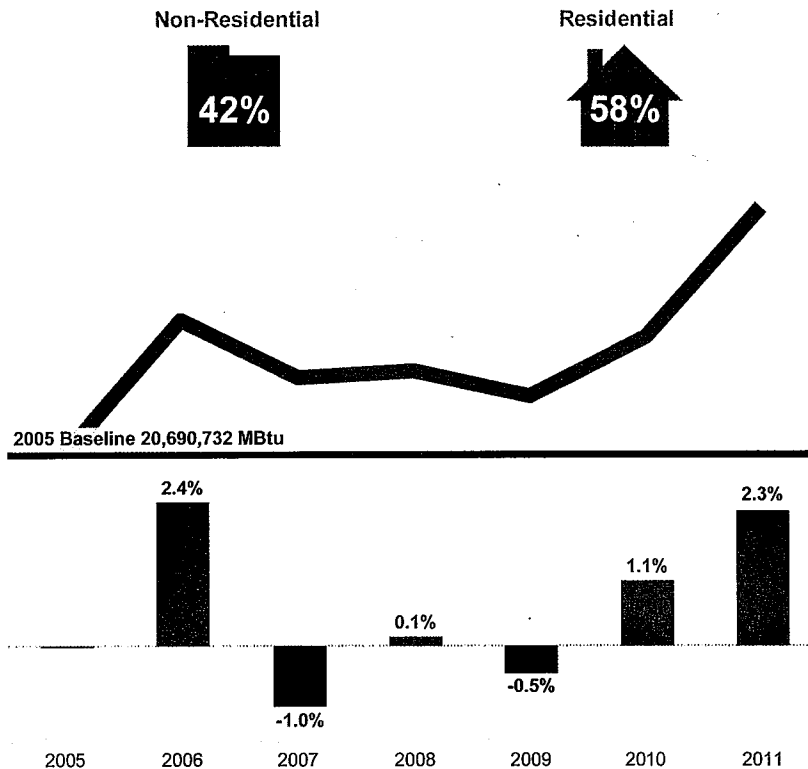
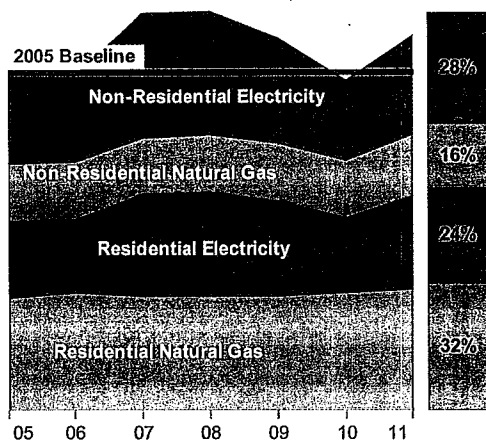


EXHIBIT F

CO2

Energy related GHG Emissions usage have increased by 10.4% since 2005

Energy Related Emissions



760.492 MTCO2

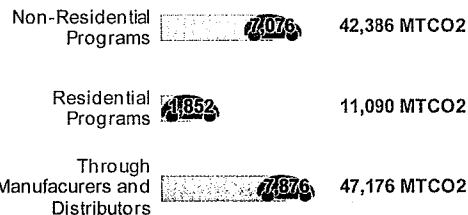
GHG emissions from energy usage in Sonoma County 2011

44%

56%

100,653 MTCO2 Avoided since 2006 through PG&E programs

equivalent to 16,804 cars off the road for one year



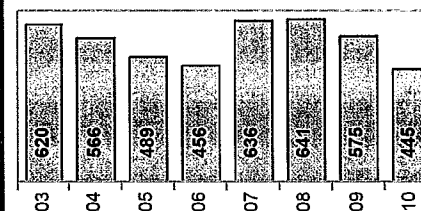
Pacific Gas and Electric

Where Electricity Comes From

PG&E's delivers some of the cleanest electric power in the nation. Here's how we did it in 2010

Nuclear	24%
Unspecified	23%
Natural Gas	20%
Eligible Renewables	16%
Large Hydroelectric	16%
Other Fossil	1%
Coal	1%

PG&E's average emissions from delivered electricity was less than half the U.S. Average in 2010 (shown in lbs CO2 per MWh)



CA Average



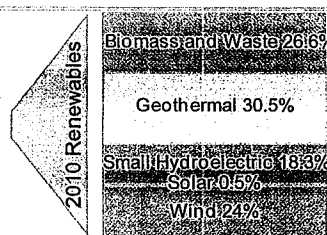
US Average



PG&E 2010



pounds CO2 emitted per megawatt hour

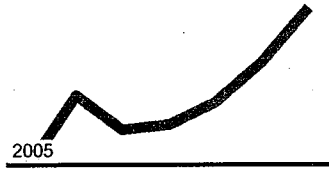


Residential Energy

Usage

58%

of community energy usage (Btu) is from residential customers



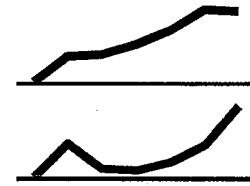
Energy usage has increased by 8% since 2005



36%



64%



Electricity usage has increased by 8.1% since 2005

Natural Gas usage has increased by 7.9% since 2005

Averages

Averages

Monthly Household Averages in 2011



Multi Family	379 kWh per month	0.4% since 2005
Single Family	548 kWh per month	4.5% since 2005



Multi Family	28 therms per month	-2.8% since 2005
Single Family	40 therms per month	4.5% since 2005

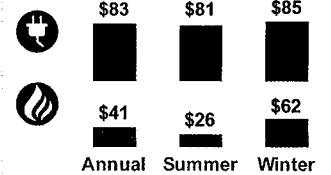
Climate Zone Average: 582 kWh

Climate Zone Average: 42 therms

Climate Zone 02

By Season

Average Monthly Bill



Renewables

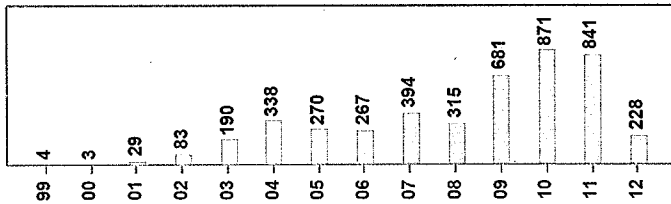
Photovoltaics

Residential sites interconnected to the PG&E grid 1/1/1999 to 1/1/2012

4,514 sites

211,334 kW

CEC AC Capacity



Energy Efficiency

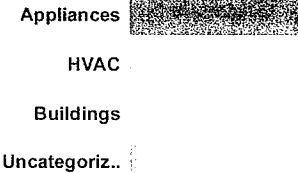
11,090 MT CO2

Annual avoided emissions since 2006 through...

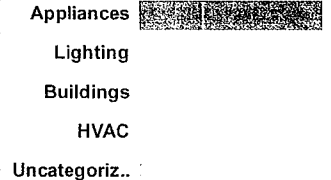
CO2



787,000 Therms Saved



25,237,000 kWh Saved



Non-Residential Energy Usage

42%

of Sonoma County energy usage (Btu) is from non-residential customers



Energy usage has decreased by 0.1% since 2005



57%



Electricity usage has decreased by 5.7% since 2005

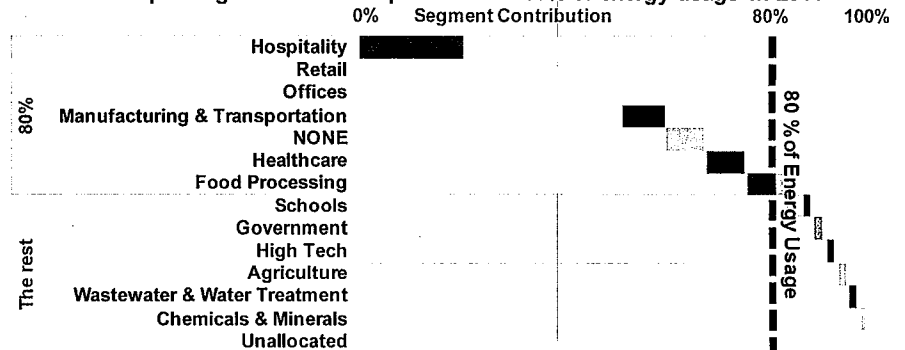


43%



Natural Gas usage has increased by 7.4% since 2005

The top 7 Segments were responsible for 80% of energy usage in 2011



Renewables

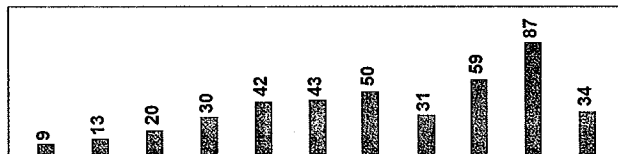
Photovoltaics

Sites Interconnected to the PG&E grid 1/1/2002 to 1/1/2012

418 sites

34,446 kW

CEC AC Capacity



Energy Efficiency

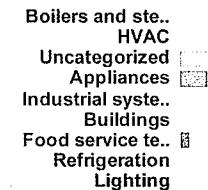
42,386 MT CO2

Annual avoided emissions since 2006 through PG&E programs

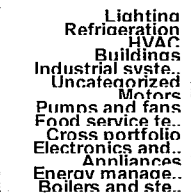
CO2



1,148,000 Therms Saved



135,176,000 kWh Saved





*Sonoma County Combined Planning Commission
and Board of Zoning Adjustments*

MINUTES

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: October 4, 2012

Meeting No.: 12-008

ROLL CALL

Commissioners

Greg Carr (Item # 1)
Dick Fogg (Item #2 and 3)
Don Bennett (Item # 1)
Shawn Montoya (Item # 2 and 3)
Komron Shahhosseini (Item # 2 and 3)
Paula Cook (Items # 1)
Tom Lynch (Item # 1 and 2)
Pam Davis (Item # 3)
Jason Liles, Chair (all)

Staff Members

Jennifer Barrett
Sigrid Swedenborg
Jane Riley
Sue Dahl, Secretary
David Hurst, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Minutes Approved – June 21, 2012 Board of Zoning Adjustments
August 16, 2012 Board of Zoning Adjustments

Correspondence

Planning Commission / Board of Supervisors Actions

Commissioner Announcements/Disclosures- Commissioners Liles and Lynch visited the Graton Fire Station site.

Public Appearances –

Items scheduled on the agenda

**PLANNING COMMISSION
REGULAR CALENDAR**

Item No.3 Time: 1:30 p.m. File: ORD11-0005
Applicant: County of Sonoma PRMD Staff: Jane Riley
Env. Doc: Negative Declaration
Proposal: Amendment to the Zoning Code and related General Plan policies OSRC-15d and AR-4a to:
1) allow renewable energy projects including solar, wind, biomass, geothermal, and hybrid systems at compatible scale in various zoning districts; 2) create a new RE (Renewable

Energy) combining zone; 3) provide density bonuses for accessory renewable systems in affordable housing projects; and 4) reduce on-site parking requirements to incentivize alternative modes of transportation. The proposed zoning changes would apply county-wide, outside of the coastal zone and affect allowable land uses in all zoning districts. Accessory renewable energy systems that provide energy primarily for on-site use would be a permitted use, while commercial renewable energy facilities designed to provide power for off-site use would require a use permit, subject to further environmental review and noticed public hearings. Siting criteria, general development and special use standards would apply to both accessory systems and commercial facilities to address potential environmental impacts and ensure neighborhood compatibility. Related General Plan amendments to policy OSRC-15d and AR-4a are proposed to clarify the distinction between accessory systems and commercial facilities, and allow limited commercial facilities on agricultural and resource lands and on public/quasi public lands.

Location: Countywide
APN: Various
Zoning: Various
Supervisory District: All

Jane Riley summarized the staff report, which is incorporated herein by reference.

Questions from Commissioners

Commissioner Liles asked how the renewable energy ordinance got started. **Deputy Director Barrett** said that a stimulus grant from the Department of Energy included block grants to cities and counties. General Services Division is the program leader for the County program. PRMD requested funds to complete for code amendments to be part of the grant, since current code does not allow power generation in many zones. Staff anticipated this would be needed in response to several inquiries for small scale power generation on SCWA RESCO project.

Public Comment. **Lee Hastings, Climate Protection Campaign** said he didn't see any red flags. Integration of the code will result in a new way of developing projects, and Hastings recommended including tools for developing Brownfield properties.

Pat Imbimbo, Airport Business Center, commercial industrial developer at Sonoma County airport, asked about bike parking and the ordinance combining districts. He asked for clarification about covered bike parking. They have been required to install bike parking and staff has found it underutilized. Imbimbo asked for ridership studies. Staff Riley said that people are concerned about appearance when they get to work and they want showers and bike lockers to secure the bikes from rain and safety. Imbimbo was concerned about the impacts to the Airport area from the proposed changes to the zoning code.

Dale Roberts, SCWA commended staff and said the SCWA is looking at ways to implement CCA. He commented that PBS is interviewing the Sonoma County Climate Protection Campaign and are impressed that Sonoma County is so proactive. Clarifications need to be made concerning the 125% load as far as what is peak, average, and what entities can and cannot do. Seasonality is another factor - bioenergy facilities will operate differently because there are certain times of the year when they have more waste than others. Provisions are needed that address this. Roberts said that he was concerned that low temperature geothermal areas may not be hot enough to make steam, there needs to be a distinction between thermal solar energy and geothermal because thermal solar is only allowed with a use permit. Roberts expressed concern about ground mounted solar systems, and wants to assure that they remain a viable business. Regarding solar photovoltaic plants - SB594 allows different buildings on adjacent parcels to aggregate solar use on one facility shared among several parcels. The impacts should be discussed, and this could potentially impact the airport. The requirements for screening at wind farms could be a problem because screening could reduce the effect of the wind.

Deputy Director Barrett stated that the 125% load concept is a permit threshold, not a limit. Other issues include accessory uses on agricultural land, and possible environmental impacts. Staff proposes to adopt standards to make it easier to address environmental impacts up front when applicants apply for renewable energy facility use permits and make the process less onerous.

Commissioner Liles asked how the 125% threshold was decided on. **Staff Riley** said that customer service and other staff involved with permits came up with 125% threshold but it is not written in stone. If the power generator can generate 100% of their own use they can sell back 25%. An overriding consideration when drafting these provisions was that the technology is changing all the time. Policies need to be crafted for what will be needed in the future, and we want to allow for selling of power back into the grid, home metering, EV charging stations etc. Neighbors will also be concerned about changing land use and should be engaged in the discussion.

Deputy Director Barrett said they added allowance for solar over parking because it is difficult to get to 100% on roofs. It is site specific and staff is trying to avoid having everyone kicked into the use permit process. Large warehouses could produce more than 125% solar energy and this threshold does not apply for solar on roofs or over parking. Solar is the most viable right now.

Staff Riley said that the threshold of 8 kw was selected because that is 125% of the amount of power that the average ground mount solar system produces.

Armando Navarro, PGE handles the engineering process, determines load, and has to decide if there is enough infrastructure to serve a project by setting up baselines. When asking whether the peak, seasonal, or average should be used, Navarro said that the peak is used by PG&E to assure the infrastructure is there, but the County's needs are different. PG&E can help staff determine peak demand.

Commissioner Montoya asked what the downside was for bigger systems. Navarro said there is the initial cost and the possibility for neighborhood conflicts. **Deputy Director Barrett** added that we need to avoid creating a code enforcement nightmare and there are site specific concerns. Site development could impact the whole area because infrastructure can't meet the demand.

Eric Duvall warned that CEQA could be triggered. He applauded Sonoma County to looking to wind farming and said the large maps don't show all the sites. It is imperative that the appropriate level of study be done for the size and type of the system. The FAA wants planes to be able to see the towers.

Dale Roberts said that requirements should not be incorporated into the ordinance, as it is part of the agreement with PG&E. If the grid can't handle the facility, PG&E will have to replace transmitters, do the necessary CEQA, and extra costs will accrue.

Commissioner Fogg said we should discuss neighborhood compatibility and impacts and make more specific definitions. As an example, the Sonoma Valley School District has had complaints about reflected light.

Commissioner Fogg recommended involving Geysers staff in the discussion.

Commissioner Montoya commented that the sales and use tax could be a disincentive for large facilities.

Deputy Director Barrett responded that the state requires the tax and it goes to the counties and that developers have not minded this condition because they have to pay the tax anyway. Commissioner Montoya noted there are different tax rates in each community. Staff will provide information on applicable tax rates.

Commissioner Shahhosseini said that staff had done a good job and there was good public input.

Commissioner Davis expressed concern that commercial solar operations could destroy pastoral landscape and the possible impact of CEQA.

Commissioner Liles expressed concern at how the 125% load is determined and said more time is needed before making a recommendation. People in the agricultural community feel discriminated against because some of the zoning districts allow renewable energy facilities and they are prohibited on others. The Farm Bureau opposes the 300 foot setback for biofuel facilities, since developers are required to have a 200 foot setback.

Commissioner Liles said more work needs to be done and more public outreach to be properly vetted with the agricultural community. The item was already noticed for October 11, and the discussion papers can be reviewed at that time. The hearing can be continued to December for further discussion and deliberations.

Action: Continued to October 11, 2012 at 1:05 p.m.
Appeal Deadline:

Resolution No.:

Fogg:

Ayes:

Montoya:

Noes:

Shahhosseini:

Absent:

Liles:

Abstain:

Davis:

MINUTES ADOPTED 11/29/12



Sonoma County Planning Commission Minutes

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: December 6, 2012
Meeting No.: 12-010

ROLL CALL

Commissioners

Dick Fogg
Shawn Montoya
Komron Shahhosseini
Pam Davis
Jason Liles, Chair

Staff Members

Jennifer Barrett
Jane Riley
Sue Dahl, Secretary
David Hurst, Chief Deputy County Counsel

2:00 PM Call to order and Pledge of Allegiance

Correspondence

Planning Commission / Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

Items scheduled on the agenda

PLANNING COMMISSION REGULAR CALENDAR

Item No.1 Time: 2:00 p.m. File: ORD11-0005
Con't from: October 11, 2012
Applicant: County of Sonoma PRMD Staff: Jane Riley
Env. Doc: Negative Declaration
Proposal: Amendment to the Zoning Code and related General Plan policies OSRC-15d and AR-4a to:
1) allow renewable energy projects including solar, wind, biomass, geothermal, and hybrid systems at compatible scale in various zoning districts; 2) create a new RE (Renewable Energy) combining zone; 3) provide density bonuses for accessory renewable systems in affordable housing projects; and 4) reduce on-site parking requirements to incentivize alternative modes of transportation. The proposed zoning changes would apply county-wide, outside of the coastal zone and affect allowable land uses in all zoning districts. Accessory renewable energy systems that provide energy primarily for on-site use would be a permitted use, while commercial renewable energy facilities designed to provide power for off-site use would require a use permit, subject to further environmental review and noticed public hearings. Siting criteria, general development and special use standards would apply to both accessory systems and commercial facilities to address potential environmental impacts and ensure neighborhood compatibility. Related General Plan amendments to policy OSRC-15d and AR-4a are proposed to clarify the distinction between accessory systems and commercial

	facilities, and allow limited commercial facilities on agricultural and resource lands and on public/quasi public lands.	
Location:	Countywide	
APN:	Various	Supervisory District: All
Zoning:	Various	

Public Hearing Opened at 2:25 p.m.

Jane Riley provided a powerpoint overview of the staff report, which is incorporated herein by reference.

Jane Riley reviewed the issues and policy options set forth in the Discussion Paper for Renewable Energy Systems and Facilities General Development Standards, incorporated herein by reference.

Discussion/Comments on 125% Threshold for systems not mounted on roofs

Eric Koenigshofer, Occidental, commented that there is potential for these new regulations for energy development to impair existing uses. Staff Riley clarified that under the staff recommended Option 2 and 3, roof mounted systems are exempt from the 125% threshold. The 125% threshold will only apply to ground mounted systems or other types of renewable, but is not proposed to be cap or limit – only a threshold for determining whether or not a use permit will be required.

Tim Holmes, Kenwood Energy, said that the policy is written as 125% of peak demand. Demand is amount of power generated and isn't directly related to energy use. Mr. Holmes recommended changing "power" to "energy" and base it on kilowatt hours, not kilowatts, as he uses when designing systems. The 125% threshold could be adjusted for electric vehicles. In his opinion it makes more sense to use kilowatt hours instead of peak demand.

Deputy Director Barrett said that renewable energy projects will be analyzed at the counter, and staff needs an easy to find number to determine whether a use permit is needed or not.

Terry Harrison, CAFF, mentioned that it would be difficult to add just a couple of panels, as inverters have to be changed out new wire has to be run to the meter. He farms in LIA and has a 4 kilowatt solar system mounted on one of the structures. To expand he would need an inverter. He could generate 500% or more than he currently is generating, which currently runs his residence, cold storage and ag pumps. He recommended provisions for selling the additional power. Commissioner Liles asked if he would be able to work something out with PG&E. Mr. Harrison said that water treatment or winery waste is common now and recommended designing systems that can take out methane and use it for power generation.

Woody Hastings, Climate Protection Campaign, was confused about lack of clarity between ground mount and roof mount systems. Staff explained that the only place where 125% threshold should apply is ground mount. Deputy Director Barrett said that for Option 3, the applicant would need to document the amount of power needed and what is being used on the site. The issue is critically important as it will create incentives for solar systems.

Bob Anderson, United Wine Growers, said ground mounted systems should go where the land is already disturbed, such as at Wells Fargo Center.

Marc Bommersbach, Healdsburg, commented that some ag exempt structures provide shade for animals and then could support solar. He expressed concern about at what point solar becomes the primary use.

Dale Roberts SCWA, said that recent legislation SB594 allows aggregation of multiple meters across multiple parcels. This needs to be considered when permitting. The roof is exempt because it is already disturbed. Some SCWA structures could also be considered such as water tanks, floatovoltaics and ponds. Deputy Director Barrett said ponds were not addressed. Commissioner Liles said that you never know what is coming down the line with the rapidly changing technologies of the renewable energy industry, and flexibility needs to be built into the ordinance.

Eric Koenigshofer asked why a zoning permit is needed, and **Deputy Director Barrett** stated that the zoning permit is used when Planning has to sign off on building permits. When adopted, roof mounts will no longer be required to have zoning clearance. Staff was asked to clarify the options. Mr. Koenigshofer said that land use

considerations should be used instead such as odors, noise, and traffic. He did not care for the additional fees and said that if the idea is to try to create an easy path to local energy generation, staff should only address the land use impacts.

David Hood, solar provider, explained how size is determined. The average residence facility is about 8 kilowatt. PG&E provides a form that shows kilowatt hours used on an annual basis, and he takes that annual figure, divides it by 365 days in a year and then again by 5 hours of sunlight per day to determine the size of the system. This procedure is based on a study of California weather. Mr. Hood said it was a good idea to have limits set by system size in order to save time. He recommended using 8 kilowatts as a limit for automatic sign-off, and retaining the option to provide use records or use a formula.

Discussion/Comments on Decommissioning and Financial Assurance

Staff reviewed the issue of how sites would be decommissioned and restored when the use stops. Staff Riley said that the standards addressing this will be applied to all commercial renewable energy projects, not just solar projects. Since it is a rapidly changing technology, there is potential for large commercial installations to become obsolete or abandoned. A decommission plan or financial assurances could be required as part of the use permit process. There is a concern in establishing financial assurances on projects that are on leased lands that includes what it would cost to remove all the buildings and equipment if it is abandoned or becomes obsolete.

David Hood said it was a good idea to have these standards on private land, and he would be more than happy to remove panels from abandoned sites. The panels last 30-40 years, and even if improvements are made there will be a secondary market for them.

Discussion/Comments on Sales Tax and Impacts.

Staff Riley said that this section will address sales tax paid in other counties while the impact is in Sonoma County. It could require that sales tax or use tax be paid to the County in which the project will occur. **Deputy Director Barrett** said this is done with large scale power plants such as Calpine that spend millions in sales tax. Consideration was given to other counties in California who have lost revenue because the materials were purchased in another county. The project applicant should report the purchase for use at the installation site and pay the sales or use tax in Sonoma County. Staff supports Option 1.

Commissioner Davis expressed concern about overburdening small businesses with the requirements.

Deputy Director Barrett said that the sales tax requirement applies only to major commercial facilities.

Commissioner Shahhosseini said that the threshold needs to be established for major facilities. Staff was directed to clarify that sales and use tax be applicable to major commercial facilities.

Staff Planner Riley then reviewed the issues and policy options set forth in the Discussion Paper for Solar Energy Systems and Facilities Special Use Standards, incorporated herein by reference.

Discussion/Comments on Solar Special Use Regulations and Protection of Ag Lands

Terry Harrison, CAFF said there could be opportunities for solar on LIA and AR zoned lands. Another example would be to have biogas on a poultry farm. Some LIA wineries have roof space which could support large solar systems. The language must be restricted to allow an accessory use on prime land.

Mark Bommersbach, supports excluding solar on LIA lands and streamlining for accessory projects on other zones. Large solar facilities should be built on commercial/industrial zoned land to avoid opening up agricultural areas to commercial energy development. Santa Rosa has taken the lead in developing solar projects, and they are not going to be as big an issue as in other parts of the state.

Bob Anderson, United Wine Growers, opposed use of the word "prohibit." LIA zoned lands are not all prime agricultural lands, some have no ag at all and are too small to be viable. The value of the land will determine the use.

Commissioner Davis supported keeping commercial solar operations near urban service areas.

Deputy Director Barrett said that a Renewable Energy Combining Zone is an option to allow siting of commercial facilities in the LIA that could be applied on case by case basis, without creating potential for conversion of prime agricultural lands. Conversion of agricultural lands is a hot topic across the state, and there could also be CEQA impacts related to loss of agricultural lands that would need to be addressed. **Staff Riley** added that there are thresholds for Williamson Act that could also be looked at for LIA.

Bill Smith, Healdsburg, is interested in preserving Dry Creek Valley. He opined that the staff report was good, and he supports solar development. However, commercial solar belongs on commercial/industrial rooftops. It would be a big mistake to convert ag lands to solar and would negatively impact tourism. Solar facilities should be avoided on hillsides. RRD might support commercial facilities, but it should be studied better before making a decision. Smith supported requiring the RE combining zone for commercial renewable energy development on RRD lands. The Open Space District is doing a state of the art vegetation and mapping program, and have committed \$300,000. Smith recommended waiting until this is done before designating RE zones.

David Hood, said it should be decided on a case by case basis. He added that only 10% of sites he reviewed in California meet PG&E's criteria. There are impacts to existing lines, substations and many other factors. Hood did not think Sonoma County would be inundated with solar, and recommended changing "prohibit" to "discourage."

Bob Anderson overviews, page 4, OSRC-15b amendment said that is should be allowed on ag lands. **Deputy Director Barrett** said a General Plan Amendment is being proposed to provide a distinction between accessory and commercial systems, and also to allow commercial systems (with a use permit) on resource lands and non-prime ag lands rather than limited to commercial and industrial areas as the General Plan policy now states.

Commissioner Fogg opined that it was a good idea to incorporate Bill Smith's comments on RRD. **Deputy Director Barrett** asked for direction. **Commissioner Liles** favored further restrictions on solar on RRD due to the amount of that zoned land in the County. **Deputy Director Barrett** said that the RE Combining District could be used to mitigate this and applied on a case by case basis. General development standards also require design review for siting in scenic resource areas.

Staff Planner Riley said we will review the RE Renewable Energy Combining Zone at the next meeting, to be held the following Thursday.

Action: Continued to December 13, 2012

Appeal Deadline:

Resolution No.:

Fogg:

Ayes:

Montoya:

Noes:

Shahhosseini:

Absent:

Liles:

Abstain:

Davis:

Minutes adopted April 18, 2013



*Sonoma County Combined Board of Zoning
Adjustments and Planning Commission*
DRAFT MINUTES

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: December 13, 2012
Meeting No.: 12-012

ROLL CALL

Commissioners

Dick Fogg
Don Bennett (#1)
Shawn Montoya (#2)
Paula Cook (#1)
Komron Shahhosseini (#2)
Tom Lynch (#1)
Pam Davis (#2)
Jason Liles, Chair

Staff Members

Jennifer Barrett
Sigrid Swedenborg
Jane Riley
Sue Dahl
David Hurst, Chief Deputy County Counsel

1:00 PM Minutes Approved - November 15, 2012 - BZA

Correspondence

Planning Commission / Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

Items scheduled on the agenda

**PLANNING COMMISSION
REGULAR CALENDAR**

Item No.2 Time: 1:05 p.m. File: ORD11-0005
Con't from: December 6, 2012
Applicant: County of Sonoma Staff: Jane Riley
Env. Doc: Negative Declaration
Proposal: Amendment to the Zoning Code and related General Plan policies OSRC-15d and AR-4a to:
1) allow renewable energy projects including solar, wind, biomass, geothermal, and hybrid systems at compatible scale in various zoning districts; 2) create a new RE (Renewable Energy) combining zone; 3) provide density bonuses for accessory renewable systems in affordable housing projects; and 4) reduce on-site parking requirements to incentivize alternative modes of transportation. The proposed zoning changes would apply county-wide, outside of the coastal zone and affect allowable land uses in all zoning districts. Accessory renewable energy systems that provide energy primarily for on-site use would be a permitted use, while commercial renewable energy facilities designed to provide power for off-site use

would require a use permit, subject to further environmental review and noticed public hearings. Siting criteria, general development and special use standards would apply to both accessory systems and commercial facilities to address potential environmental impacts and ensure neighborhood compatibility. Related General Plan amendments to policy OSRC-15d and AR-4a are proposed to clarify the distinction between accessory systems and commercial facilities, and allow limited commercial facilities on agricultural and resource lands and on public/quasi public lands.

Location:	Countywide	Supervisory District:	All
APN:	Various		
Zoning:	Various		

Jane Riley presented the staff report overview, which is incorporated herein by reference.

Wind Energy

Staff Riley pointed out the areas on the map where there was potential for wind development. The coastal areas are not included. So far there have been less than 20 applications received for wind systems compared to many for photovoltaic systems. There is an existing wind ordinance which will be simplified and reformatted to match the rest of the energy code amendments. Towers more than 40 feet in height will be required to provide a bird and bat study and possibly need a use permit with CEQA analysis.

Commissioner Fogg asked where there are 40 foot towers currently, and Staff Riley said there is a 45 foot high tower in process at the Geyserville Treatment Plant and a few others in the County.

Public Hearing Opened at 1:55:

Susan Kirks, Madrone Audubon Society, appreciated the environmental sensitivity being shown with Renewable Energy. She is part of a committee that is focusing on the environmental impacts of wind energy facilities, and said that the towers can have huge impacts on birds and wildlife. Since tourism and natural resources are important in Sonoma County, monitoring of wind installations should be required. The towers can also impact wildlife on the ground. Kirks said that the Petaluma Wind Gap is an important raptor area and that wind towers should be prohibited there.

John Lloyd solar designer and installer said there are many types of wind systems and the vertical type does not have as bad an impact on birds.. Solar is a good alternative for Sonoma County.

The Commission recommended Option (2) by straw vote.

Density Bonus

Staff Riley explained that density bonus incentives for multi-family projects could be made for on site production of renewable energy that provides sufficient energy to cover a significant portion of the project's utility costs.

Public Comment:

Harry Adams, Western Pacific Solar, a developer, never has been able figure out density bonus. Roofing is usually difficult to fit with solar panels on multi-family projects, and an alternative could be to install renewable energy on another site nearby or on carport roofs. Colorado has done this successfully.

Commissioner Davis asked why roof mounts are problematic, and Mr. Adams said that they are usually multi-level townhouses with vents which make it too small for solar.

Commissioner Shahhosseini asked if this is consistent with State law, and **Staff Riley** said the state law enables counties to "piggy back" onto their laws. A developer can do ground mount systems or put solar on a carport, roof, and still obtain the density bonus. As proposed, solar must serve 1/3 of the units and provide 70% of the electrical demand or its equivalent to get the bonus.

Commissioner Davis expressed concern that most affordable housing projects have reduced parking, and was concerned about increasing density and added that this would be difficult on some lots. **Deputy Director Barrett** said that the density bonus is not granted if an unsafe condition is being created.

Commissioner Shahhosseini said that the County's hands are somewhat tied by State law.

The Commission recommended Option (3) by straw vote.

Parking Revisions

Staff Riley explained that incentives for bicycle transportation are being built into the code and that Design Review has asked for guidelines. They will apply to areas that are no farther than ½ mile from a bikeway or urban service area. Parking lots are also being considered for solar facilities.

Commissioner Fogg said that there have been problems with glare associated with solar panels.

Public comment

John Lloyd explained that a different polymer that does not radiate glare is currently used which replaces the reflective glass panels. He recommended underpinning installations on carports and said bike parking areas should be covered and enclosed.

Commissioner Shah expressed concern that requiring installation of shower facilities could be onerous.

Commissioner Montoya said he has had problems finding places to put bike lockers.

Commissioner Davis strongly supports bike travel and said lockers should be provided if parking is reduced and said that if bike lockers are allowed on a case by case basis they will be ignored.

Staff Riley mentioned that Pat Imbimbo from the Airport Business Park had asked for clarification that the bike lockers be required if a business has more than 50 employees and this was agreed on.

The Commission recommended Option (2) and took a straw vote (4-1, Davis opposed) and asked for clarification of the requirement for bike lockers and showers.

Bioenergy

Staff Riley explained that this refers to energy derived from organic biomass from a variety of sources, such as chicken manure, and noted there are many health and safety concerns with this type of energy and projects must demonstrate that there are no negative impacts.

Commissioner Shahhosseini asked how much organic matter it takes to make a megawatt.

Dale Roberts, SCWA, said it is hard to measure in dry tons the megawatt hours. At maximum buildout in the Farms to Fuel facility, it was assumed five trucks a day of manure, fed into three 60 foot wide, 65 foot tall digesters (about 90,000 tons) would generate 6 megawatts, which is enough to meet the SCWA's needs.

Commissioner Shahhosseini asked if it would be cost effective to scale the project down and Mr. Roberts said it would not. Deputy Director Barrett noted that Sierra Nevada Brewing Company has a digester facility that uses spent mash from the beer production. In Sonoma County, the best "bang for the buck" would be from chicken manure, which is drier and easier to transport.

Commissioner Montoya asked why production of accessory biofuel is limited to 780 gallons per year. **Staff Riley** indicated that this came from the Fire Code, and it could be possible to strike the provisions for biodiesel in the document, since applicants would have to be approved by the Fire Marshall. It was decided to change the paragraph to read "residential accessory biofuel production in conformance with fire code standards."

Public Comment

Terry Harrison, CAFF, said he toured a plant in Yolo County in which biogas was produced from walnut shells and used to dry the walnuts.

Harry Adams was skeptical about the feasibility of biofuel development, and stated that the amount of methane gas produced would be different in every case.

Curt McAfee, Verteris, develops biofuel which is used in greenhouses to grow plants. Pasturized slurry is used as planting medium and fertilizer and everything comes out of the biodigester. Importation limitations could be an impediment and the 125% rule could cause problems because production can be periodic, not continuous. Deputy Director Barrett said that greenhouses require a use permit and the 125% is not a limit, but a threshold that applies across the board. Accessory use could hit 125% and be permitted by right. If importing stock, the applicant would have to work with dairies and apply for a minor use permit, which is an administrative approval.

Commissioner Fogg stated that dairies have been using methane produced on site for years, and this is common practice in Europe.

Curt McAfee said that biofuel would be one way to solve manure runoff problems and convert waste into a commodity. There are big incentives in high dairy areas to do this, although in Sonoma County the land prices and labor are more expensive.

Commissioner Fogg recommended that Mr. McAfee discuss the matter with Ben Stone at the Economic Development Board.

Commissioner Montoya said that perhaps greenhouse gas credits could be given if dairy runoff is reduced, which could reduce the producer's taxes.

The Commission approved Policy Option (3), modified to state the facilities can be no closer than 200 feet from residential use.

RE Combining Zone

Staff Riley indicated that the RE Combining zone would not be allowed in sensitive biologic hazard areas. The intent is to protect ag and existing zoning while adding another layer, and LIA was excluded because they are generally prime agricultural soils. The overlay could also be applied to certain RRD zoned lands but not those with SR zoning. The Geysers area has been recognized as a valuable renewable energy area.

John Lloyd, said that ag lands have wineries and big warehouses where energy could be produced. Lowes in Cotati did a study that showed they reduce could their electric bill by \$82,000 a year by using LED bulbs.

Harry Adams was not comfortable with the concept, and said it sounded like the County was proposing to become a power provider. He said a definition is needed for a solar farm as being over 5 acres.

JT Wick stated that LIA zoned lands should be considered because there are many LEA lands in Sonoma County that have Biotic Resource overlays or wetlands which would prohibit RE zoning. Mr. Wick recommended keeping flexibility in the policies. He has been studying ways to conduct agriculture between solar panels.

Harry Adams wondered if the Board of Supervisors would be amenable to these changes. A developer needs between \$200,000 to \$500,000 to walk in the door with a project, and need a simple, up-front checklist and easy entry fees, or the project can fall flat on its face. He added that if energy projects are funding by out-of-County entities, it takes away the purpose of getting local people involved. **Deputy Director Barrett** said that the kind of expense Mr. Adams mentioned would be for a project with an EIR that includes a rezone to add the RE designation, but should not be as onerous once the parcels have been designated RE by the County.

Dave Hood asked clarification about what the RE combining zone is. **Deputy Director Barrett** said it would make permitting much easier for sites and potentially allow for renewable energy in agricultural areas. The criteria are listed in zoning district language. Currently, RE zoning is not proposed to be allowed in LIA because

of Williamson Act lands. The zoning is not allowed in approach zones to airports, and BR and SR zoned lands are also excluded from consideration.

Mr. Hood stated that by the time data gets assimilated it will be obsolete, and you never know what PG&E will do or say. In his projects, there were problems with grid location and wiring size. It is best to leave it to developers to figure out the best site.

Deputy Director Barrett said that one of the goals of the zoning designation is to streamline the process and to make it easier to install smaller systems. Different standards will be followed for larger projects.

John Lloyd cautioned about taking advice from out of area contractors, said the power should go to local developers first that hire local employees. In Sonoma County that would be Sonoma Clean Power.

Commissioner Liles asked how the RE designation would benefit the County. **Staff Riley** explained that the expenses for CEQA would be much less on designated sites, and they would be located appropriately. If designated, a site would have already been extensively reviewed. It would provide a greater advantage to developers as the "heavy lifting" would have been done up front.

Commissioner Shahhosseini commented that this also is dependent on the economy, and **Deputy Director Barrett** said that the focus here is to create policy that makes it possible for production of energy on site.

Commissioner Davis asked what would be involved in rezoning agricultural land. **Deputy Director Barrett** explained that conservation easements, onsite management plans, and conversion of marginally productive land out of Williamson Act contracts could be involved, but conversion of ag lands will require additional CEQA analysis.

Commissioner Fogg asked if the County will buy some of the power, and Staff Riley said that it would be done through Sonoma Clean Power.

Staff Riley reminded the Commission that if they voted to open up LIA lands to commercial power generation uses, the negative declaration would need to be revised and recirculated.

The Commission requested that staff bring back more information on the unvoted issues and continued the meeting to February 7, 2012 at 1:05 p.m.

Action: Continued to February 7, 2013 at 1:05 p.m.
Appeal Deadline: n/a
Resolution No.:

Fogg:	Montoya:	Shahhosseini:	Liles:	Davis:
Ayes:	Noes:	Absent:	Abstain:	



Sonoma County Planning Commission **MINUTES**

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: February 14, 2013
Meeting No.: 13-003

ROLL CALL

Commissioners

Dick Fogg
Shawn Montoya
Komron Shahhosseini
Pam Davis
Jason Liles, Chair

Staff Members

Jennifer Barrett
Jane Riley
Sue Dahl
David Hurst, Chief Deputy County Counsel

1:00 PM Pledge of Allegiance

Approval of Minutes

Correspondence

Planning Commission / Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

Items scheduled on the agenda

PLANNING COMMISSION REGULAR CALENDAR

Item No.1 Time: 1:05 File: ORD11-0005
Continued from: December 13, 2012
Applicant: County of Sonoma Staff: Jane Riley
Env. Doc: Negative Declaration
Proposal: Amendment to the Zoning Code and related General Plan policies OSRC-15d and AR-4a to:
1) allow renewable energy projects including solar, wind, biomass, geothermal, and hybrid systems at compatible scale in various zoning districts; 2) create a new RE (Renewable Energy) combining zone; 3) provide density bonuses for accessory renewable systems in affordable housing projects; and 4) reduce on-site parking requirements to incentivize alternative modes of transportation. The proposed zoning changes would apply county-wide, except the coastal zone, and affect allowable land uses in all zoning districts. Accessory renewable energy systems that provide energy primarily for on-site use would be a permitted use, while commercial renewable energy facilities designed to provide power for off-site use would require a use permit, subject to further environmental review and noticed public hearings. Siting criteria, general development and special use standards would apply to both accessory systems and commercial facilities to address potential environmental impacts and ensure neighborhood compatibility. Related General Plan amendments to policy OSRC-15d

and AR-4a are proposed to clarify the distinction between accessory systems and commercial facilities, and allow limited commercial facilities on agricultural and resource lands and on public/quasi public lands.

Location: Countywide
APN: Various
Zoning: Various
Supervisorial District: All

Jane Riley summarized the staff report, which is incorporated herein by reference.

Commissioner Liles commented that he is still in meetings with the Farm Bureau, who appear to oppose any changes to allow commercial energy uses on LIA zoned lands and have concerns about LEA zoned lands. The Farm Bureau is concerned about the impacts of a commercial operation next to LIA zoned lands, and want the setback and right to farm ordinance language strengthened. **Counsel Hurst** reported that County Counsel has developed an easement that could be used to protect ag operations which may address their concerns. The key point is that, in exchange for use permit for operations of non-ag use, the owner or lessee will waive their right to object to typical agricultural operations on the land that could impact the non-agricultural use. An example would be that solar panels could be affected by dust drift from the discing of fields. The easement would avoid a legal action to challenge agricultural operations.

Commissioner Montoya asked what specific issues the Farm Bureau objected. **Deputy Director Barrett** said their main concern was that farmlands should not be converted for commercial solar. They were OK with accessory solar use, but were concerned that the potential for agricultural operations to install solar could impact the agricultural operation. Farm Bureau supports a 300' buffer from the property line, and event want to establish a buffer for accessory uses. Some opposed any commercial conversion on ag land. They opposed conversions on LIA zoned lands.

Commissioner Davis asked if accessory use was based on revenue or the amount of land used, and **Deputy Director Barrett** responded that the land area is looked at but the intensity of use can play a factor.

Staff Riley reviewed several map scenarios that showed how parcels could be impacted by the ordinance.

Public hearing Opened 1:50

Susan Kirks, Madrone Audubon Society, acknowledged the national policy to support renewable energy, but sees potential for litigation and pressure from industries to get what they want. There are sensitive to biotic areas that need protection. The Madrone Society opposes the letter submitted by J.T. Wick that invited the Commission to see which lands where commercial facilities could be installed, one which is located in bay lands. Kirks supported Bill Smith's comments about encouraging vegetative mapping. Kirks said that one of the maps Staff Riley had pointed out was near land owned by the Audubon Society and wanted more information.

The draft ordinance needed to be revised to move to better wind technology by using technology that does not use horizontal blades on the turbines. Kirks is also concerned about the potential for impact on species caused by large solar installations. In the definitions for bird and bat studies, she asked that the language be changed to all species, not just flying ones, as solar may have impacts on ground species that rely on areas to be able to move and forage.

Terry Harrison, CAFF said that CAFF is concerned about the issue and another hearing is needed. They want to clarify the solar on roof issue. At a recent meeting, Harrison learned that Sonoma County is one of three counties that has a PACE means of financing solar, and if someone puts in their own solar they can get a 14% return on their investment. Based on this, you would think there would be a lot of solar on roofs. This does not seem to be happening fast enough. Harrison said consideration should be given to distinguishing between wind and solar in LEA. CAFF is concerned about the impact to LIA zoned lands and also the AR zones. They wanted provisions for AR zones to go beyond 125% on lands not suitable for agriculture. "Land not suitable for ag" also needs to be better defined.

Roy Phillips, solar developer and Director of the California Energy Asso., thanked staff for good work, asked for a definition or transmission and distribution to be included. Phillips opposed converting prime farmland to solar projects and said that specific technology can allow for sheep grazing under solar panels.

Dale Roberts, SCWA, commended staff on their input on the complex process. Roberts expressed concern about the buffer and complex zoning issues and said that projects will be vetted out on a case by case basis. The emergence of Sonoma Clean Power is going to change the game, and Roberts thinks we will see more small scale solar, maybe not as much commercial. In residential and farming areas, power production will be dictated by what the distribution system can handle. In this area, Sonoma Clean Power might change things.

Eric Koenigshofer reemphasized in the entire 35 year history of the General Plan, the emphasis was on protecting the natural resources of Sonoma County, which support land based industry such as mining, timber, and agriculture. Energy development was preexisting at the Geysers. The subject issue has the potential to get out of hand, and caution must be exercised to craft a careful approach to opening the landscape to commercial industrial activities. Prime farmlands are defined by the state, but we could be introducing a whole new range of development that could have many impacts. Significant potential impacts not addressed in the General Plan EIR are not being addressed. Mr. Koenigshofer referred to the grazing country of western Solano county as an example of a beautiful landscape that was overtaken by windmills to the detriment of the beauty of the landscape.

Dave Hood, solar company owner, commended staff and said that transmission lines are not good criteria for small solar projects because substations are needed and large facilities will be impossible to connect to and will almost be impossible given environmental constraints. Certain LEA zoned lands that only produce hay would not be negatively impacted if solar was put in. Plus, later on the land could be entirely put back in ag if the facilities are not built with cement posts. Hood said that a 100 foot setback would work, as solar facility owners wash their panes every three months. He opposed the indemnification of the agricultural neighbor. There won't be a flood of solar projects, because PG&E will not allow it. Hood envisions many small solar sites in the county.

Terry Harrison said he would support reducing the percentage of LEA lands that could be converted. There is now emphasis on local food protection. They are even planting for flour production in Sonoma County, which is just as legitimate of an ag use as wine is.

Public Hearing closed. 2:30

Staff Riley indicated that she will clarify comments about the horizontal axis with the existing wind energy ordinance and will meet with Susan Kirks to discuss this.

Staff Riley commented that the AR zone is a residential zone, not an ag zone, and commercial development in the zone is not proposed except for minor commercial uses, less than 15% of the total parcel up to 5 acres. Deputy Director Barrett noted that commercial facilities on AR and RR zoned lands are allowed only if the site is at least 10 acres

Staff Riley said she does not have a definition for "land suitable for agriculture," except for the state definition. **Deputy Director Barrett** said that it depends on the soil classification system and state farmland mapping.

Issue #1: Use of LIA lands for Commercial Power Generation Projects.

The Commission supported Option 4 which would not allow commercial facilities in the LIA.

Issue #2: Use off RRD lands for Commercial Power Generation Projects

Commissioner Fogg liked Option 5 allowing them only with the RE overlay, as he wants more protection for BR and SR zones, noting that concerns expressed by Koenigshofer. **Commissioner Montoya** said that Option 1 would be more consistent and that BR and SR zoned lands are just as important as ag land, and that any option with CEQA would deter applicants. **Commissioners Shahhosseini and Davis** said that he had a good point.

The decision on this issue was deferred until later.

Issue #3: Use of RE Energy Combining District

Policy Option: Consistency with AR4a and OSRC 15d- The Commission supported Option 1 to amend the General Plan as recommended by staff to allow non-prime agricultural sites to be developed with a n RE overlay zone.

Policy Option: Standards for protection of agricultural – The Commission supported Option 2, excluding important farmlands from the RE zone.

Issue #4: Use of LEA Lands for Commercial Power Production

Commissioner Montoya said his district has the most LEA lands and would be most impacted, so he wanted to be careful. He liked Option 1. **Commissioner Shahhosseini** expressed concern about protecting rural areas and avoiding overconcentration – and gave the Altamont pass windmill corridor as an example. This area could become a solar corridor, and we need need more teeth when so there is so much potential for disruption. . **Commissioner Liles** said that agriculture is the basis of Sonoma County and needs to be protection. There are more opportunities for solar in cities and roofs than on farmlands. He supported Option 2. **Commissioner Shahhoseini** commented that these days CEQA is confusing overwhelming and over 50% of the issues become involved in litigation. It is difficult to rely on something that controversial. **Deputy Director Barrett** said it is better to start slow, as this can be revised again through the Development Code and Phase II. **Commissioner Fogg** said it is better to “tiptoe” before starting to run.

Policy Option decision was put off until later.

Issue 5: Limits on Accessory Use and Allowing 125% to be exceeded on rooftops

Deputy Director Barrett suggested rewriting Option 4 to state that in ag zones 125% will be allowed as an accessory use except on roofs. This will encourage the applicants to install on the roof first in agricultural areas and not to use ground mounted solar.

The Commission put off the decision on Issue 5 until later.

Action: Continued to April 4, 2013 at 1:05 p.m.
Appeal Deadline: n/a
Resolution No.:

Fogg: Montoya: Shahhosseini: Liles: Davis:
Ayes: Noes: Absent: Abstain:

Minutes adopted April 4, 2013



Sonoma County Planning Commission
DRAFT MINUTES

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: April 4, 2013
Meeting No.: 13-005

ROLL CALL

Commissioners

Dick Fogg
Shawn Montoya
Komron Shahhosseini
Pam Davis
Jason Liles, Chair

Staff Members

Jennifer Barrett
Jane Riley
Sue Dahl
David Hurst, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Minutes Approved – December 20, 2012 BZA
February 14, 2013 Planning Commission

Correspondence

Planning Commission / Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

Items scheduled on the agenda

**PLANNING COMMISSION
REGULAR CALENDAR**

Item No.1 Time:	1:05	File:	ORD11-0005
Continued from:	February 14, 2013	Staff:	Jane Riley
Applicant:	County of Sonoma		
Env. Doc:	Negative Declaration		
Proposal:	Amendment to the Zoning Code and related General Plan policies OSRC-15d and AR-4a to: 1) allow renewable energy projects including solar, wind, biomass, geothermal, and hybrid systems at compatible scale in various zoning districts; 2) create a new RE (Renewable Energy) combining zone; 3) provide density bonuses for accessory renewable systems in affordable housing projects; and 4) reduce on-site parking requirements to incentivize alternative modes of transportation. The proposed zoning changes would apply county-wide, except the coastal zone, and affect allowable land uses in all zoning districts. Accessory renewable energy systems that provide energy primarily for on-site use would be a permitted use, while commercial renewable energy facilities designed to provide power for off-site use		

would require a use permit, subject to further environmental review and noticed public hearings. Siting criteria, general development and special use standards would apply to both accessory systems and commercial facilities to address potential environmental impacts and ensure neighborhood compatibility. Related General Plan amendments to policy OSRC-15d and AR-4a are proposed to clarify the distinction between accessory systems and commercial facilities, and allow limited commercial facilities on agricultural and resource lands and on public/quasi public lands.

Location:	Countywide	Supervisorial District:	All
APN:	Various		
Zoning:	Various		

Jane Riley summarized the staff report, which is incorporated herein by reference, including revisions to the original code language dated April 4, 2013.

Public Hearing Opened: 1:40 p.m.

Speakers: Bill Smith, Healdsburg, expressed appreciation for staff's work and supports most of the ordinance. Regarding commercial solar facilities on RRD zoned lands, Smith supported exclusion of BR and SR zones. RRD comprises the vast majority of zoning in the county. Smith is the 4th District representative to the Open Space District Agricultural Protection Advisory Committee, who have been working on a \$300,000 mapping and vegetation project. The existing mapping is out of date, incorrect, and incomplete and the new mapping will be correct and be a state of the art program. It is set to be completed in two years. Smith suggested that the RE combining zone be added on an interim basis until the mapping is completed, to give the extra layer of review. RRD zoned lands predominate in the county, and the scenic backdrop is important to the Sonoma County economy.

Harry Adams, Santa Rosa, owns a solar company and is interested in solar farms. He is concerned about the Williamson Act and SB618 – Relief for solar installations on Williamson Act lands and wanted to know if it has been considered. If it has, the solar farm people should be included. Certain parcels zoned for agriculture can never be viable for ag land, and it is difficult to understand zoning. Parcels need to be examined for potential for solar, and we need flexibility in the rules.

Norman Gilroy, Sonoma Valley, representing CAFF, said staff has done a good job to support measures that avoid converting farmland. Gilroy supports solar on rooftops, and said that Sonoma County should focus on providing power for the County, not the State. Gilroy expressed concern about installations along scenic highways, especially if several sites in a row were to be developed.

John Nagel, Graton, stated that clarification is needed on whether renewable energy facilities are allowed on properties with a conservation easement under Open Space jurisdiction.

Bob Anderson, United Wine Growers, pointed out that the maps can be wrong, and decisions should be based on what the land will support, not totally on zoning. The PRMD Work Plan on Renewable Energy needs to mesh with what the Board is doing to support Sonoma Clean Power, which is on the agenda for April 16th. Instead of saying "no, no," it makes more sense to say "yes, yes" if we really want to support renewable energy.

Dennis Rosetti, Conservation Action, thanked staff for their work. He agreed that it is best to review large projects on a discretionary basis, and supported excluding commercial renewable energy facilities on RRD lands with a BR or SR designation. He asked for confirmation that TPZ zones were not on the table for renewable energy projects. Lands covered by conservation easements are important and staff should check with the Open Space District about their inclusion in the RE zone. Taxpayer money was used to protect these lands, and solar projects weren't pitched to the taxpayer. Renewable energy projects could negatively impact conservation easements.

Susan Kirks, Madrone Audubon Society, agreed with Smith's comments and suggested that we wait for habitat mapping to be complete before proceeding. She recommended clarification of the conservation and open space easement issues. Kirks stated that installations are commercial entities and are not compatible with open space and conservation easements. These easements were established to protect properties, and there could be problems. The Audubon Society asked for a stringent interpretation. Kirks thanked staff for their work on wind

energy. Audubon Society will continue to look at new technologies and work with staff. She objected to the use of the word "farm" when referring to wind and solar installations, and said that it is contradictory when you think about what a farm really is. Commissioner Liles stated that the Farm Bureau agrees.

Dale Roberts, SCWA, thanked staff and the commission. The energy landscape has been monopolized by PG&E. The SCWA, Sonoma Clean Power, and numerous firms will begin to change this. Roberts did not think it would be cost effective to develop commercial large solar power facilities in Sonoma County. The focus will be on the rooftops, and on the ground to meet local demand. Inobstrusive locations can be found for small installations and they will help the local economy.

Commissioner Fogg asked if Roberts thought Sonoma County could become a major exporter of energy, and Roberts said that isn't in the plans, and if Sonoma Clean Power takes over, they want to build a local customer base, and to possibly expand to Mendocino and Napa counties to reduce their energy load and improve the local economies. Community Choice Aggregation is not set up to be power export business, but is designed to build a local customer base.

John Lloyd, Eco Consulting, consultant for Western Pacific Solar, stated that Sonoma County could be a major producer of power. He teaches people how to reduce power consumption, which reduces demand. He has seen land where grapes would not grow that would be perfect for solar.

Norman Gilroy agreed with Bob Anderson and Roberts that Planning staff need to find the best sites.

Public Hearing Closed: 2:30 p.m.

Commission Discussion: Questions.

Staff Riley said that SB618 became effective January 1, 2013 and allows someone with contaminated or non-productive Williamson Act parcels to apply for solar use easement to replace the Williamson Act contract immediately and to avoid phase out. It changes the way the property is taxed by the taxing entity, but does not confer a land use right. **Deputy Director Barrett** added that in order to convert to a solar use easement there are criteria, and a finding must be made that the land is contaminated or marginally productive, which includes a soils analysis, and must be reviewed by the Department of Conservation. We don't have a lot of contaminated land in Sonoma County, and this bill came up at State legislature to address lands in the valley with salt contamination.

Commissioner Fogg asked for a definition of Brownfield lands. **Deputy Director Barrett** said they are lands that are contaminated due to a land use, and are usually urbanized property such as a dry cleaner or contractor storage yard.

Staff Riley said that PRMD is party to the mapping efforts being done by the Open Space District and this will be incorporated into the program. Regarding concern about protection of conservation easements, **Deputy Director Barrett** said that properties under conservation easements are excluded from the RE Combining Zone.

Commissioner Davis wondered if there are additional ways to encourage development on rooftops.

Issue No. 1 LIA: **Commissioner Fogg** supported **Option 1**: *"Do not allow commercial solar on renewable energy facilities within the LIA zone; limit the installation of renewable energy systems within the LIA to rooftops and accessory uses only. Commercial facilities proposed within the LIA would require a General Plan Amendment and Rezone to another classification."* **Commissioner Montoya** wondered what would happen if we missed something, and supported Option 2 (Do not allow commercial solar on LIA lands unless the RE Combining Zone is applied to the site) because it has more flexibility by not requiring a General Plan Amendment. **Commissioner Shahhosseini** agreed, noting that the technology is continually changing. **Commissioners Davis and Liles** supported Option 1. **Commissioner Liles** said that in the 4th District, the residents and Farm Bureau are adamant about protecting the land from inundation with solar panels.

Commissioner Fogg moved to approve **Option 1**, which **Commissioner Davis** seconded. The motion passed with a 3-2 vote. **Commissioners Montoya and Shahhosseini** favored Option 2 to allow flexibility. **Commissioner Liles** recommended changing "shall" to "may" require protective easements in Exhibit F(e)(5)-(Special Use standards for commercial solar), and this was fine with all.

Issue No. 2 LEA: Commissioner Montoya agrees with staff recommendation **Option 3:** (Option 3) Allow commercial renewable energy facilities on LEA lands subject to the granting of a Use Permit, but limit the installation to 30% of the site area or 50 acres, whichever is less, unless a rezone to the RE Combining District is approved

The 2nd District has a lot of LEA lands and a large potential for commercial projects. This will allow those that makes most sense to have solar projects. **Commissioner Liles** leaned to Option 4, but out of respect for the South county position, agreed to support Option 3, adding that the Farm Bureau supports it. **Commissioner Davis** added that the conditional use permit will add a layer of review.

Commissioner Fogg moved to approve **Option 3**, seconded by **Commissioner Shahhosseini**, and the motion passed with a 5-0 vote.

Issue No. 3 RRD: Commissioner Fogg supported staff recommendation of Options 3 and 4, and **Commissioner Montoya** concurred, adding that Sonoma Clean Power will be a game changer, and the options allow for some flexibility. Commissioner Shahhosseini wondered how CEQA review would treat SR lands. **Deputy Director Barrett** said it would be addressed through the mitigation measures or could be overridden if an EIR was prepared.

All Commissioners asked be included in the referral process for renewable energy projects in their districts.

Commissioner Fogg moved to **combine Options 3 and 4:** *“Allow commercial solar facilities within the RRD, but exclude Scenic Resources and Biotic Resource areas. Allow commercial renewable power generation projects within the RRD Zone up to 15% of site area, to a maximum of five acres, with a minor Use Permit and up to 30% up to a maximum of 50 acres with a Use Permit. Require protective easements over important farmlands, scenic resources, historic resources, and biotic resource areas. Allow more than 30% of a site to be used for commercial solar or wind generation only with a rezone to add the RE Combining District.”* **Commissioner Davis** seconded. The motion passed with a 5-0 vote.

Issue No. 4 Accessory Use: Commissioner Davis moved to approve **Option 1:** *Allow 125% of the on-site need to be classified as “accessory;” do not specify where the installation can occur. Rooftops are exempt from the limit.”* **Commissioner Fogg** seconded, and the motion passed with a 5-0 vote.

Issue No. 5 Wind: Commissioner Shahhosseini moved to approve **Option 1:** *“Keep the existing ordinance and incorporate it into the Land Use Table for ease of administration. Remove application submittal requirements from the existing ordinance and place in a separate application checklist, consistent with current codes and practices. Reformat and renumber the existing ordinance to provide consistency with new development code format. Do not adopt new definitions.”* Seconded by **Commissioner Montoya** and the motion passed with a 5-0 vote.

Action: **Commissioner Fogg** moved to recommend approval to the Board of Supervisors with a modification to the resolution to include a recital, “WHEREAS, Commissioners Montoya and Shahhosseini did support the package of Code Amendments for Renewable Energy as a whole, but wish the record to reflect that their preference with respect to the LIA issue would be for Option 2 (allow commercial solar within the LIA District only with a Rezone to the RE Combining District). Seconded by **Commissioner Shahhosseini** and passed with a 5-0 vote

Appeal Deadline: n/a
Resolution No.: 13-006

Fogg: Aye Montoya: Aye Shahhosseini: Aye Liles: Aye Davis: Aye
Ayes: 5 Noes: 0 Absent: 0 Abstain: 0



Negative Declaration

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 565-1900 FAX (707) 565-1103

Publication Date: September 19, 2012

Adoption Date:

State Clearinghouse:

This statement and attachments constitute the **Negative Declaration** as proposed for or adopted by the Sonoma County decision-making body for the project described below.

File No.: ORD11-0005

Planner: Jane Riley, AICP

Project Name: Renewable Energy Code Amendments

Project Description: Amendments to Chapter 26 of the Sonoma County Code (Zoning Code) to permit and regulate renewable energy projects including solar, wind, biomass, geothermal, and hybrid systems. Creation of the "RE" Renewable Energy combining zone to identify and protect renewable resource areas. Density bonuses for on-site renewable systems. Parking regulation revisions to incentivize alternative modes of transportation.

Project Location: Countywide

Environmental Finding:

The proposed project could not have a significant effect on the environment, and the adoption of a Negative Declaration is appropriate.

Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project. The Negative Declaration has been completed in compliance with CEQA State and County guidelines and the information contained therein has been reviewed and considered.

There will not be a potential impact on biotic habitat of concern to Fish & Game.

Initial Study: Attached

Other Attachments:

Decision-making Body: Sonoma County Board of Supervisors

Lead Agency: Sonoma County

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

ENVIRONMENTAL CHECKLIST FORM

FILE #: ORD11-0005
PROJECT: Renewable Energy Code Amendments

PLANNER: Jane Riley
DATE: Sept. 19, 2012

LEAD AGENCY: Sonoma County

PROJECT LOCATION: Countywide

APPLICANT NAME: Sonoma County PRMD

APPLICANT ADDRESS: Various

GENERAL PLAN DESIGNATION: Various

SPECIFIC/AREA PLAN: Various

ZONING: Various

DESCRIPTION OF PROJECT: Amendments to Chapter 26 of the Sonoma County Code (Zoning Code) to permit and regulate renewable energy projects including solar, wind, biomass, geothermal, and hybrid systems. Creation of the "RE" Renewable Energy combining zone to identify and protect renewable resource areas. Provisions for residential density bonuses for on-site renewable systems. Parking regulation revisions to incentivize alternative modes of transportation.

SURROUNDING LAND USES AND SETTING: Briefly describe the project's surroundings:

Countywide

Other Public Agencies whose approval is required (e.g. permits, financing approval, or participation agreement):

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural & Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emission | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

DETERMINATION

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed by in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, all potentially significant effects were previously analyzed in an earlier EIR or Negative Declaration pursuant to applicable standards and potential impacts have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project. There are no changes in the project, no new information related to potential impacts, and no changes in circumstances that would require further analysis pursuant to Section 15162 of CEQA Guidelines, therefore no further environmental review is required.

Incorporated Source Documents

In preparation of the Initial Study checklist, the following documents were referenced or developed, and are incorporated herein as part of the Initial Study. All documents are available in the project file or for reference at the Permit and Resource Management Department.

- Project Application and Description
- Initial Data Sheet
- County Planning Department's Sources and Criteria Manual
- Sonoma County General Plan and Associated EIR
- Specific or Area Plan _____
- Sonoma County Zoning Ordinance
- Sonoma County Rare Plant Site Identification Study
- Project Referrals from Responsible Agencies
- State and Local Environmental Quality Acts (CEQA)
- Full record of previous hearings on project in File
- Correspondence received on project.
- Other technical reports: _____

PROJECT DESCRIPTION

This project would amend Chapter 26 of the Sonoma County Code (the Zoning Code) to permit and regulate renewable energy projects including solar, wind, biomass, geothermal, and hybrid systems. It would create a new "RE" Renewable Energy Combining Zone which could later be used to identify and protect renewable resource areas. The package of amendments includes a new provision under the county's existing density bonus program to allow a residential density bonus option for on-site renewable systems. Revisions to parking regulation are also included to incentivize alternative modes of transportation, including walking, transit and bicycling. Together these programs will provide for a decreased dependence on fossil fuels and an increased use of renewable energy sources, which will have an overall positive environmental impact in terms of CEQA.

In reviewing the environmental analysis contained in this Initial Study, it should be recognized that the Renewable Energy Program does not convey entitlements for construction, and site-specific review of potential development projects is not within the purview of this Initial Study. Specific development proposals will be reviewed when they are submitted per the requirements of CEQA, and project revisions or mitigation measures will be required where appropriate to avoid or reduce potentially significant environmental impacts.

The revisions to allow accessory renewable energy systems to support on-site uses is already mandated under state law for solar systems. Small accessory wind energy systems are already permitted under the existing zoning code and the changes proposed are minor clarifications and reformatting of these existing provisions. The impacts related to accessory renewable systems for bioenergy and geothermal systems would be insignificant based upon the threshold size allowances defined in the proposed ordinance. Biofuel production is limited to 15 gals and low-temperature geothermal heat exchange or cogeneration facilities are similar to other heating and ventilation systems already permitted as accessory uses. Commercial solar photovoltaic systems located on legally established buildings or over required parking areas are considered minor expansions or alterations to existing land uses with very limited potential for additional impacts beyond those for the primary land uses.

Provisions are included to allow commercial renewable energy facilities that exceed the accessory threshold allowances with a discretionary use permit process that will be subject to further environmental review. General Development standards have been included to address potential environmental impacts related to both accessory systems and commercial facilities. Special use standards have also been included to address potential impacts related to specific types of renewable energy facilities for bioenergy, solar and wind.

The Renewable Energy Combining Zone is proposed to be added, but no lands are rezoned at this time. Further environmental review will be necessary when and if specific sites are identified at the project level.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. AESTHETICS Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	_____	_____	<u> X </u>	_____
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	_____	_____	<u> X </u>	_____
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	_____	_____	<u> X </u>	_____
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	_____	_____	<u> X </u>	_____

Comment: Site-specific design review would be required for all new commercial discretionary facilities and for accessory systems located in designated Scenic Resource areas. General development standards that include screening and setbacks would be implemented for all accessory projects and special use standards would apply to specific types of facilities. Commercial Renewable Energy projects would not be allowed within identified Scenic Resource areas without a protective easement. Solar generating facilities would also require a glare analysis. Any aesthetic impacts would be identified and mitigated where feasible on a case-by-case basis.

Mitigation: None needed.

2. AGRICULTURE AND FOREST RESOURCES

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	_____	_____	<u> X </u>	_____
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	_____	_____	<u> X </u>	_____
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	_____	_____	_____	<u> X </u>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	_____	_____	_____	<u> X </u>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	_____	_____	<u> X </u>	_____

Comment: Provisions for accessory energy facilities are minor in nature and must be supportive of agricultural land uses within an agricultural zone. General development standards require that lands not be taken out of production or interfere with the underlying agricultural land uses. The proposed code changes contain provisions to limit the potential conversion of farmlands. Commercial renewable power generation facilities would not be allowed on TP lands or prime farmlands, and is limited on non-prime lands to incidental use defined as less than 15% of a parcel up to a maximum of 5 acres. Similar provisions restrict the conversion of land Under the County’s Uniform Rules for Agricultural Preserves. A Right to Farm Declaration is required as part of the general development standards. The RE Combining District is being proposed as a means of limiting conversion of agricultural lands, while still allowing some flexibility to consider zoning certain low value agricultural sites for renewable power generation facilities. No specific sites are identified at this time, but the intent would be to limit conversion of agricultural and resource lands. Further environmental review would be required to rezone sites for renewable energy development. Potential for conversion of farmland would be evaluated on a case by case basis through the use permit process, which would involve further site-specific environmental review pursuant to CEQA. The location and extent of such potential land use changes is not known at this time.

Mitigation: None needed.

3. **AIR QUALITY** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	_____	_____	_____	<u> X </u>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	_____	_____	<u> X </u>	_____
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	_____	_____	_____	<u> X </u>
d) Expose sensitive receptors to substantial pollutant concentrations?	_____	_____	_____	<u> X </u>
e) Create objectionable odors affecting a substantial number of people?	_____	_____	<u> X </u>	_____

Comment: The proposed changes would assist in the implementation of Sonoma County's aggressive goals to reduce GHG emissions, and as such are expected to result in a positive impact to air quality. Future projects that have the potential for emissions would require a use permit and be evaluated based on site-specific environmental review pursuant to CEQA.

Mitigation: None needed.

4. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	_____	_____	<u> X </u>	_____
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	_____	_____	<u> X </u>	_____
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	_____	_____	_____	<u> X </u>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	_____	_____	<u> X </u>	_____

- | | | | | |
|--|-------|-------|-------|--------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance? | _____ | _____ | _____ | <u> X </u> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat conservation plan? | _____ | _____ | _____ | <u> X </u> |

Comment: Siting criteria, general development and special use standards limit the potential for impacts to biological resources. Accessory systems must be sited outside of designated sensitive biotic habitat areas or would require a use permit subject to further environmental review. Future projects that might have potential for impacts to biotic resources, including migratory birds or other sensitive biotic resources, would require a use permit subject to further site-specific environmental review pursuant to CEQA. The location and extent of such potential land uses is not known at this time.

Mitigation: None needed.

- | 5. CULTURAL RESOURCES Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporation | Less than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? | _____ | _____ | <u> X </u> | _____ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | _____ | _____ | <u> X </u> | _____ |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | _____ | _____ | <u> X </u> | _____ |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | _____ | _____ | <u> X </u> | _____ |

Comment: Siting criteria, general development and special use standards limit the potential for impacts to cultural resources. Commercial facilities are to be sited outside of designated Scenic Resource or cultural resource areas or would require a use permit subject to further environmental review. General Development standards require cultural resource surveys for projects involving grading over 18-inches in depth. Projects located within Historic combining district would also require review by the Landmarks Commission.

Mitigation: None needed.

- | 6. GEOLOGY AND SOILS Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporation | Less than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as | | | | |

delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	_____	_____	_____	<u> X </u>
ii) Strong seismic ground shaking?	_____	_____	_____	<u> X </u>
iii) Seismic-related ground failure, including liquefaction?	_____	_____	_____	<u> X </u>
iv) Landslides?	_____	_____	_____	<u> X </u>
b) Result in substantial soil erosion or the loss of topsoil?	_____	_____	<u> X </u>	_____
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	_____	_____	<u> X </u>	_____
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	_____	_____	<u> X </u>	_____
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	_____	_____	_____	<u> X </u>

Comment: Any potential environmental impacts will depend upon site-specific considerations, and are subject to the siting criteria, general development and special use standards as well as other standards in the building code addressing seismic safety. At present, based on the available information, there is no reason to conclude that any aspect of the program will result in significant impacts related to geology or soils. Commercial renewable energy projects would be evaluated on a case by case basis through the use permit process, which would involve further site-specific environmental review pursuant to CEQA. The location and extent of such potential land uses is not known at this time.

Mitigation: None needed.

7. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	_____	_____	<u> X </u>	_____
b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	_____	_____	<u> X </u>	_____

Comment: Adoption of the Code changes for renewable energy facilities will assist in the implementation of the County’s aggressive GHG reduction policies, and is expected to have a positive impact on GHG emissions.

Mitigation: None needed.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	_____	_____	_____X_____	_____
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	_____	_____	_____X_____	_____
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	_____	_____	_____	_____X_____
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	_____	_____	_____X_____	_____
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	_____	_____	_____	_____X_____
f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	_____	_____	_____X_____	_____
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	_____	_____	_____	_____X_____
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	_____	_____	_____	_____X_____

Comment: As a planning document, the Code revisions would not have any direct or indirect physical impacts related to hazards and hazardous materials. Compliance with existing laws and regulations governing the transport, use, storage, handling and disposal of hazardous

materials would sufficiently reduce the risk of hazards and adverse health effects to the public and environment to a less than significant level. While implementation of the code revisions would allow development of renewable energy generation facilities, the location and extent of such potential facilities is not known at this time. Commercial facilities that exceed the siting criteria or size thresholds of the ordinance would require a use permit and additional environmental review to ensure that impacts are addressed.

Mitigation: None needed.

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	_____	_____	<u> X </u>	_____
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	_____	_____	<u> X </u>	_____
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	_____	_____	<u> X </u>	_____
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	_____	_____	_____	<u> X </u>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	_____	_____	_____	<u> X </u>
f) Otherwise substantially degrade water quality?	_____	_____	_____	<u> X </u>
g) Place housing within a 100-year hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	_____	_____	_____	<u> X </u>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	_____	_____	_____	<u> X </u>
i) Expose people or structures to a significant	_____	_____	_____	<u> X </u>

risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

_____ X

j) Inundation by seiche, tsunami, or mudflow?

_____ X

Comment: The general development standards would not allow new energy facilities within designated floodway areas. Compliance with existing code requirements for construction within a floodplain would ensure that no impacts to flood flows would result. Commercial renewable energy projects would be evaluated on a case by case basis through the use permit process, which would involve further site-specific environmental review pursuant to CEQA. The location and extent of potential renewable energy projects is not known at this time.

Mitigation: None needed.

10. **LAND USE AND PLANNING** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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a) Physically divide an established community?

_____ X

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

_____ X

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

_____ X _____

Comment: Adoption of the Code changes for renewable energy will assist in the implementation of the Sonoma County General Plan and will further achievement of the County's aggressive GHG reduction policies. Revisions to existing General Plan policies OSRC-15d and AR-4a is proposed to further align the policies with the stated goals and objectives and to clarify the distinction in state laws between accessory and commercial renewable energy facilities. The code revisions would preclude the development of renewable energy generating facilities in areas of biological concern, such as identified biological resource areas. There are no other applicable habitat conservation plans or natural community conservation plans in place. Renewable energy projects would be evaluated on a case by case basis through the use permit process, which would involve further site-specific environmental review pursuant to CEQA. The location and extent of potential renewable energy projects is not known at this time.

Mitigation: None needed.

11. **MINERAL RESOURCES** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

_____ X

b) Result in the loss of availability of a locally-

important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? _____ X

Comment: The proposed changes to the zoning code would not impact the availability of any known mineral resources. Rather, it would allow the use of renewable energy sources as accessory to mineral resource recovery uses. Commercial renewable energy projects would be evaluated on a case by case basis through the use permit process, which would involve further site-specific environmental review pursuant to CEQA.

Mitigation: None needed.

12. NOISE Would the project result in:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	_____	_____	_____	<u>X</u>
b) Exposure of persons to or generation of excessive groundborne vibration or ground borne noise levels?	_____	_____	<u>X</u>	_____
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	<u>X</u>	_____
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	<u>X</u>	_____
e) For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	_____	_____	_____	<u>X</u>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	_____	_____	_____	<u>X</u>

Comment: The code changes include general development standards that would not allow new renewable energy accessory systems or commercial facilities to exceed the adopted General Plan noise limits. Commercial renewable energy projects would be evaluated on a case by case basis through the use permit process, which would involve further site-specific environmental review pursuant to CEQA. The location and extent of potential renewable energy uses is not known at this time.

Mitigation: None needed.

13. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	_____	_____	<u> X </u>	_____
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<u> X </u>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<u> X </u>

Comment: The proposed code changes encourage distributed generation of renewable energy close to the end use and as such would not encourage displacement or replacement housing or business uses.

Mitigation: None needed.

14. PUBLIC SERVICES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	_____	_____	_____	<u> X </u>
Police protection?	_____	_____	_____	<u> X </u>
Schools?	_____	_____	_____	<u> X </u>
Parks?	_____	_____	_____	<u> X </u>
Other public facilities?	_____	_____	_____	<u> X </u>

Comment: Implementation of renewable energy accessory systems is expected to have a beneficial impact on the utility grid by reducing the overall peak demand on the system. The general development and special use standards address any potential impacts to fire, police and emergency services. The proposed general development standards for renewable energy facilities require compliance with fire-safe standards, and future facilities are anticipated to be unmanned. Renewable energy projects would be evaluated on a case by case basis through the use permit process, which would involve further site-specific environmental review pursuant to CEQA. The location and extent of potential renewable energy uses is not known at this time. At present, based on the available information, there is no reason to conclude that any aspect of the program will result in significant environmental

impacts.

Mitigation: None needed.

15. RECREATION Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	_____	_____	_____	_____X_____
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	_____	_____	_____	_____X_____

Comment: The proposed code changes would not affect regional or neighborhood parks or other recreational facilities. Most commercial renewable energy facilities would generally be unmanned and as such would not be expected to have a significant impact. Commercial facilities would require a use permit, subject to further environmental review.

Mitigation: None needed.

16. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	_____	_____	_____	_____X_____
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	_____	_____	_____	_____X_____
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	_____	_____	_____	_____X_____
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	_____	_____	_____	_____X_____

- | | | | | |
|--|-------|-------|--------------|--------------|
| e) Result in inadequate emergency access? | _____ | _____ | _____ | <u> X </u> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | _____ | _____ | <u> X </u> | _____ |
| g) Result in inadequate parking capacity? | _____ | _____ | <u> X </u> | _____ |

Comment: Most commercial renewable energy facilities would generally be unmanned and as such would not be expected to have a significant impact on traffic. Commercial bioenergy facilities that would require importation of feedstocks or exportation of materials or goods would require a use permit subject to additional environmental review to address any potential impacts on traffic. Code revisions to parking standards that would incentivize alternate modes of transportation are available only in urban service areas in close proximity to alternative travel modes and findings are required to ensure that no impacts related to parking capacity would occur.

Mitigation: None needed.

17. UTILITIES AND SERVICE SYSTEMS

- | Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporation | Less than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|--------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | _____ | _____ | _____ | <u> X </u> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | _____ | _____ | _____ | <u> X </u> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | _____ | _____ | _____ | <u> X </u> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | _____ | _____ | _____ | <u> X </u> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | _____ | _____ | _____ | <u> X </u> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | _____ | _____ | _____ | <u> X </u> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | _____ | _____ | <u> X </u> | _____ |

Comment: The code changes to enable expanded opportunities for renewable energy accessory systems and facilities is expected to have a beneficial impact on the utility grid and service providers by reducing the overall peak demand. No increase in water, wastewater, or

landfill use is anticipated. Bioenergy facilities may reduce the overall need for solid waste disposal and extend the life of existing landfill facilities.

Mitigation: None needed.

18. **MANDATORY FINDINGS OF SIGNIFICANCE**

	Yes	No
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	<u> X </u>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	_____	<u> X </u>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	<u> X </u>

Comment: The proposed changes to the zoning code to enable expanded opportunities for renewable energy accessory systems and commercial facilities are expected to have an overall beneficial cumulative impact on air quality, utilities and services and result in a more sustainable community. Siting criteria, general development standards and special use standards are included to ensure no impacts to biotic, scenic or important farmlands. Without further implementation, the program will not result in any direct environmental effects. Any potential environmental impacts will depend upon site-specific considerations, and are discussed here solely on a programmatic basis. At present, based on the available information, there is no reason to conclude that any aspect of the program will result in significant environmental impacts. Renewable energy projects would be evaluated on a case by case basis through the use permit process, which would involve further site-specific environmental review pursuant to CEQA. The location and extent of potential renewable energy uses is not known at this time. It is anticipated that adoption of these Code changes, as well as the implementation of other County measures designed to reduce dependence on fossil fuels and increase the use of clean renewable energy sources, will result in a long-term environmental benefit.

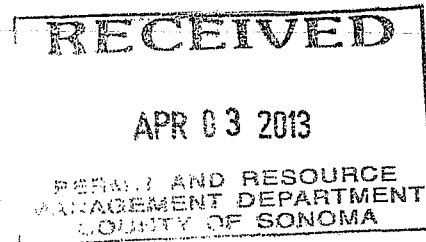


SONOMA COUNTY FARM BUREAU

Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

April 3, 2013

To: Jennifer Barrett, PRMD
Sonoma County Planning Commission
2550 Ventura Ave.
Santa Rosa, CA 95403-2809



Thank you for taking the time to meet with us these past few months regarding renewable energy on agricultural lands. We would like to reconfirm our position on this issue. Our discussions have included but are not limited to the following. Renewable energy projects:

- Should be excluded from prime agricultural lands
- Should be subordinate to the agricultural operation
- Should not impede or reduce the production or agricultural capacity of the land
- Should require conditional use permit to mitigate potential negative impacts on neighboring farming operations
- Should require setbacks and buffer zones on project lands
- Should not limit, alter or change existing farming practices or place any limitations or restrictions on future change of crops or cultural practices which may prove detrimental to the energy project
- Will establish a "decommission fund" for removal of abandoned or non-functioning energy projects on agricultural zoned lands
- If allowed as a compatible use on Williamson Act lands, the project will be limited to 15 percent up to a maximum of 5 acres, whichever is less
- Will not take viable permanent crops out of production

Thank you again for your willingness to work with us on this important issue. Sonoma County Farm Bureau's primary objective is to protect Sonoma County's important and irreplaceable farmland and agricultural resources for the future.

Sincerely,

John Azevedo, chair
Natural Resources & Environment Committee