

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

TUESDAY

August 5, 2014

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, 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.

Public Transit Access to the County Administration Center:

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

Santa Rosa CityBus: Rt. 14

Golden Gate Transit: Rt. 80

For transit information call (707) 576-RIDE or 1-800-345-RIDE or visit or <http://www.sctransit.com/>

APPROVAL OF THE CONSENT CALENDAR

The Consent Calendar includes routine financial and administrative actions that 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. While members of the public are welcome to address the Board, under the Brown Act, Board members may not deliberate or take action on items not on the agenda, and generally may only listen.

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 14)

PRESENTATIONS/GOLD RESOLUTIONS

(Item 1)

PRESENTATIONS AT THE BOARD MEETING

1. Adopt a Gold Resolution proclaiming August as child support awareness month. (Child Support Services)

AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

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

2. East Slope Segment Sonoma Mountain Ridge Trail Construction –
 - (A) Authorize the General Manager to award and execute a contract to Brent Harris Construction, in the amount of \$42,740 (final completion shall be within 72 calendar days of the start of work) for the construction of Phase I of the East Slope Segment Sonoma Mountain Ridge Trail Project;
 - (B) Execute change orders if necessary to complete the Project, provided the cumulative amount of all change orders does not exceed \$4,270;
 - (C) Ratify a permit application by staff which has been approved by the Sonoma Developmental Center authorizing access across SDC land for the Project;
 - (D) Sign Document 00650 (Agreement and Release of Any and All Claims), with County Counsel review, if any unresolved claims are listed by the Contractor;
 - (E) Issue and record notice of completion pursuant to Civil Code section 3093; and
 - (F) Execute an access agreement with California Department of Parks and Recreation in a form approved by County Counsel.

AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR

3. Approve a Resolution authorizing the Auditor-Controller-Treasurer-Tax-Collector to issue prorated refunds totaling \$1,108,663.63 to property owners in the 1997 Special Assessment Districts, which include Airport Business Center, Airport Sewer, Larkfield Sewer, South Santa Rosa Avenue and Vinecrest Road.

CONSENT CALENDAR

BOARD OF SUPERVISORS

4. Approve Advertising Program grant awards and authorize the County Administrator to execute a contract with the following entity for advertising and promotions activities for Fiscal Year 2014-15: American Heart Association for the Heart Walk in Howarth Park, \$500; Sonoma Valley Chorale, Inc. for Sonoma Valley Concerts, \$2,000. (First District)
5. Approve Advertising Program grant awards and authorize the County Administrator to execute a contract with the following entity for advertising and promotions activities for Fiscal Year 2014-15: Actors' Theater For Children, \$500; Bodega Bay Fisherman's Festival, \$1,500; Bodega Volunteer Fire Department, \$750; Children's Museum of Sonoma County, \$10,000; Duncan Mills Merchant Association, \$3,000; Graton Community Club, \$1,000; Monte Rio Chamber of Commerce, \$1,000; Occidental Center for the Arts, \$3,000; Redwood Arts Council, \$2,000; Russian River Alliance, \$1,000; Russian River Rodeo Association, \$750; Russian River Rotary Foundation, \$4,500; Sonoma County Pride, \$1,000; Stewards of the Coast and Redwoods, \$5,000; Western Sonoma County Historical Society, \$1,000; Eco-Ring, \$750; Sonoma County Farm Trails, \$1,000; Occidental Community Choir, \$1,000; and Russian River Slow Food, \$500. (Fifth District)
6. Approve the allocation of Advertising Contingency Funds in the amount of \$4,500 to the Community Action Partnership of Sonoma County for the One City Arts Project Summer Arts Program 2014 for junior and high school students in Sonoma County.
7. Authorize the County Administrator to execute a contract with Sonoma County Tourism in the amount of \$100,000 for promotion and advertising activities about Sonoma County rivers and recreational opportunities from August through September 2014.

CLERK-RECORDER-ASSESSOR

8. Authorize the County Clerk-Recorder-Assessor to execute an agreement with Harold W. Bertholf, Inc. for geothermal and power plant property appraisal services for the period of August 1, 2014 to June 30, 2017, in an amount not-to-exceed \$480,000.

HUMAN SERVICES

9. Authorize the Director of Human Services to sign the Multipurpose Senior Services Program Standard Agreement # MS-1415-11 with the California Department of Aging for Fiscal Year 2014-15 in the amount of \$685,600 to receive funds to operate MSSP in Sonoma County and to execute future agreement amendments to adjust for revenue changes.

TRANSPORTATION AND PUBLIC WORKS

10. Authorize the Chair to sign an agreement for construction management services with Green Valley Consulting Engineers for the Highway 12 Corridor Improvement Project, Phase 2, Stage 2 (C08002) for an amount not-to-exceed \$722,777, which includes a 10% contingency, with a term ending December 31, 2016. (First District)

CONSENT CALENDAR

11. Approve a Resolution establishing Sonoma County Transit local Route 67, to be known as the “Healdsburg Shuttle” effective August 11, 2014. (Fourth District)
12. Approve the Plans and Specifications for the 2014 Asphaltic Emulsion Seal Coat Project (M07302) and award the contract to Telfer Oil Company in an amount not-to-exceed \$251,175.

APPOINTMENTS/REAPPOINTMENTS

(Items 13-14)

13. Approve the Appointment of Mikeal Paul O'Tool to the Mental Health Board for a term of three years beginning June 10, 2014 and ending December 31, 2017. (Third District)
14. Approve the Appointment of Supervisor Susan Gorin as a member of the Board of Directors of the Sonoma Clean Power Authority, and the appointment of Supervisor Efren Carrillo as alternate, as recommended by the Chair.

IV. REGULAR CALENDAR

(Items 15 through 17)

COUNTY ADMINISTRATOR

15. Financing Plan for the Implementation of the Long-Term Roads Plan -
- (A) Adopt an Ordinance, the “Sonoma County 2014 Transactions and Use Tax Ordinance,” imposing a general countywide transactions and use tax of one-quarter of one percent for a period not to exceed twenty years pursuant to the authority granted by Revenue and Taxation Code Section 7285. (Second Reading – Ready for Adoption) (4/5 vote required)
 - (B) Adopt a Resolution calling a special election to submit to the voters of Sonoma County the proposed quarter-cent general sales tax measure entitled the Sonoma County 2014 Transactions and Use Tax Ordinance, and ordering that the special election be consolidated with the statewide general election to be conducted on November 4, 2014.
 - (C) Adopt a Resolution calling for a special election to submit to the voters of Sonoma County an advisory measure on the proposed distribution of any new transactions and use tax funds raised by the Sonoma County 2014 Transactions and Use Tax Ordinance if the voters approve the measure.
16. Sonoma County Library Improvement Act –
- (A) Adopt a Resolution calling a special election to submit to the voters of Sonoma County a proposed one-eighth cent (.125%) sales tax measure entitled the “Sonoma County Library Improvement Act,” and ordering that the special election be consolidated with the statewide general election to be conducted on November 4, 2014.
 - (B) Adopt an Ordinance imposing a transactions and use tax to be administered by the State Board of Equalization to maintain and improve library services for all residents of Sonoma County with an operative date contingent upon the California Legislature enacting legislation raising the cap on local sales tax in Sonoma County by at least .125%. (Second Reading – Ready for Adoption) (4/5 vote required)

BOARD OF SUPERVISORS

17. Approve a fee waiver in the amount of \$136 for the National Night Out, Farm Watch Parade. (Second District)

V. CLOSED SESSION CALENDAR

(Items 18 through 22)

18. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Existing Litigation pursuant to Government Code §54956.9 subdivision (a): Verizon California v. California State Board of Equalization; County of Alpine; County of Calaveras;...County of Sonoma,...et al. (Superior Court of the State of California, County of Sacramento, Case Numbers 34-2013-00138191 & 34-2014-00157245.)
19. The Board of Supervisors and the Board of Directors of the Agricultural Preservation and Open Space District will consider the following in closed session: Conference with Legal Counsel - Existing Litigation – Name of Case: County of Sonoma v. CATS 4 U, et al Solano County Superior Court Case No. FCS041857 (Govt. Code Section 54956.9(d)(1)).
20. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Initiation of Litigation pursuant to subdivision (d)(4) of Section 54956.9, Dry Creek Rancheria Band of Pomo Indians.
21. 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 Negotiators: Wendy Macy/Carol Allen. Employee organization: All. Unrepresented employees: All, including retired employees (Govt. Code Section 54957.6 (b)).
22. The Board of Supervisors will consider the following in closed session: Public Employee Performance Evaluation and Appointment: County Counsel (Govt. Code Section 54957(b)).

VI. REGULAR AFTERNOON CALENDAR

(Items 23 through 28)

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

23. Report on Closed Session.
24. **PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA** (Comments are restricted to matters within the Board's 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. While members of the public are welcome to address the Board, under the Brown Act, Board members may not deliberate or take action on items not on the agenda, and generally may only listen.)
25. 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
Acts and Determinations of Landmarks Commission
Administrative Determinations of the Director of Permit and Resource Management

PERMIT AND RESOURCE MANAGEMENT

26. **2:10 P.M. General Plan Amendment to the Land Use Element to address Community Opportunity Areas; County of Sonoma - GPA13-0013 – (Countywide)**
a) APPLICANT: County of Sonoma
b) LOCATION: Various
c) ASSESSOR'S PARCEL NO.: Various
d) ENVIRONMENTAL DOCUMENT:
REQUEST: Conduct a Public Hearing and Adopt a Resolution amending the General Plan Land Use Element Text as recommended by the Planning Commission to address requirements for disadvantaged unincorporated communities under SB244 and incorporate policies and programs to evaluate additional communities and public services, and expand the analysis to include Roseland and pedestrian access.
27. **2:10 P.M. 2014 Housing Element Update - GPA13-0009 - (Countywide)**
a) APPLICANT: County of Sonoma
b) LOCATION: Various
c) ASSESSOR'S PARCEL NO.: Various
d) ENVIRONMENTAL DOCUMENT:
REQUEST: Adopt a Resolution considering the Subsequent Negative Declaration and approving the 2014 Draft Housing Element for transmittal to the State Department of Housing and Community Development.

28. **ADJOURNMENTS**

NOTE: The next regular meeting will be held on August 12, 2014.

Upcoming Hearings (All dates tentative until each agenda is finalized.)

1. August 19th (PM) - Use Permit for a large residential community care facility.
2. September 9th (PM) - Jenner Water District Prop 218.
3. September 9th (PM) - Board of Zoning Adjustments' approval -Belden Barns Winery.
4. September 16th (AM) – Adoption of Jenner Water District.



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: Sonoma County Board of Supervisors

Board Agenda Date: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Department of Child Support Services (DCSS)

Staff Name and Phone Number:

Jennifer Traumann (707) 565-4023

Supervisorial District(s):

All Districts – County-wide

Title: Proclamation – Child Support Awareness Month

Recommended Actions:

Adopt Resolution Proclaiming August 2014 Child Support Awareness Month

Executive Summary:

The annual observance of Child Support Awareness Month began in 1983 when Congress designated the month of August as National Child Support Awareness Month. President Ronald Reagan issued the first proclamation on August 5, 1983. The State of California has also adopted the national recognition. The State acknowledges that children grow up and accomplish more in all areas of their lives when they are able to maintain meaningful relationships with both parents. To encourage parents to stay involved, the California Department of Child Support Services, in partnership with the 51 local child support agencies throughout the state, is commemorating this year's Child Support Awareness Month by spreading the message: "On the road of life, their future starts with you." This outreach effort includes public service announcements, posters, and events in numerous locations throughout the state during the month of August.

Since 1995, the Sonoma County Board of Supervisors has joined the Department of Child Support Services (DCSS) in proclaiming the month of August as "Child Support Awareness Month" to recognize the contributions of child support professionals and increase public awareness. Children have a right to support from both parents for their financial, medical, and emotional needs.

Child support professionals work with parents to establish and enforce orders, offer solutions to manage their payments and, when appropriate, provide referrals to other programs for social services, workforce programs, and community organizations to address their needs. The services provided by DCSS enhance the well-being of children and the self-sufficiency of families.

Statewide, California collects approximately \$2.3 billion in child support per year. Locally, Sonoma County collected and distributed \$28.4 million to families last year. The Sonoma County Department of Child Support Services manages 13,000 cases.

To increase awareness, the Department focused on finding new methods to offer services to all areas of the community. The Department has been collaborating with numerous public and community based agencies to educate parents. Through these additional outreach efforts, DCSS has educated and offered services to 550 parents, opened 275 new cases, and collected an additional \$1.4 million.

Working with parents to resolve the debt caused by unpaid child support is a monumental task. Child Support professionals in Sonoma County give extra time and dedication to explore every avenue available to modify and compromise child support arrears. Last year, agreements were put into place to compromise arrears on approximately 36 cases, resulting in property and financial lien releases, positive credit reporting, and driver's and professional license releases for parents owing support. Furthermore, the agreements positively impacted collections through the distribution of approximately \$300,000 back to families (many had not received payments in years).

The Department of Child Support Services respectfully requests the Board of Supervisors to adopt a Gold Resolution proclaiming August as Child Support Awareness Month.

Prior Board Actions:

The Board has proclaimed August as Child Support Awareness Month annually since 1995.

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

Goal 1: Safe, Healthy, and Caring Community

Fiscal Summary - FY 14-15

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



County of Sonoma
State of California

Date: August 5, 2014

Item Number: _____

Resolution Number: _____



4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Proclaiming the Month of August 2014 as Child Support Awareness Month**

Whereas, Child Support Awareness Month celebrates the investment in providing the bridge to financial security for children and families, providing a reliable source of financial and medical support is key in the emotional and physical growth for children; and,

Whereas, California's Child Support Program delivers essential services to help create self-sufficiency and reduce poverty levels for families and providing economic stimulus to all who live and work in California; and,

Whereas, the Sonoma County Department of Child Support Services staff manages 13,000 cases and over the last year collected and distributed \$28.4 million dollars in child support; and,

Whereas, the Sonoma County Board of Supervisors is committed to promoting the economic, social well-being, and health of all children by ensuring and encouraging parents to provide their children with the emotional and financial support they deserve; and,

Whereas, in recognition of Child Support Awareness Month, the Department of Child Support Services calls upon all communities and leaders to promote the education and outreach of the importance of providing support to families to promote healthy and successful children.

Now, Therefore, Be It Resolved that this Board of Supervisors hereby proclaims August 2014 as **Child Support Awareness Month** 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: 2
(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: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Agricultural Preservation and Open Space District

Staff Name and Phone Number:

Alex Roa, 565-7263

Supervisorial District(s):

District 1

Title: East Slope Segment Sonoma Mountain Ridge Trail Construction

Recommended Actions:

Authorize the General Manager to award and execute a contract to Brent Harris Construction, in the amount of \$42,740 (final completion shall be within 72 calendar days of the start of work) for the construction of Phase I of the East Slope Segment Sonoma Mountain Ridge Trail Project ("Project"); execute change orders if necessary to complete the Project and provided the cumulative amount of all change orders does not exceed \$4,270; ratify a permit application by staff which has been approved by the Sonoma Developmental Center ("SDC") authorizing access across SDC land for the Project; sign Document 00650 (Agreement and Release of Any and All Claims), with County Counsel review, if any unresolved claims are listed by the Contractor; and Issue and record notice of completion pursuant to Civil Code section 3093; and execute an access agreement with California Department of Parks and Recreation in a form approved by County Counsel.

Executive Summary:

BACKGROUND

The East Slope Segment Sonoma Mountain Ridge Trail Project ("Project") has a long history including property and easement acquisition, trail design and pre-construction preparation, and a myriad of partners and stakeholders. After almost a decade of property and easement acquisitions at the top of Sonoma Mountain, the District successfully secured the necessary permission to design and construct a significant addition to the Sonoma Ridge Trail, a designated portion of the Bay Area Ridge Trail. This new addition will eventually provide sweeping views of the Sonoma Valley, and provide an extension to an already popular trail system through Jack London State Historic Park ("JLSHP").

Working collaboratively with the Bay Area Ridge Trail Council and the Sonoma County Trails Council, a trail design was completed and approved by your Board on September 24, 2013. This design took into consideration the need for a sustainable trail and the willingness of local volunteer organizations to provide limited amounts of labor needed for some aspects of construction. The implementation of the

trail design will include two phases of construction. In Phase I, a licensed contractor will use specialized trail building equipment to 'rough cut' the trail. Substantial Completion of the Project shall be within forty two (42) Calendar Days from the date when work is to commence as stated in the Notice to Proceed. Final Completion shall be within thirty (30) Calendar Days from the Substantial Completion date. This 'rough cut' allows volunteers to follow at a later time to do the finish work of trail building, such as adding small rock retaining walls, providing rock armoring to water drainages, and brushing for fire protection. This finish work, known as Phase II of the Project, will be completed by volunteers, subject to oversight from staff of the Sonoma County Trails Council pursuant to a contract approved by your Board on September 24th 2013.

Upon completion of the Project, the Valley of the Moon Natural History Association ("VMNHA") will assume Operations and Maintenance of the trail and associated components pursuant to the Operations and Maintenance agreement approved by your Board on May 6, 2014.

PHASE I CONTRACT

On September 24th 2013, the Board approved the plans and specifications, and the minimum qualifications for advertising and publicly bidding of the Project. On April 20th 2014 and April 27th 2014, the County Architect's Office advertised a Notice Inviting Bids for the construction of the Project in the Press Democrat, North Bay Builder's Exchange, Marin Builder's Exchange, and the Pacific Trail Builder's Association. Representatives from (7) seven different contracting entities attended the mandatory pre-bid project walk-through on May 6th, 2014. On May 12th, 2014, the District received (4) four bids:

Bidder's Name	Base Bid (1B)	Alt #1 (1A)	Total
Cambell Grading	\$42,500.00	\$5,000.00	\$47,500.00
Harborth Enterprises	\$40,495.88	\$7,229.12	\$47,725.00
Donald Hays Trail Construction	\$43,421.76	\$3,475.00	\$46,856.76
Brent Harris Construction	\$37,375.00	\$5,365.00	\$42,740.00

Staff determined that Brent Harris Construction was the lowest responsible bidder.

Therefore, staff requests that the board authorize the General Manager to execute the proposed contract with Brent Harris Construction, in the amount of \$42,740. The budgeted amount for this report is \$47,014, which is the contract amount of \$42,740 plus a 10% contingency for any unexpected construction costs.

CONSTRUCTION ACCESS

Access for the Project's construction requires coordination with both public and private landowners. For Phase I, the primary access will be through the SDC and JLSHP. Staff submitted a use permit request and received a signed approval from SDC for project access. The District is requesting that the Board ratify this permit. Also required for Phase I is permission for construction-related access through JLSHP. The District will also need staging areas within JLSHP for storage of equipment, tools, and to provide a place to park. The District is expecting to receive the permit from the State in the coming weeks, and staff requests the Board authorize the General Manager to execute the permit in a form approved by

County Counsel.

DELEGATION OF AUTHORITY TO THE GENERAL MANAGER

The Board is asked to delegate authority to the General Manager to take certain actions to administer the construction contract.

The 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.

The requested action also authorizes the General Manager to approve change orders, if necessary, consistent with the authority vested in certain department heads pursuant to Resolution No. 09-0267.

A Notice of Completion is a written notice signed and verified by District staff and then filed with the Clerk to indicate that the District has accepted the work. The filing of the notice establishes the end date by which subcontractors can file stop notices and begins the one-year guaranty period for the work. The requested action authorizes the General Manager to issue and record the notice of completion for this Project.

By approving this agenda item, your Board authorizes the General Manager to:

1. Award and execute a contract to Brent Harris Construction, in the amount of \$42,740 (final completion shall be within 72 calendar days of the start of work) for the construction of Phase I of the East Slope Segment Sonoma Mountain Ridge Trail Project ("Project") and execute any change orders if necessary to complete the Project and provided the cumulative amount of all change orders does not exceed \$4,270; and
2. Ratify a permit application by staff which has been approved by the Sonoma Developmental Center ("SDC") authorizing access across SDC land for the Project; and
3. Sign Document 00650 (Agreement and Release of Any and All Claims), with County Counsel review, if any unresolved claims are listed by the Contractor; and
4. Issue and record notice of completion pursuant to Civil Code section 3093; and
5. Authorize the General Manager to execute an access agreement with California Department of Parks and Recreation in a form approved by County Counsel.

Prior Board Actions:

In 1995, the Board approved acquisition of a conservation easement over the Freiberg/Henshaw (now Arbit) properties, totaling 203 acres. In 1997, the Board approved purchase of a Conservation Easement over the 287 acre McCrea (now Maria Hansen Trust) property. In 2004, the District accepted the donation of a conservation easement over the Eliot property, totaling 71 acres. In March of 2010, approximately 22 acres of the Maria Hansen Trust property was conveyed in fee to the District through settlement agreement. In September of 2013, an Initial Study/Mitigated Negative Declaration of the Project was adopted, the plans and specifications for construction of the Project and the minimum qualifications for the Phase I contractor were approved, solicitation of bids for Phase I was authorized, the competitive bidding requirements were waived for Phase II of the project and the contract for Phase II was awarded to Sonoma County Trails Council. In May of 2014, a trail easement was donated by

Theodore L. Eliot, Jr. and Patricia P. Eliot, the Trustees of the Eliot Trust, for a portion of the Trail to extend onto their property. Also in May of 2014, an agreement for the Operations and Maintenance of the trail was secured with Valley of the Moon Natural History Association.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The project will result in a recreational backcountry trail connected to Jack London State Historic Park, and completes a segment of the Bay Area Ridge Trail. The trail will be maintained through an agreement with the Valley of the Moon Natural History Association, in a manner consistent with the management of the Park. Trail users will be able to enjoy expansive views of the County from the East Slope of Sonoma Mountain.

Fiscal Summary - FY 14-15

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 47,014	County General Fund	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 47,014
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 47,014	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

The budgeted amount for this report is \$ 47,014, which is the bid amount of \$42,740 plus a 10% contingency (\$4,270) for any unexpected construction costs. The District has this expense budgeted in its FY 14/15 budget. The funding source is sales tax revenue.

Staffing Impacts

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

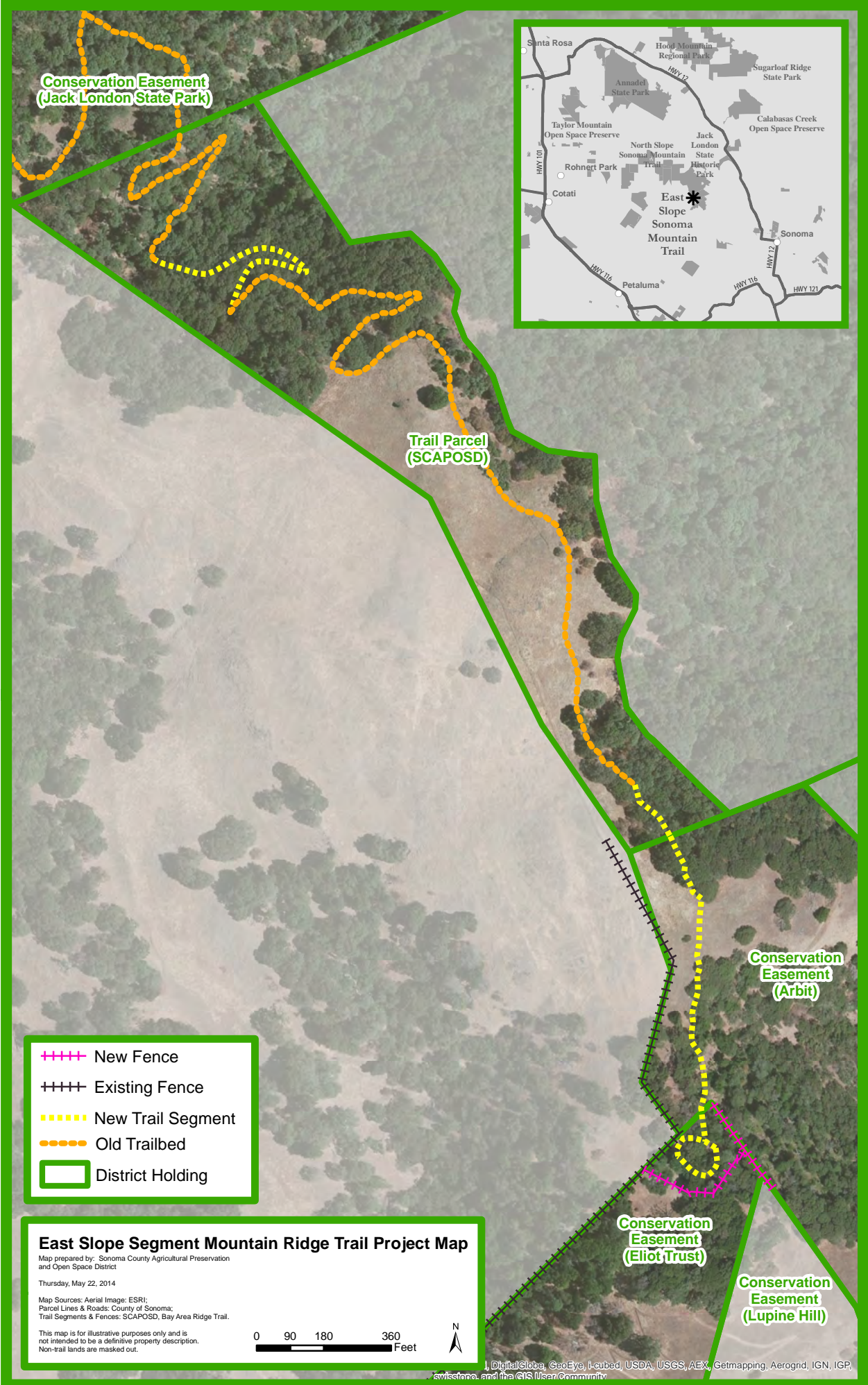
Narrative Explanation of Staffing Impacts (If Required):

Attachments:

1. Map of Project (overview)
2. SDC Use Permit
3. State of California Right of Entry Permit

Related Items “On File” with the Clerk of the Board:
<ol style="list-style-type: none">1. Construction Bid and Contract Documents2. Trail Construction Plan

1. Construction Bid and Contract Documents
2. Trail Construction Plan



Conservation Easement
(Jack London State Park)

Trail Parcel
(SCAPOSD)

Conservation Easement
(Arbit)

Conservation Easement
(Eliot Trust)

Conservation Easement
(Lupine Hill)

- ++++ New Fence
- ++++ Existing Fence
- New Trail Segment
- Old Trailbed
- District Holding

East Slope Segment Mountain Ridge Trail Project Map

Map prepared by: Sonoma County Agricultural Preservation and Open Space District

Thursday, May 22, 2014

Map Sources: Aerial Image: ESRI;
Parcel Lines & Roads: County of Sonoma;
Trail Segments & Fences: SCAPOSD, Bay Area Ridge Trail.

This map is for illustrative purposes only and is not intended to be a definitive property description. Non-trail lands are masked out.

0 90 180 360 Feet

N

SONOMA DEVELOPMENTAL CENTER REQUEST FOR CAMPUS USE

SEND REQUEST TO: Sonoma Developmental Center
Administrative Services Office
PO Box 1493, Eldridge, CA 95431

-OR- FAX TO: (707) 938-6921

Name/Contact Person: Ken Wells

Business/Organization & Address: Sonoma County Trails Council
P.O. Box 14483, Santa Rosa, CA 95402

Telephone: Day # 707-538-9389 Night # 707-538-9389 E-mail kenwells@sonic.net ←

Reason For Request: access to Jack London State Park - trail construction

Number Expected to Participate: Various Adults _____ Minors (under 18 years)

Site Requested: Orchard Road to Fern Lake

Date(s) and Hour(s) Requested: Various 2013-2014

If your request is to use Camp Via and the adjacent Jack London State Park areas, have you also contacted Jack London State Park for permission to use their grounds? yes

Will you provide security for this event? n/a

is your group a 501(c)3 nonprofit organization operating under guidelines established by the State of California? yes Nonprofit Identification # 94-2882416

Is your group planning to donate to the Client Benefit Fund? _____

INSURANCE REQUIREMENTS: In the event that your request is approved, you will need to provide a Statement of Insurance from your insurance company certifying that: liability insurance is presently in effect for the Requestor of not less than \$1,000,000 per occurrence for bodily injury and property damage liability combined; that the insurance provided shall be in effect at all times during the term of the campus use; that the insurer will not cancel the insured's coverage for the period specified in the "Request for Campus Use;" and that the State of California, its officers, agents, employees, and servants are included as additional insured.

Approval for ballfield use is contingent upon Requestor providing a portable toilet (non-tip type or securely anchored to ground) which will be kept locked when not in use, and regular maintenance must be included.

I have read and will abide by the Sonoma Developmental Center Policy "Use of Campus."

SIGNATURE OF REQUESTOR [Signature]

APPROVED BY [Signature] NOT APPROVED _____

SDC/CPS Visitor Liaison: _____

✓ **DIST:** Police, Fire Department, Plant Operations, Switchboard, Public Information Officer, CPS (for Ballfields and Camp Via/Employee Picnic Ground), Farm Manager (for Eldridge Farm), Training Office (for McDougall).

[Handwritten initials]

RIGHT OF ENTRY PERMIT

Agency: Department of Parks and Recreation

Project: Jack London State Historic Park, Bay Area District
East Slope of the Sonoma Mountain Ridge Trail

This Right of Entry Permit (Permit) is made and entered into this _____ day of July, 2014, between the State of California, acting by and through its Department of Parks and Recreation, hereinafter called State, and the Sonoma County Agricultural Preservation and Open Space District, a governmental agency, hereinafter called Permittee; State and Permittee may hereinafter be referred to as a Party, or collectively the Parties.

RECITALS

- **Whereas**, the State owns the State Park known as Jack London State Historic Park, in the County of Sonoma, State of California; and
- **Whereas**, Jack London State Historic Park is operated by Valley of the Moon Natural History Association (Operator); and
- **Whereas**, Permittee has applied to State for permission to access Jack London State Historic Park for purposes of carrying out Permittee's East Slope of the Sonoma Mountain Ridge Trail project (the Project); and
- **Whereas**, the State desires to accommodate Permittee's application for permission to enter the Coon Trap Trail area of Jack London State Historic Park for purposes of the Project, as provided herein and as to the extent, such Project may be ultimately described, permitted, approved and conditioned by Permittee's environmental review documents, which include a Mitigated Negative Declaration for the Project dated September 24, 2013, and an Addendum thereto, dated April 1, 2014, the latter of which is attached hereto as Exhibit "A" and herein incorporated by reference ("Environmental Document"), and as may be conditioned by any other regulatory agency having jurisdiction, if applicable.

TERMS AND CONDITIONS

Now therefore, the State by this Permit hereby grants to the Permittee permission to enter upon State's property, conditioned upon the agreement of the Parties that this Permit does not create or vest in Permittee any interest in the real property herein described or depicted, that the Permit is revocable and non-transferable, and that the Permit is further subject to the following terms and conditions:

1. **Project Description:** By this Permit, the State hereby grants to the Permittee permission to enter onto those lands depicted and described on Exhibit "B" (the Property), attached hereto and herein incorporated by this reference, solely for the purpose of access to the adjacent property for the construction of the Project and the construction of the connecting trail segment on state park property as described in the Project Description on Exhibit "C", attached hereto and herein incorporated by this reference, the limits of which are described in the Environmental Document and herein.
2. **Permit Subject to Laws and Regulatory Agency Permits:** This Permit is expressly conditioned upon Permittee's obtaining any and all regulatory permits or approvals required by the relevant regulatory agencies for the Project and Permittee's use of the Property, and upon Permittee's compliance with all applicable municipal, state and federal laws, rules and regulations, including all State Park regulations. Permittee shall, at Permittee's sole cost and expense, comply with the Project Description, and requirements and mitigations contained in the Environmental Document.

Prior to commencement of any work, Permittee shall obtain all such legally required permits or approvals and submit to the State full and complete copies of all permits and approvals, including documentation related to or referenced in such permits and approvals, along with the corresponding agency contact and telephone numbers, and related California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation as applicable.

3. **Term of Permit:** This Permit shall only be for the period beginning on July ____, 2014, and ending on **November 1, 2014** or as may be reasonably extended by written mutual agreement of the Parties.

4. **Consideration:** Permittee agrees in lieu of payment to State as consideration for the rights granted by this Permit, to provide all materials and labor for the installation and construction of the connecting trail segment on Jack London State Historic Park.
5. **Permit Subject to Existing Claims:** This Permit is subject to existing contracts, permits, licenses, encumbrances and claims which may affect the Property.
6. **Waiver of Claims and Indemnity:** Permittee waives all claims against State, its officers, agents and/or employees, for loss, injury, death or damage caused by, arising out of, or in any way connected with the condition or use of the Property, the issuance, exercise, use or implementation of this Permit, and/or the rights herein granted. Permittee further agrees to protect, save, hold harmless, indemnify and defend State, its officers, agents and/or employees from any and all loss, damage, claims, demands, costs and liability which may be suffered or incurred by State, its officers, agents and/or employees from any cause whatsoever, arising out of, or in any way connected with this Permit, exercise by Permittee of the rights herein granted, Permittee's use of the Property and/or the Project for which this Permit is granted, except those arising out of the sole active negligence or willful misconduct of State. Permittee will further cause such indemnification and waiver of claims in favor of State to be inserted in each contract that Permittee executes for the provision of services in connection with the Project for which this Permit is granted.
7. **Contractors:** Permittee shall incorporate the terms, conditions and requirements contained herein when contracting out all or any portion of the work permitted hereunder. Permittee shall be responsible for ensuring contractor/subcontractor compliance with the terms and conditions contained herein. Failure of Permittee's contractors to abide by State's terms and conditions shall constitute default by Permittee (see DEFAULT paragraph below) allowing State to terminate this Permit and seek all legal remedies.
8. **Insurance Requirements:** As a condition of this Permit and in connection with Permittee's indemnification and waiver of claims contained herein, Permittee shall maintain, and cause its contractors to maintain, a policy or policies of insurance as follows:

A. Commercial Permittees

Permittee shall maintain motor vehicle liability with limits of not less than \$1,000,000 per accident. Such insurance shall cover liability arising out of a motor vehicle, including all owned, hired, and non-owned motor vehicles.

Permittee shall maintain statutory Workers' Compensation and employer's liability insurance coverage in the amount of \$1,000,000/employee/disease/each accident, for all its employees who will be engaged in the performance of work on the Property, including special extensions where applicable. Said policy shall include a waiver of subrogation in favor of State. If the permittee has no employees and/or the owner(s) have elected not to be covered by workers' compensation, Permittee shall provide State with a written confirmation that Permittee is not required to be, and/or has elected not to be, covered by Workers' Compensation.

Permittee shall procure commercial general liability insurance at least as broad as the most commonly available ISO policy form CG 0001 covering premises operations, products/completed operations, personal/advertising injury and contractual liability with limits not less than \$1,000,000 per occurrence and \$2,000,000 general aggregate. Said policy shall apply separately to each insured against whom any claim is made or suit is brought subject to the Permittee limits of liability

B. Private Party Permittees

Permittee shall maintain personal auto insurance with limits of not less than \$100,000 bodily injury per person, \$300,000 bodily injury per accident, and \$50,000 property damage per accident.

Permittee shall maintain comprehensive personal liability with limits of not less than \$300,000 each occurrence.

Each policy of insurance required by this provision shall: (a) be in a form, and written by an insurer, reasonably acceptable to State; (b) be maintained at Permittee's sole expense; and (c) require at least thirty (30) days written notice to State prior to any cancellation, non-renewal or material modification of insurance coverage.

Insurance companies issuing such policies shall have a rating classification of "A-" or better and financial size category ratings of "VII" or better according to the latest edition of the A.M. Best Key Rating Guide. All insurance companies issuing such policies shall be licensed admitted insurers or eligible surplus lines insurers authorized to do business in the State of California.

Said motor vehicle liability and commercial general liability policies shall contain an endorsement naming the CALIFORNIA DEPARTMENT OF PARKS AND RECREATION, ITS OFFICERS, AGENTS, EMPLOYEES AND SERVANTS as an additional insured at no cost to State.

Permittee shall provide to State evidence that the insurance required to be carried by this Permit, including the endorsements affecting the additional insured status and waiver of subrogation, is in full force and effect and that premiums therefore have been paid. Such evidence shall, at State's discretion, be in either the form of an ACORD Form (Certificate of Insurance) or DPR Form 169A (Certificate of Insurance for Concession Contracts/Special Events), or a certified copy of the original policy, including all endorsements.

Permittee is responsible for any deductible or self-insured retention contained within the insurance program.

Should Permittee fail to keep the specified insurance in effect at all times, Permittee shall be considered to be in default of this Permit, and State may, in addition to any other remedies it has, terminate this Permit.

Permittee shall require and ensure that all contractors and subcontractors have adequate insurance meeting the coverage requirements in this provision.

Any insurance required to be carried shall be primary and not excess to any other insurance carried by State.

Coverage shall be in force for the complete term of this Permit, including any extension thereof, and for all work being done for which this Permit is required.

- 9. **Reservation of Rights:** State reserves the right to use the Property in any manner, provided such use does not unreasonably interfere with Permittee's rights herein.
- 10. **Access Limits and Conditions:** Access to the Property shall be limited to the access designated by State and as noted on Exhibits "B" and "C".
- 11. **Notice of Work:** Any required notices to State shall be sent to the State and Operator authorities in charge of Jack London State Historic Park named below. At least forty-eight (48) hours prior to any entry upon the Property for any of the purposes hereinabove set forth, Permittee shall provide the State and Operator contact[s] named below with written notice of Permittee's intent to enter the Property. Permittee shall also notify the State and Operator contact[s] listed below in writing at least forty-eight (48) hours prior to any change in the Project schedule or cessation or completion of work. Should State or Operator personnel need to contact Permittee, State or Operator shall notify Permittee's contact person listed below:

STATE:

Contact: Laura Wilson
District: Bay Area
Address: 845 Casa Grande Road
Petaluma, CA 94954
Telephone: (707) 769-5652, extension 218
Fax: (707) 769-5675

PERMITTEE'S CONTACT:

Contact:
Address:
Telephone:
Fax:

OPERATOR:

Contact: Tjiska VanWyk
District: Valley of the Moon Natural History Association
Address: 2400 London Ranch Road
Glen Ellen, CA 95442
Telephone: (707) 938-3689

- 12. **Limits of Work:** In no event shall this Permit authorize work in excess or contrary to the terms and conditions of any regulatory agency permit or approval. Under no circumstances, whether or not authorized by any regulatory agency, other permit or any person or entity other than State, shall work exceed that which is authorized by this Permit.
- 13. **Public Safety:** Permittee shall erect orange plastic temporary construction fencing and appropriate signage prior to commencement of work to prevent public access to the construction zone. Permittee shall remove such fencing within two (2) days after the completion of work. Permittee shall take, and shall cause its contractors or subcontractors to take, any and all necessary and reasonable steps to protect the public from harm in connection with the Project or implementation of this Permit.

- 14. Compliance with Project Requirements, Monitoring and Mitigation Measures (if applicable):** Resource monitoring and mitigation measures identified by the Permittee's Environmental Document shall be completed in accordance with and to the satisfaction of the District Superintendent or designee.

Permittee's activities conducted under this Permit shall comply with all State and Federal environmental laws, including, but not limited to, the Endangered Species Act, CEQA, and Section 5024 of the Public Resources Code.

Any of Permittee's archaeological consultants working within the boundaries of the Property shall obtain a permit from the California State Parks Archaeology, History & Museums Division prior to commencing any archaeological or cultural investigations of the Property.

Permittee shall immediately advise State's contact person if any new site conditions are found during the course of permitted work. State will advise Permittee if any new historical resources (including archaeological sites), special status species, threatened/endangered species protocols, or other resource issues are identified within the Project site. Permittee shall abide by District Superintendent or designee's instructions to protect the resource(s) during the permitted work or risk revocation of the Permit.

Permittee shall make all excavation activities on the Property available to the State Archaeologist for observation and monitoring. During excavation, the State archaeological monitor may observe and report to the State on all excavation activities. State archaeological monitor shall be empowered to stop any construction activities as necessary to protect significant cultural resources from being disturbed.

In the event that previously unknown cultural resources, including, but not limited to, dark soil containing shell, bone, flaked stone, groundstone, or deposits of historic trash are encountered during Project construction by anyone, work will be suspended at that specific location, and the Permittee's work will be redirected to other tasks, until after a State-qualified archaeologist has evaluated the find and implemented appropriate treatment measures and disposition of artifacts, as appropriate, in compliance with all applicable laws and department resource directives.

If human remains are discovered during the Project, work will be immediately suspended at that specific location and the District Superintendent or designee shall be notified by Permittee. The specific protocol, guidelines and channels of communication outlined by the California Native American Heritage Commission (NAHC), and/or contained in Health and Safety Code Section 7050.5 and Public Resources Code Sections 5097.9 et seq., will be followed. Those statutes will guide the potential Native American involvement in the event of discovery of human remains.

Permittee shall provide a written work schedule to State so that the State archaeological monitor can arrange to be on site on the necessary days. Permittee shall provide reasonable advance notice of and invite the District Superintendent or designee to any preconstruction meetings with the prime contractor or subcontractors.

- 15. Restoration of Property:** Permittee shall complete the restoration, repair, and revegetation of the Property in accordance with Exhibit "C", paragraph 3) f and in consultation with, and to the satisfaction of, the State Environmental Scientist within one (1) year after completion of the Project or the expiration or termination of this Permit, whichever comes first. This obligation shall survive the expiration or termination of this Permit.
- 16. Performance Bond: Deleted.**
- 17. Right to Halt Work:** The State reserves the right to halt work and demand mitigation measures at any time, with or without prior notice to Permittee, in the event the State determines that any provision contained herein has been violated, or in the event that cessation of work is necessary to prevent, avoid, mitigate or remediate any threat to the health and safety of the public or state park personnel, or to the natural or cultural resources of the state park.
- 18. Use Restrictions:** The use of the Property by Permittee, including its guests, invitees, employees, contractors and agents, shall be restricted to the daytime hours between sunrise and sunset on a day-by-day basis, unless otherwise approved in advance in writing by State. No person shall use or occupy the Property overnight.

Activities on the Property shall be conducted only in a manner which will not interfere with the orderly operation of the state park. Permittee shall not engage in any disorderly conduct and shall not maintain, possess, store or allow any contraband on the Property. Contraband includes, but is not limited to: any illegal alcoholic beverages, drugs, firearms, explosives and weapons.

Roads and trails where motorized vehicles are normally prohibited may be used for vehicle access by Permittee, its employees, agents or contractors for patrol, maintenance or repair purposes only, and only to the extent specified by State, and shall be otherwise subject to all other conditions and/or restrictions of this Permit and any applicable laws, state park regulations and state park policies.

Permittee shall not use or allow the Property to be used, either in whole or in part, for any purpose other than as set forth in this Permit, without the prior written consent of the State.

- 19. State's Right to Enter:** At all times during the term of this Permit and any extension thereof, there shall be and is hereby expressly reserved to State and to any of its agencies, contractors, agents, employees, representatives, invitees or licensees, the right at any and all times, and any and all places, to temporarily enter upon said Property to survey, inspect, or perform any other lawful State purposes.

Permittee shall not interfere with State's right to enter.

- 20. Protection of Property:** Permittee shall protect the Property, including all improvements and all natural and cultural features thereon, at all times at Permittee's sole cost and expense, and Permittee shall strictly adhere to the following restrictions:

- (a) Permittee shall not place or dump garbage, trash or refuse anywhere upon or within the Property, except in self-contained trash receptacles that are maintained to State's satisfaction by Permittee.
- (b) Permittee shall not commit or create, or suffer to be committed or created, any waste, hazardous condition or nuisance in, on, under, above or adjacent to the Property.
- (c) Permittee shall not cut, prune or remove any vegetation upon the Property, except as identified in the Project description and herein permitted or subsequently approved in writing by the District Superintendent.
- (d) Permittee shall not disturb, move or remove any rocks or boulders upon the Property, except as identified in the Project description and herein permitted or subsequently approved in writing by the District Superintendent.
- (e) Permittee shall not grade or regrade, or alter in any way, the ground surface of the Property, except as herein permitted, or subsequently approved in writing by the District Superintendent.
- (f) Permittee shall not bait, poison, trap, hunt, pursue, catch, kill or engage in any other activity which results in the taking, maiming or injury of wildlife upon the Property, except as identified in the Project description and herein permitted or subsequently approved in writing by the District Superintendent.
- (g) Permittee shall not use, create, store, possess or dispose of hazardous substances (as defined in the California Hazardous Substances Act) on the Property except as herein permitted, or subsequently approved in writing by the District Superintendent.
- (h) Permittee shall exercise due diligence to protect the Property against damage or destruction by fire, vandalism and any other causes.

- 21. Default:** In the event of a default or breach by Permittee of any of the terms or conditions set forth in this Permit, State may at any time thereafter, without limiting State in the exercise of any right of remedy at law or in equity which State may have by reason of such default or breach:

- (a) Maintain this Permit in full force and effect and recover the consideration, if any, and other monetary charges as they become due, without terminating Permittee's right to use of the Property, regardless of whether Permittee has abandoned the Property; or
- (b) Immediately terminate this Permit upon giving written notice to Permittee, whereupon Permittee shall immediately surrender possession of the Property to State and remove all of Permittee's equipment and other personal property from the Property. In such event, State shall be entitled to recover from Permittee all damages incurred or suffered by State by reason of Permittee's default, including, but not limited to, the following:
 - (i) any amount necessary to compensate State for all the detriment proximately caused by Permittee's failure to perform its obligations under this Permit, including, but not limited to, compensation for the cost of restoration, repair and revegetation of the Property, which shall

be done at State's sole discretion and compensation for the detriment which in the ordinary course of events would be likely to result from the default; plus

(ii) at State's election, such other amounts in addition to or in lieu of the foregoing as may be permitted from time to time by applicable law.

- 22. State's Right to Cure Permittee's Default:** At any time after Permittee is in default or in material breach of this Permit, State may, but shall not be required to, cure such default or breach at Permittee's cost. If State at any time, by reason of such default or breach, pays any sum or does any act that requires the payment of any sum, the sum paid by State shall be due immediately from Permittee to State at the time the sum is paid. The sum due from Permittee to State shall bear the maximum interest allowed by California law from the date the sum was paid by State until the date on which Permittee reimburses State.
- 23. Revocation of Permit:** The State shall have the absolute right to revoke this Permit for any reason upon ten (10) days written notice to Permittee. Written notice to Permittee may be accomplished by electronic or facsimile transmission, and the notice period set forth in this paragraph shall begin on the date of the electronic or facsimile transmission, or, if sent by mail, on the date of delivery. If Permittee is in breach of the Permit or owes money to the State pursuant to this Permit, any prepaid monies paid by Permittee to State shall be held and applied by the State as an offset toward damages and/or amounts owed. Nothing stated herein shall limit the State's exercise of its legal and equitable remedies.
- 24. Recovery of Legal Fees:** In any action brought to enforce or interpret any provisions of this Permit or to restrain the breach of any agreement contained herein, or for the recovery of possession of the Property, or to protect any rights given to the State against Permittee, and in any actions or proceedings under Title 11 of the United States Code, if the State shall prevail in such action on trial or appeal, the Permittee shall pay to the State such amount in attorney's fees in said action as the court shall determine to be reasonable, which shall be fixed by the court as part of the costs of said action.
- 25. Voluntary Execution and Independence of Counsel:** By their respective signatures below, each Party hereto affirms that they have read and understood this Permit and have received independent counsel and advice from their attorneys with respect to the advisability of executing this Permit.
- 26. Reliance on Investigations:** Permittee declares that it has made such investigation of the facts pertaining to this Permit, the Property and all the matters pertaining thereto as it deems necessary, and on that basis accepts the terms and conditions contained in this Permit. Permittee acknowledges that State has made, and makes, no representations or warranties as to the condition of the Property, and Permittee expressly agrees to accept the Property in its as-is condition for use as herein permitted.
- 27. Entire Agreement:** The Parties further declare and represent that no inducement, promise or agreement not herein expressed has been made to them and this Permit contains the entire agreement of the Parties, and that the terms of this agreement are contractual and not a mere recital.
- 28. Warranty of Authority:** The undersigned represents that they have the authority to, and do, bind the person or entity on whose behalf and for whom they are signing this Permit and the attendant documents provided for herein, and this Permit and said additional documents are, accordingly, binding on said person or entity.
- 29. Assignment:** This Permit shall not be assigned, mortgaged, hypothecated, or transferred by Permittee, whether voluntarily or involuntarily or by operation of law, nor shall Permittee let, sublet or grant any license or permit with respect to the use and occupancy of the Property or any portion thereof, without the prior written consent of State.
- 30. Choice of Law:** This Permit will be governed and construed by the laws of the State of California.

STATE OF CALIFORNIA
Department of Parks and Recreation

**SONOMA COUNTY AGRICULTURAL
PRESERVATION and OPEN SPACE DISTRICT**

By: _____
Name: Danita Rodriguez
Title: District Superintendent
Bay Area

By: _____
Name:
Title:
Address:



SONOMA COUNTY
AGRICULTURAL PRESERVATION
AND OPEN SPACE DISTRICT

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ADDENDUM

**TO A PREVIOUSLY ADOPTED
MITIGATED NEGATIVE DECLARATION**

SONOMA COUNTY AGRICULTURAL PRESERVATION & OPEN SPACE DISTRICT

747 MENDOCINO AVENUE, SUITE 100
SANTA ROSA, CA 95401

PHONE: (707) 565-7360

FAX: (707) 565-7359

APRIL 1, 2014

The Sonoma County Agricultural Preservation & Open Space District (District) has prepared an Addendum to a Previously Adopted Mitigated Negative Declaration for the:

East Slope Segment of the Sonoma Mountain Ridge Trail

1 BACKGROUND

On September 24, 2013, the District's Board of Directors adopted a Mitigated Negative Declaration (MND) prepared for the East Slope Segment of the Sonoma Mountain Ridge Trail and approved the project as described in the Initial Study (IS)¹ in compliance with the California Environmental Quality Act (CEQA). As part of CEQA review, the District commissioned Sonoma County Permit and Resource Management Department (PRMD) biologists to assess existing conditions and potential impacts on biological resources and to prepare two reports: *East Slope Sonoma Mountain Ridge Trail Sensitive Wildlife Assessment* and *East Slope Sonoma Mountain Ridge Trail Wetland and Rare Plant Habitat Assessment*, which were included as Exhibits A and B to the MND/IS. The biological resources section of the adopted MND/IS contains the PRMD biologists' recommended impact avoidance and mitigation measures to protect sensitive bats, nesting birds, and California red-legged frogs. The PRMD background biological studies and CEQA analysis focused on the potential project impacts only within the actual East Slope Trail alignment on District fee or easement lands.

With the impact avoidance and mitigation measures described in BIO-1 and BIO-2 in the adopted MND/IS, the District found that the project would have a less-than-significant impact on biological resources. However, since the District's adoption of the MND/IS and approval of the project, it has come to staff's attention that the PRMD assessments did not evaluate existing conditions or potential impacts on the construction staging areas, access route to the trail site from the east side of the mountain, or on a ±500-foot trail connection segment on Jack London State Historic Park (SHP) land. This Addendum contains a description and analysis of new information and minor technical changes to the East Slope Segment of the Sonoma Mountain Ridge Trail Project Description as a result of the District's assessment of existing conditions and potential impacts on biological resources within the staging and access areas.

2 NEW INFORMATION FROM THE BIOLOGICAL ASSESSMENT OF THE TRAIL CONSTRUCTION ACCESS ROUTE AND STAGING AREAS

Construction and personal vehicles will be parked at Camp Via on Sonoma Development Center (SDC) property or near the historic orchard on Jack London SHP. The site will be accessed via the Coon Trap Trail within Jack London SHP, which includes an approximately 2-mile long trail that ascends from the historic orchard to the Sonoma Mountain ridge top along Mill Creek. Construction access will require up to 3 round trips for a small trail bulldozer and daily trips for up to 2 ATVs to bring materials and field crews to the site. Duration will be for approximately 21 days. There will be a small staging area (approximately 5 feet by 5 feet) at the ridge top for material storage and a job box. A ±500-foot new trail segment will be constructed to connect Coon Trap Trail to

¹ Resolution No. 13-0379

the East Slope Trail at the intersection with Sonoma Ridge Trail; this new trail segment will occur along an existing informal trail alignment.

The District engaged the Senior Wildlife Biologist from Prunuske Chatham, Inc. (PCI) to perform an on-site evaluation and to provide recommendations for impact avoidance and, if required, mitigation measures. The purpose of the survey was to characterize biological communities within the construction staging areas and access route to determine potential impacts on biological resources for additional CEQA review. The potential presence of and impacts on special-status species and natural resources were determined based on a comparison of existing habitat conditions and presence of unique habitat features and proximity of the area to reported occurrences for special-status species. The survey assessed the entire access route from the staging area at SDC to the ridge top at the beginning of the East Slope trail on March 4, 2014.

2.1 Access Route and Staging Areas Biological Assessment Findings and Recommendations

Construction access to the East Slope Segment of the Sonoma Ridge Trail and staging will require working within existing native habitats on lands owned by the SDC and Jack London SHP including a historic orchard planted by Jack London himself. Access to the site will occur through native oak woodlands, bay woodlands, and redwood and Douglas-fir dominated habitats. The lower portions of the mountain support California bay-dominated woodlands. Areas of mature coast redwood and Douglas-fir forest dominate the mid-elevation slopes. At the upper ridgeline, Sonoma Mountain is dominated by intact Oregon white oak woodland with an understory of native perennial grasses. Mill Creek, a seasonal tributary to Sonoma Creek, crosses Coon Trap Trail in several locations, and access will occur through these areas. At least one wetland seep occurs along the access route as well. These habitats support a wide variety and abundance of both native and special-status wildlife species. Based on a field assessment of the project area and background literature and CEQA document review, the proposed access and staging area support the following natural resources:

- High-quality native woodland and forested habitats and historical orchard planted by Jack London;
- Potential habitat for special-status Napa false indigo, a perennial plant that occurs in forest and woodland habitats;
- Habitat for a variety of common native wildlife species (e.g., birds, reptiles, amphibians, mammals, invertebrates);
- Breeding habitat for birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code;
- Habitat for special-status northern spotted owl;
- Potential habitat for foothill yellow-legged frog (wetted streams only) and California red-legged frog;
- Potential roosting and foraging habitat for special-status and common bat species; and
- Seasonal creek and wetland habitat.

2.2 Access Route and Staging Areas Biological Assessment Conclusions

With implementation of the impact avoidance measures included in the Minor Technical Changes section below and those outlined in the MND/IS, no potentially significant impacts that could not be avoided or mitigated to a less-than-significant level are likely to occur during construction, including access and staging, for the East Slope Segment of the Sonoma Ridge Trail project.

3 DISCUSSION OF MINOR TECHNICAL CHANGES TO THE PROJECT DESCRIPTION

The District will incorporate the following minor technical changes into the Project Description of the previously adopted MND/IS:

Measures to protect native plant communities and historic orchard

BIO-3: To avoid impacts on native plant communities and the historic orchard:

- A qualified biologist will meet with the District and trail crew supervisor to flag areas to avoid during construction activities. Areas of concern would include patches of native grassland, wetlands, and historic orchard trees. All materials used to demarcate avoidance areas will be removed at the close of construction.

- Any vehicle parking or staging areas will maintain a 15-foot setback from any individual orchard tree.
- Any vegetation removal along the access route will occur by hand (e.g., loppers, weed wacker). Vegetation removal will be kept to a minimum to provide appropriate access.
- Any downed material (e.g., limbs, debris piles) will be moved to habitats outside of the staging and access areas.
- All staging areas will be located outside of stands of native California bunchgrass.

Finding: With adherence to the avoidance measures above, impacts would be less than significant.

Measures to protect Napa false indigo

BIO-4: To avoid impacts on Napa false indigo:

- Prior to any vegetation removal along the access route, a preconstruction survey for Napa false indigo will be performed. Any plants identified along the trail route will be flagged and avoided during construction. All materials used to demarcate avoidance areas will be removed at the close of construction.

Finding: With adherence to the avoidance measures above, impacts would be less than significant.

Measures to protect native wildlife species

BIO-5: To avoid impacts on native wildlife:

- A preconstruction survey (on the day preceding work and/or ahead of the construction crew) will be performed prior to any vegetation removal by a qualified biologist. If terrestrial species are observed within the work area or immediate surroundings, these areas will be avoided until the animal(s) has (have) vacated the area and/or the animal(s) will be relocated out of the project area by the qualified biologist.
- Work areas will be surveyed periodically during construction to ensure that no terrestrial species are being impacted by construction activities.

Finding: With adherence to the avoidance measures above, impacts would be less than significant.

Measures to protect special-status (i.e., northern spotted owl) and other breeding bird species

The following impact avoidance measure is essentially the same as BIO-1 of the adopted MND/IS with one exception. The required buffer has been enlarged from 200 to 300 feet for larger birds, such as owls and raptors. This change is indicated in underscored italics below.

BIO-6: To avoid potential losses of nesting birds, construction activities will occur outside of the critical breeding period. If activities must occur during the normal breeding season, work areas, including access route and staging, will be surveyed by a qualified biologist prior to commencing. If active nests or behavior indicative of nesting are encountered, those areas plus a 50-foot buffer for small songbirds and 300-foot buffer for larger birds (e.g., owls, raptors) designated by the project biologist will be avoided until the nests have been vacated. If the site is left unattended for more than one week following the initial survey(s), additional surveys will be completed. Ongoing construction monitoring will occur to ensure no nesting activity is disturbed. If state and/or federally listed birds are found breeding within the area, activities will be halted until breeding has been completed for the season, as determined by a qualified biologist.

Finding: With adherence to the avoidance measures above, impacts would be less than significant.

Measures to protect special-status frogs

The following impact avoidance measure is essentially the same as BIO-2 of the adopted MND/IS with one exception. The required training and impact avoidance requirements pertain to foothill yellow-legged frog as well as California red-legged frog. Common amphibians will be protected in accordance with BIO-5 above.

BIO-7: To avoid impacts on special-status frogs:

- A preconstruction survey for frogs should will prior to beginning work, and work will only occur in areas that have been surveyed. Frogs surveys would be restricted to the stream channels. If found, frogs should be allowed to exit the area before any vehicular access across the stream channel. If frogs are present,

all stream crossings should be surveyed before each vehicle crossing daily. Daily surveys may be completed by a construction crew personnel trained by a qualified biologist.

- Before any construction begins, a qualified biologist will conduct a training session for all construction crew personnel. The training will include a discussion of the sensitive biological resources within the project site and the potential presence of special-status species. This will include a discussion of special-status species' habitats, protection measures to ensure species are not impacted by project activities, project boundaries, and biological conditions outlined in the project permits.
- Proper erosion control and other water quality Best Management Practices (BMPs) will be implemented to avoid sedimentation and disturbance to aquatic habitats; see measures below.

Finding: With adherence to the avoidance measures above, impacts would be less than significant.

Measures to protect special-status and common bat species:

BIO-8: To avoid impacts on special-status and common bat species:

- Any trees over 6 inches in diameter at breast height will be surveyed by a qualified biologist prior to removal. If occupied roosting habitat is identified, removal of roost tree(s) will not be allowed until the roost is abandoned or unoccupied.
- Prior to commencing work, all construction crew members will be trained by a qualified biologist on the status, life history characteristics, and avoidance measures for bats.
- Construction will be limited to daylight hours to avoid interference with the foraging abilities of bats.

Finding: With adherence to the avoidance measures above, impacts would be less than significant.

Measures to protect aquatic resources:

BIO-9: To avoid impacts on streams and wetlands:

- All work will occur during the dry season.
- All stream and wetland crossings with flowing or standing water should be protected from vehicle access through placement of a temporary spanning structure (i.e., timbers with plywood sheeting or similar material).
- Vehicles will not be allowed to cross through flowing water without protection measures in place.
- Equipment will be checked daily for leaks, and spill clean-up materials will be kept with each vehicle at all times.
- If any disturbance to the streambed or banks occurs as a result of construction access, conditions will be repaired and returned to preconstruction condition upon completion of the project.

Finding: With adherence to the avoidance measures above, impacts would be less than significant.

4 DISCUSSION OF CEQA PROCESS AND POTENTIAL ENVIRONMENTAL EFFECTS

CEQA provides a process for evaluating changes to a project in cases such as these. The process is defined in the CEQA Guidelines §15162 and implements Public Resources Code §21166, which limits preparation of a subsequent document to certain situations.

CEQA Guidelines §15162(a) states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects;*
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to*

the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as a completed or the Negative Declaration was adopted, shows any of the following:*
- A. *The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration*
 - B. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - C. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.*

CEQA Guidelines §15162(b) states:

If changes to a project or its circumstances occur or new information becomes available after adoption of a Negative Declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise, the lead agency shall determine whether to prepare a subsequent Negative Declaration, an addendum, or no further documentation.

CEQA Guidelines §15164 regarding an Addendum to an EIR or Negative Declaration states:

- a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- d) *The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

4.1 Analysis of Potential Environmental Effects

The previously adopted MND/IS included actions required to protect biological resources during project activities. These included impact avoidance and mitigation measures, such as pre-construction surveys and crew training about sensitive species. New guidance from an assessment of existing conditions within access and staging areas on State Parks' and SDC lands provides additional impact avoidance actions that are hereby incorporated into the adopted MND/IS; see Section 3 above. No new potentially significant impacts were identified. The minor technical changes in the project description associated with the access and staging areas will result in environmental impacts similar to those analyzed in the previously adopted MND and will not require additional mitigation measures to address new environmental impacts.

5 CONCLUSION

The MND/IS prepared for the East Slope Segment of the Sonoma Mountain Ridge Trail recognized that actions were required during project implementation to protect and avoid adverse impacts on biological resources. The

new information provided in the March 2014 assessment of the access and staging areas does not identify any substantial new impacts and will not require major revisions in the previously adopted MND due to the potential for new significant environmental effects. All potentially significant environmental impacts that were identified in the previously adopted MND/IS will be mitigated to a less-than-significant level.

The proposed minor technical changes in the Project Description for the East Slope Segment of the Sonoma Mountain Ridge Trail will not result in any of the conditions stipulated in CEQA Guidelines §15162(a)(3)(A-C). Therefore, the District has prepared this Addendum to the previously adopted MND pursuant to CEQA Guidelines §15164. This Addendum does not require circulation for public review, as noted in CEQA Guidelines §15164(c).

Jack London State Historic Park

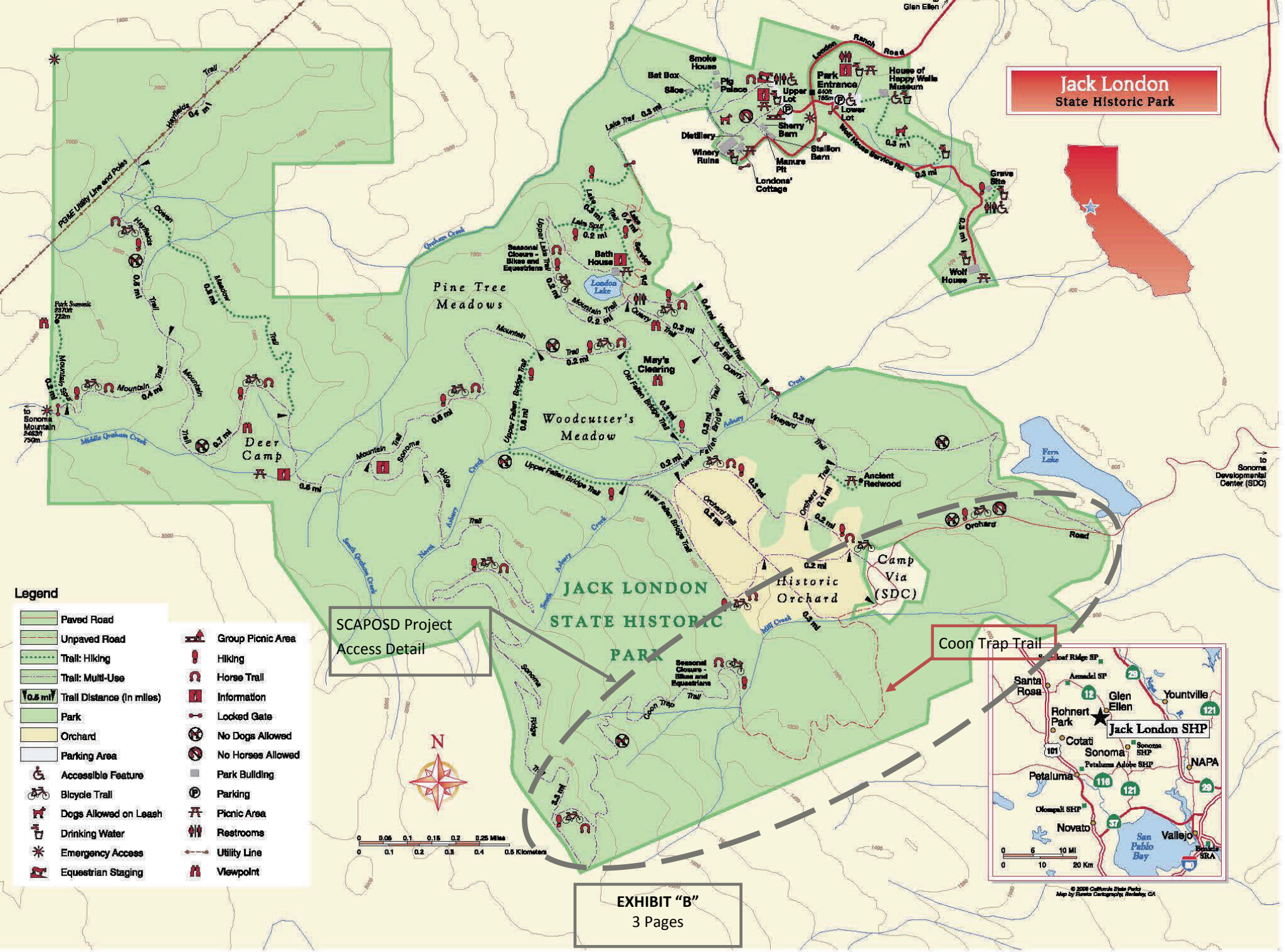
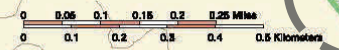


- Legend**
- Paved Road
 - Unpaved Road
 - Trail: Hiking
 - Trail: Multi-Use
 - Trail Distance (in miles)
 - Park
 - Orchard
 - Parking Area
 - Accessible Feature
 - Bicycle Trail
 - Dogs Allowed on Leash
 - Drinking Water
 - Emergency Access
 - Equestrian Staging
 - Group Picnic Area
 - Hiking
 - Horse Trail
 - Information
 - Locked Gate
 - No Dogs Allowed
 - No Horses Allowed
 - Park Building
 - Parking
 - Picnic Area
 - Restrooms
 - Utility Line
 - Viewpoint

SCAPOS D Project
Access Detail

Coon Trap Trail

EXHIBIT "B"
3 Pages



© 2008 California State Parks
Map by Emoris Cartography, Berkeley, CA

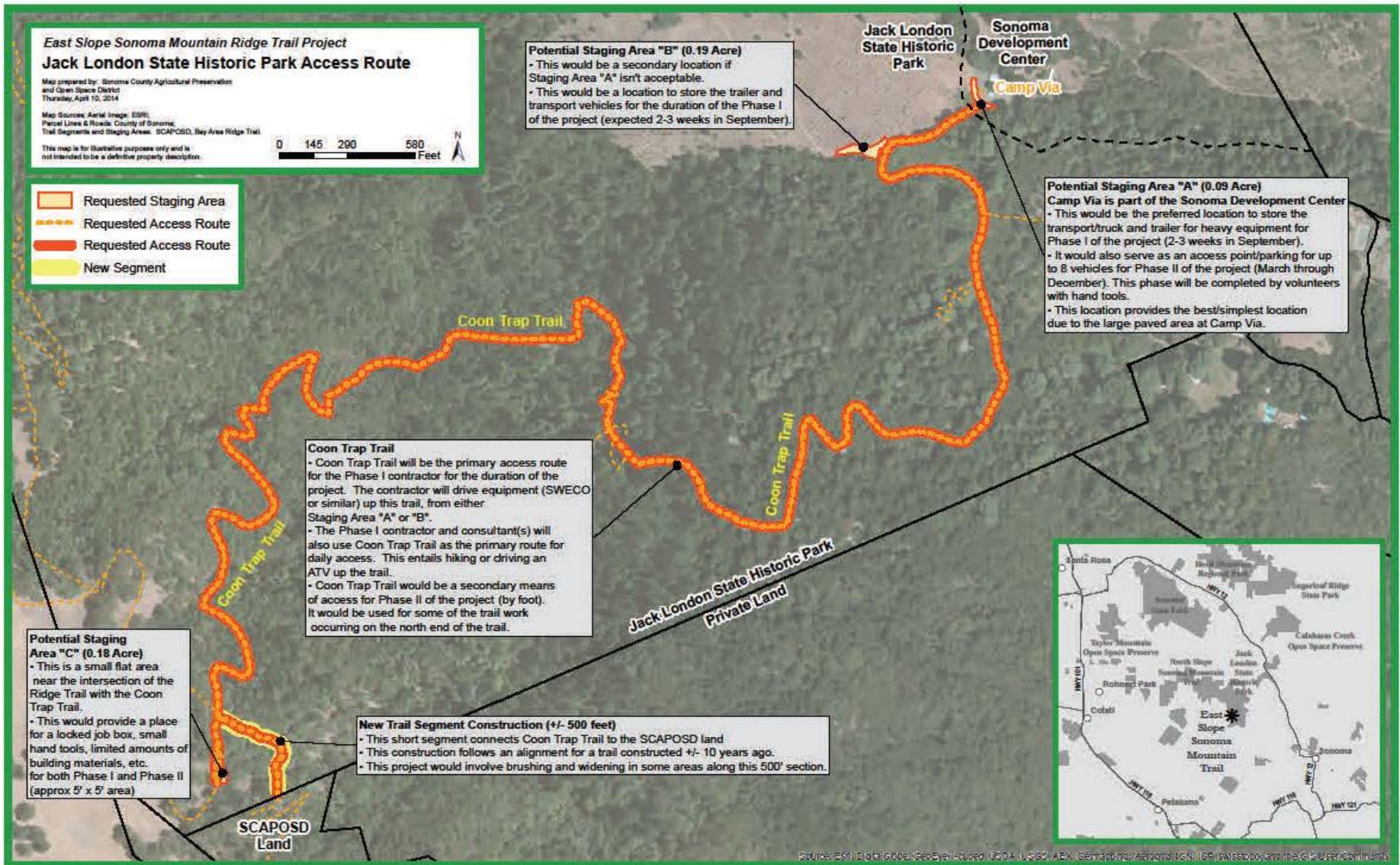


EXHIBIT "B"
 Page 2

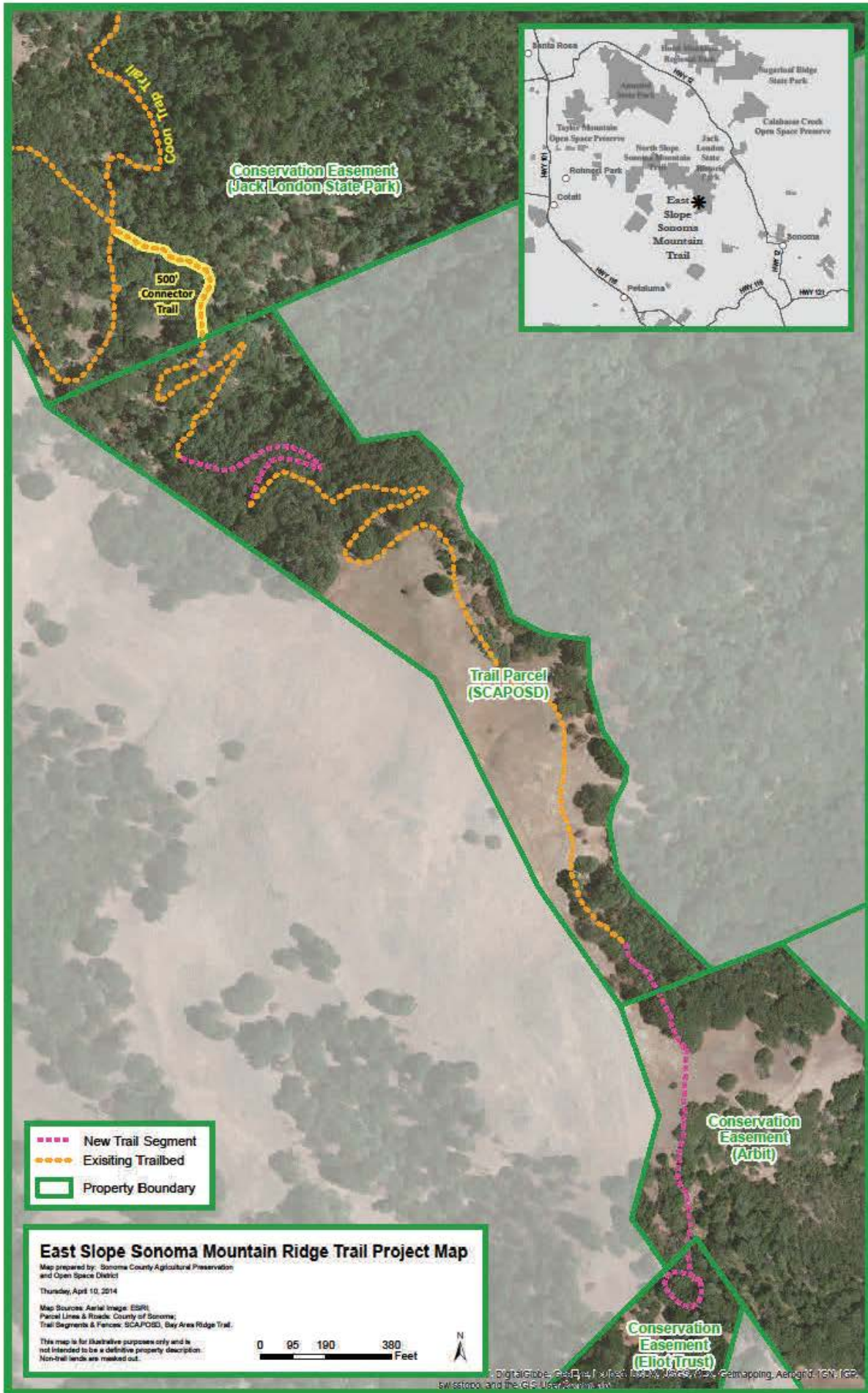


EXHIBIT "C"

18 Pages

PROJECT DESCRIPTION

Issuance of Right of Entry Permit (ROE Permit) to Sonoma County Agriculture Preservation and Open Space District (SCAPOS) for access via Coon Trap Trail on Jack London State Historic Park (JLSHP) to their adjacent property and for trail construction on the 500' connecting trail segment on park property; and construction of the 500' connecting trail segment on park property to provide additional recreational opportunities for the park visitor. SCAPOS has performed CEQA evaluation of this project and mitigations via its Addendum to its previously adopted MND/IS, dated April 1, 2014.

Work includes:

- 1) ROE Permit to SCAPOS for access via Coon Trap Trail for SCAPOS to perform trail construction on its adjacent property and on park property for a period of several weeks in September and October 2014 (during dry months outside of bird breeding season) as follows:
 - a. SCAPOS's contractor and crew (likely 2-3 people total) to access the trail construction area via ATV daily, and 1-2 round trips for trail building equipment (such as trail bulldozer and powered wheelbarrows);
 - b. SCAPOS's staff and consultants in support of trail construction (perhaps 2-5 round trips per week);
 - c. Access route via Coon Trap Trail would be restored by SCAPOS to original or better condition at the completion of the project.

- 2) SCAPOS's use of areas adjacent to /or along Coon Trap Trail for temporary construction staging areas as specified on the attached map, Exhibit "C", "Jack London State Historic Park Access Route" and as follows:
 - a. One alternate staging area for vehicles and trailers near the historic orchard (in consultation with State's Environmental Scientist and area that will not harm historic orchard's root system);
 - b. One staging area for job box and tools near the summit (area that does not include native grasslands);
 - c. All uses would follow the applicable CEQA mitigations as provided in the MND/IS Addendum.

- 3) SCAPOS, in consultation with State, to oversee and perform the construction of the 500' park connector trail, so that there is public access to the new trail on SCAPOS's property connecting to the Sonoma Ridge Trail on JLSHP. This 500' of trail segment on park property has the remnants of a trail constructed roughly 10 years ago. Construction of the park property trail segment is detailed via the attached project description, drawings and trail construction log prepared by State Parks' Jason Spann and is summarized as follows:
 - a. Brushing to the full width of the trail (FYI, all vegetation needing to be brushed is <6" dia) in accordance with California State Parks Trail Handbook;
 - b. Widening of the trail to 48" which will include excavation of up to six cubic yards; importing fill, wall rock, crush fill or drain rock, and aggregate for trail surface; provide a trail out-slope of 8%-12% and remove obstacles to sheet flow drainage such as organic

duff or rock edging on the downhill side of the trail; install rock retaining wall as needed for bank stability; install trail directional signage at the intersection of the Coon Trap Trail, East Ridge Trail and East Sonoma Trail connector by placing the sign on a post within hole, excavated 12 inch diameter x 24 inches deep;

- c. Completing the trail to meet the standards of the California State Parks Trail Handbook;
- d. All construction work on park property will be in consultation and oversight with State Parks' staff;
- e. All construction work on park property will be performed in the dry months beginning in September through the end of October in consultation with State Parks' staff;
- f. Repair/restore any damage to the Coon Trap Trail, incurred during Permittee's use as access route to trail construction site, to original or better condition at the completion of the trail construction project. Damage to Coon Trap Trail will be as determined by State Environmental Scientist during pre- and post- construction inspections with Permittee.

East Slope Sonoma Ridge Trail Connector

Project Description

The purpose of the East Sonoma Ridge Trail connector is to provide a multi-use (hike, bike, equestrian) connection from the East Ridge Trail and Coon Trap Trail, located on Jack London SHP property, to the proposed East Slope Sonoma Mountain multi-use (hike, bike, equestrian) Trail. The proposed trail will start at the intersection of Coon Trap and East Ridge Trail, located on Jack London SHP land, and extends approximately 500 feet to the boundary between Jack London SHP and Sonoma County Agricultural Preservation and Open Space District (SCAPOS). The proposed trail design will utilize an existing non-system trail corridor. The existing trail corridor contains unmaintained cut/fill constructed trail and a few locations of rock retaining wall and rock edged trail. Overall the existing corridor displays a good topographical and curvilinear alignment facilitating good drainage and sustainability.

The proposed design will utilize the existing corridor for the proposed trail connection. The project proposes approximately 254 linear feet of minor trail realignment within the corridor to provide improved linear grade transitions and reduce potential impacts caused by mechanical wear, abrupt grade changes, and trail sections where linear grades may exceed cross slopes leading to increased potential for trail erosion. Minor reroutes will require the limited removal or excavation of rock necessary to provide the required trail bench. Locations where rock removal and excavation is required will need to be evaluated after rock removal/excavation to determine if rock retaining wall will be required to support the outside edge of the trail. Materials for rock retaining walls (wall rock, crush fill or drain rock, and aggregate for trail surface) will need to be provided as necessary. Fill material generated from trail reroute construction will be relocated downslope and used to re-contour the abandoned sections of trail back to pre-trail conditions. In locations where minor reroutes are not required the existing trail bed will be reconstructed. Reconstruction will involve work necessary to establish a minimum 4 foot wide trail, provide a trail out slope of 8%-12% and remove obstacles to sheet flow drainage such as organic duff or rock edging on the downhill side of the trail. The installation of trail directional signage will also be required at the intersection of the Coon Trap Trail, East Ridge Trail and East Sonoma Ridge Trail connector. See attached trail work log for more detailed design.

It is recommended that the trail alignment and any associated structures be located with a tight flag line after initial brushing and prior to construction. Flags should be located to represent the trail grade at that location and the starting and ending point of trail structures should be identified. Flag alignment should be verified by a state park representative prior to

construction. A state park construction supervisor should be present during the construction of this trail segment. If full time supervision is not possible than at a minimum there should be periodic site inspections to ensure plans and specifications are being followed. A pre-final inspection should be held by the states representative and the contractor to ensure all design and layout issues are identified and a punch list of items to be completed should be developed. A final inspection should verify that all punch list items developed in the pre-final inspection were addressed.

CONSTRUCTION ACTIVITY	TOTALS	UNIT	PER UNIT COST	LABOR COST	MATERIAL COST
Brushing and Clearing Activities					
Trail Brushing maint. (light)	0	260	lin ft @ \$ 16.00 =	\$ -	
Trail Brushing maint. (medium)	0	160	lin ft @ \$ 16.00 =	\$ -	
Trail Brushing maint. (heavy)	0	120	lin ft @ \$ 16.00 =	\$ -	
Trail Brushing const. (light)	0	120	lin ft @ \$ 16.00 =	\$ -	
Trail Brushing const. (medium)	528	60	lin ft @ \$ 16.00 =	\$ 140.80	
Trail Brushing const. (heavy)	0	30	lin ft @ \$ 16.00 =	\$ -	
Clearing, tree& stob removal, light	0	80	lin ft @ \$ 16.00 =	\$ -	
Clearing, tree& stob removal, med.	528	40	lin ft @ \$ 16.00 =	\$ 211.20	
Clearing, tree& stob removal, heavy	0	20	lin ft @ \$ 16.00 =	\$ -	
# of Down Tree Removal 1'- 3' chainsaw	0	2	ea @ \$ 16.00 =	\$ -	
# of Down Tree Removal 4'- 6' chainsaw	0	6	ea @ \$ 16.00 =	\$ -	
# of Down Tree Removal 7'- 9' chainsaw	0	12	ea @ \$ 16.00 =	\$ -	
# of Down Tree Removal 1'- 3' crosscut	0	6	ea @ \$ 16.00 =	\$ -	
# of Down Tree Removal 4'- 6' crosscut	0	20	ea @ \$ 16.00 =	\$ -	
# of Down Tree Removal 7'- 9' crosscut	0	40	ea @ \$ 16.00 =	\$ -	
Standing Tree Removal	0		Hours @ \$ 16.00 =	\$ -	
Stump Removal	0		Hours @ \$ 16.00 =	\$ -	
Trio Maintenance					
Trio Maintenance (light) 2' or < tread	0	40	lin ft @ \$ 16.00 =	\$ -	
Trio Maintenance (med) 4' or < tread	0	30	lin ft @ \$ 16.00 =	\$ -	
Trio Maintenance (heavy) 5' or < tread	0	20	lin ft @ \$ 16.00 =	\$ -	
Trail Construction (new)					
Dozer Construction					
Hand Crew Finishing of Dozer Construction	0	40	lin ft @ \$ 16.00 =	\$ -	
Hand Crew Construction					
Hand Crew Construction <20% Side slope					
Trail Construction 2' Wide	0	20	lin ft @ \$ 16.00 =	\$ -	
Trail Construction 3' Wide	0	10	lin ft @ \$ 16.00 =	\$ -	
Trail Construction 4' Wide	0	4	lin ft @ \$ 16.00 =	\$ -	
Hand Crew Construction 20% - 40% Side slope					
Trail Construction 2' Wide	0	7	lin ft @ \$ 16.00 =	\$ -	
Trail Construction 3' Wide	0	5	lin ft @ \$ 16.00 =	\$ -	
Trail Construction 4' Wide	254	2.5	lin ft @ \$ 16.00 =	\$ 1,625.60	
Hand Crew Construction 40% - 60% Side slope					
Trail Construction 2' Wide	0	5	lin ft @ \$ 16.00 =	\$ -	
Trail Construction 3' Wide	0	2.5	lin ft @ \$ 16.00 =	\$ -	
Trail Construction 4' Wide	0	1.5	lin ft @ \$ 16.00 =	\$ -	
Hand Crew Construction 60%+ Side slope					
Trail Construction 2' Wide	0	3	lin ft @ \$ 16.00 =	\$ -	
Trail Construction 3' Wide	0	1.5	lin ft @ \$ 16.00 =	\$ -	
Trail Construction 4' Wide	0	0.5	lin ft @ \$ 16.00 =	\$ -	
Vibraplate Equipment Hours	1.6		Hours		
Trail Reconstruction					
Dozer Reconstruction					
Hand Crew Support of Dozer Reconstruction	0	40	lin ft @ \$ 16.00 =	\$ -	
Hand Crew Reconstruction					
Trail Reconstruction (light or 2' tread)	0	12	lin ft @ \$ 16.00 =	\$ -	
Trail Reconstruction (med or 3' tread)	0	8	lin ft @ \$ 16.00 =	\$ -	
Trail Reconstruction (heavy or 4' tread)	273	6	lin ft @ \$ 16.00 =	\$ 728.00	
Vibraplate Equipment Hours	1.7				
Switchback & Climbing Turns					
Switchback Construction 2' or < tread	0	40	ea @ \$ 16.00 =	\$ -	
Switchback Construction 4' or < tread	0	56	ea @ \$ 16.00 =	\$ -	
Climbing Turn Construction 2' or < tread	0	24	ea @ \$ 16.00 =	\$ -	
Climbing Turn Construction 4' or < tread	0	40	ea @ \$ 16.00 =	\$ -	
Switchback Reconstruction 2' or < tread	0	16	ea @ \$ 16.00 =	\$ -	
Switchback Reconstruction 4' or < tread	0	24	ea @ \$ 16.00 =	\$ -	
Climb. Turn Reconstruction 2' or < tread	0	8	ea @ \$ 16.00 =	\$ -	
Climb. Turn Reconstruction 4' or < tread	0	16	ea @ \$ 16.00 =	\$ -	
Upper Leg Barrier Installation See Miscellaneous. Excavation, Imports, Exports					
Turnpikes					
Wall-less Turnpike, Native Soils 3'or<	0	5	lin ft @ \$ 16.00 =	\$ -	
Wall-less Turnpike, Native Soils 4'or<	0	4	lin ft @ \$ 16.00 =	\$ -	
Wall-less Turnpike, Native Soils 5'or<	0	3	lin ft @ \$ 16.00 =	\$ -	
Turnpikes/Causeways Surfacing Imported Materials - Wheel Barrows					
Aggregate Import < 300'	0	13	cu ft @ \$ 16.00 =	\$ -	
Aggregate Import > 300'< 800'	60	7	cu ft @ \$ 16.00 =	\$ 137.14	
Aggregate Import > 800'< 1300'	0	5	cu ft @ \$ 16.00 =	\$ -	
Aggregate Import >1300'<1800'	0	3.5	cu ft @ \$ 16.00 =	\$ -	
Aggregate Import >1800'<2300'	0	1.5	cu ft @ \$ 16.00 =	\$ -	
Turnpikes/Causeways Surfacing Imported Materials -Toters 1000lb Capacity (ex. BP602)					

CONSTRUCTION ACTIVITY	TOTALS	UNIT	PER UNIT COST	LABOR COST	MATERIAL COST
Aggregate Import < 300'	0	20 cu ft	@ \$ 16.00 =	\$ -	
Aggregate Import > 300' < 800'	0	13 cu ft	@ \$ 16.00 =	\$ -	
Aggregate Import > 800' < 1300'	0	10 cu ft	@ \$ 16.00 =	\$ -	
Aggregate Import > 1300' < 1800'	0	7 cu ft	@ \$ 16.00 =	\$ -	
Aggregate Import > 1800' < 2300'	0	5 cu ft	@ \$ 16.00 =	\$ -	
Turnpikes/Causeways Surfacing Imported Materials -Toters 660lbs Capacity (ex. BP419)					
Aggregate Import < 300'	0	15 cu ft	@ \$ 16.00 =	\$ -	
Aggregate Import > 300' < 800'	0	9 cu ft	@ \$ 16.00 =	\$ -	
Aggregate Import > 800' < 1300'	0	7.5 cu ft	@ \$ 16.00 =	\$ -	
Aggregate Import > 1300' < 1800'	0	5.5 cu ft	@ \$ 16.00 =	\$ -	
Aggregate Import > 1800' < 2300'	0	3.5 cu ft	@ \$ 16.00 =	\$ -	
Total Toter Hours	0.0	Hours			
Cubic Yards Imported	2	cu yd	@ \$ 42.00 =		\$ 93.33
Soft Surface Accessible Surfacing Finishing					
Imported Aggregate Finishing	0	20 sq ft	@ \$ 16.00 =	\$ -	
Native Tread Finishing	0	10 sq ft	@ \$ 16.00 =	\$ -	
Vibraplate Equipment Hours	0.0				
Trail Stabilizers and Asphalt Surfacing					
Trail Hardening Install	0	68 sq ft	@ \$ 16.00 =	\$ -	
Trail Hardening Material	0	1 sq ft	@ \$ 0.85 =		\$ -
Trail Paving Contract (Asphalt) 4'x2.5"	0	1 sq ft	@ \$ 3.72 =		\$ -
Trail Paving Hand, Wheelbarrows					
Trail Paving Hand 4'x2.5" <300'	0	32 sq ft	@ \$ 16.00 =	\$ -	
Trail Paving Hand 4'x2.5" >300' <800'	0	24 sq ft	@ \$ 16.00 =	\$ -	
Trail Paving Hand 4'x2.5" >800' <1300'	0	16 sq ft	@ \$ 16.00 =	\$ -	
Asphalt Cost 2.5" depth	0	sq ft	@ \$ 1.60 =		\$ -
Cubic Yards Asphalt Imported	0	Cubic Feet	-Transport of Material/Fill for Walls, Pads, Overlooks etc.		
Rock Trail Structures					
Riprap Rock Tread Armoring/Armored Drainage Crossings					
Riprap Construction	0	1 cu ft	@ \$ 16.00 =	\$ -	
Drainage Lens	0	4 cu ft	@ \$ 16.00 =	\$ -	
Quarry rock 4"-8"	0.0	cu yd	@ \$ 60.00 =		\$ -
Fabric for lens	0	sq ft	@ \$ 0.90 =		\$ -
Culvert Rock					
Rock headwall construction	0	1 cu ft	@ \$ 16.00 =	\$ -	
Rock Culverts Open and Closed	0	1 cu ft	@ \$ 16.00 =	\$ -	
Retaining Wall Rock					
Structural Multi-tier	120	1 cu ft	@ \$ 16.00 =	\$ 1,920.00	
Non Structural (junk wall)	0	4 cu ft	@ \$ 16.00 =	\$ -	
Causeway Wall/Single-tier	0	2 cu ft	@ \$ 16.00 =	\$ -	
Bridge Abutments-Mortar Rock	0	1.5 cu ft	@ \$ 16.00 =	\$ -	
Mortar Rock Wall	0	1.5 cu ft	@ \$ 16.00 =	\$ -	
<i>Large Rock Movement for Barrier or Pinch Point - See Log and Rock Barrier Movement</i>					
Steps Rock					
Rock Steps Structural Framed	0	0.5 cu ft	@ \$ 16.00 =	\$ -	
Rock Steps Non Structural	0	1.5 cu ft	@ \$ 16.00 =	\$ -	
Mortar Rock Steps	0	0.5 cu ft	@ \$ 16.00 =	\$ -	
Mortar for All Mortared Rock Structures	0	94 lb bags	@ \$ 7.90 =		\$ -
Total Rock Needed All Rock Structures	120	Cubic Feet	-Transport of Material/Fill for Walls, Pads, Overlooks etc.		
Rock Selection					
Total Rock Selected from Off Site Quarry	120	4 cu ft	@ \$ 16.00 =	\$ 480.00	
Total Rock Gathering/Transport Time from Surrounding Hillsides	0	4 cu ft	@ \$ 16.00 =	\$ -	
Rock Harvested from Project Rock Excavation	0	4 cu ft	@ \$ 16.00 =	\$ -	
Total Rock Purchased Cubic Yards	4.4	cu yd	@ \$ 90.00 =		\$ 400.00
Rock Wall Rock Left Over	0	Cubic Feet	-Should be "0"		
Total Crush Fill for Retaining Walls and Causeway From Trail Log	30	Cubic Feet	-Transport of Material/Fill for Walls, Pads, etc.		
Total Crush Fill Gathered from Surrounding Hillsides	0	8 cu ft	@ \$ 16.00 =	\$ -	
Crush Fill Gathered from Project Rock Excavation	0	8 cu ft	@ \$ 16.00 =	\$ -	
Crush Made from Larger Rock	0	5 cu ft	@ \$ 16.00 =	\$ -	
Total Crush Purchased Cubic Yards	1.1	cu yd	@ \$ 40.00 =		\$ 44.44
Wood Trail Structures Retaining Wall Wood					
Standard, Structural Wall 4" x 8"	0	1 sq ft	@ \$ 16.00 =	\$ -	
Board Feet of 4" x 8"	0	bd ft	@ =		
Turnpike Wall	0	5 lin ft	@ \$ 16.00 =	\$ -	
Board Feet of 4" x 6" Turnpike Wall	0	bd ft	@ \$ 3.00 =		\$ -
Rebar for All Wall Above	0	lin ft	@ \$ 0.48 =		\$ -
Step Construction - Wood					

CONSTRUCTION ACTIVITY	TOTALS	UNIT	PER UNIT COST	LABOR COST	MATERIAL COST
Standard Step	0	1 ea	@ \$ 16.00 =	\$ -	
Waterbar, wood	0	1 ea	@ \$ 16.00 =	\$ -	
Interlocking Steps-Single	0	0.5 ea	@ \$ 16.00 =	\$ -	
Interlocking Steps-Double	0	0.33 ea	@ \$ 16.00 =	\$ -	
Full Crib Steps	0	0.2 ea	@ \$ 16.00 =	\$ -	
Number of Redwood 4" x 8" x 4' Pieces	0	0 bd ft	@ \$ 2.80 =		
Rebar for steps	0	lin ft	@ \$ 0.48 =		\$ -
Cable Steps (add in anchor steps)	0	1 ea	@ \$ 16.00 =	\$ -	
6"x 6" Wood Step	0	bd ft			
Cable & clamps	0	ea	@ \$ 3.80 =		\$ -
Cut-out Stringer Steps	0	0.75 lin ft	@ \$ 16.00 =	\$ -	
Footage of 3" x 12" wood stringers & step	0	lin ft			
Board Feet 3"x 12"	0	bd ft			
Bridge Abutment Construction - Wood					
Wood Cribbed (Cubic Feet)	0	1 sq ft	@ \$ 16.00 =	\$ -	
Wood materials 8"x 8" Minimum	0	bd ft			
Wood Fencing, Barriers and Edge Protection					
Split Rail Fencing Installation 3 Rail	0	10 lin ft	@ \$ 16.00 =	\$ -	
Split Wood Materials	0	bd ft	@ \$ 3.80 =		\$ -
Hand Railing No Mid Rail	0	10 lin ft	@ \$ 16.00 =	\$ -	
4" x 6"x10' Handrail Materials (top rail)	0	0 bd ft			
4" x 6"x 6' Handrail Materials (post)	0	0 bd ft			
Hand Railings Wood (With Diagonals)	0	5 lin ft	@ \$ 16.00 =	\$ -	
4" x 6"x10' Handrail Materials (top rail)	0	0 bd ft			
4" x 6"x 12' Handrail Materials (diagonal rail)	0	0 bd ft			
4" x 6"x 6' Handrail Materials (post)	0	0 bd ft			
Hand Railings (With Post Sills)	0	3 lin ft	@ \$ 16.00 =	\$ -	
4" x 6"x10' Handrail Materials (top rail)	0	0 bd ft			
4" x 6"x 12' Handrail Materials (diagonal rail)	0	0 bd ft			
4" x 6"x 6' Handrail Materials (post)	0	0 bd ft			
4" x 6"x 3.5' Handrail Materials (post braces)	0	0 bd ft			
6"x 8" x 8' Post Sill Materials	0	0 bd ft			
Symbolic and Plastic Exclusion Fencing	0	200 lin ft	@ \$ 16.00 =	\$ -	
Materials	0	200 lin ft	@ \$ 1.00 =	\$ -	\$ -
Edge Protection (wood/log)					
Edge Protection (wood/log)	0	10 lin ft	@ \$ 16.00 =	\$ -	
Down Tree Gathering/Transport Time	0	50 lin ft	@ \$ 16.00 =	\$ -	
Dimensioned Wood Material Costs					
Redwood Rough Material Cost 3" Stock	0.0	bd ft	@ \$ 2.80 =		\$ -
Redwood Rough Material Cost 4" Stock	0.0	bd ft	@ \$ 2.80 =		\$ -
Redwood Surfaced Handrail Cost 4" Stock	0.0	bd ft	@ \$ 3.00 =		\$ -
Redwood Rough Material Cost 6" Stock	0.0	bd ft	@ \$ 3.00 =		\$ -
Redwood Materials Cost 8" Stock	0.0	bd ft	@ \$ 3.00 =		\$ -
Non-Native Material Retaining Walls					
Soldier Pile Retaining Walls					
Soldier Pile with Timber Lagging - Labor	0	1.5 sq ft	@ \$ 16.00 =	\$ -	
Length of 2' Soldier Pile, Lagging & Wings	0	lin ft	@ \$ - =		\$ -
Number of Corners	0	ea			
Boards: insert 1 for wood or 2 for plastic	0				
Length of 3' Soldier Pile, Lagging & Wings	0	lin ft	@ \$ - =		\$ -
Number of Corners	0	ea			
Boards: insert 1 for wood or 2 for plastic	0				
Length of 4' Soldier Pile, Lagging & Wings	0	lin ft	@ \$ - =		\$ -
Number of Corners	0	ea			
Boards: insert 1 for wood or 2 for plastic	0				
Total Retaining Wall Fill	0	cu ft	@ \$ 40.00 =		\$ -
Geotextile and Cellular Confinement Retaining Walls					
Geotextile Fabric Wall	0	4 sq ft	@ \$ 16.00 =	\$ -	
Geotextile Fabric	0	sq ft	@ \$ 0.11 =		\$ -
Cellular Confinement Wall	0	4 cu ft	@ \$ 16.00 =	\$ -	
Cellular Confinement Materials	0	cu ft	@ \$ 2.75 =		\$ -
Concrete Retaining Walls/Pours					
Concrete Retaining Walls/Pours - Labor Haul	0	hrs	@ \$ 16.00 =	\$ -	\$ -
Concrete Pour #1 Length - Height- Width	0	0 cf			
Concrete Pour #2 Length - Height- Width	0	0 cf			
Concrete Pour #3 Length - Height- Width	0	0 cf			
Concrete Pour #4 Length - Height- Width	0	0 cf			
Concrete Pour Totals	0	cu ft			\$ -
Forming	0	3 sq ft	@ \$ 16.00 =	\$ -	
Pouring	0	4 cu ft	@ \$ 16.00 =	\$ -	
Trail Bridging Structures					
Culverts					
ABS Culvert Single Wall					

CONSTRUCTION ACTIVITY	TOTALS	UNIT	PER UNIT COST	LABOR COST	MATERIAL COST
1' dia. Pipe	0	2.5 lin ft	@ \$ 16.00 =	\$ -	\$ -
1.5' dia. Pipe	0	2 lin ft	@ \$ 16.00 =	\$ -	\$ -
2' dia. Pipe	0	1.5 lin ft	@ \$ 16.00 =	\$ -	\$ -
3' dia. Pipe	0	1 lin ft	@ \$ 16.00 =	\$ -	\$ -
Fabric for culverts	0	sq ft	@ \$ 0.11 =	\$ -	\$ -
Puncheons and Boardwalks					
Puncheon Construction Labor	0	0.75 lin ft	@ \$ 16.00 =	\$ -	\$ -
Puncheon Materials 5' wide	0	10' Based on puncheon cost sheet =		\$ -	\$ -
Boardwalk Construction					
Standard Design - Mud Sill & Joist 4' wide	0	0.75 lin ft	@ \$ 16.00 =	\$ -	\$ -
Trex decking & Bull rails	0	12' Based on boardwalk cost sheet =		\$ -	\$ -
Helical Anchor, Header & Joist 4' wide, Diamond Pier, Fiberglass Stringer Boardwalk Labor	0	0.5 lin ft	@ \$ 16.00 =	\$ -	\$ -
Helical Anchor Materials	0	12' Based on helical anchor cost sheet =		\$ -	\$ -
Diamond Pier Design, Pier & Post 4' wide	0	0.5 lin ft	@ \$ 16.00 =	\$ -	\$ -
Diamond Pier & Post 4' wide Materials	0	12' Based on diamond pier cost sheet =		\$ -	\$ -
Fiberglass Stringer Boardwalk	0	0.5 lin ft	@ \$ 16.00 =	\$ -	\$ -
Fiberglass Stringer Materials	0	12' Based on helical anchor cost sheet =		\$ -	\$ -
Pipe Bridges					
Pipe Bridge Construction	0	1 lin ft	@ \$ 16.00 =	\$ -	\$ -
Pipe Bridge Materials	0	Based on pipe bridge cost sheet =		\$ -	\$ -
Bridge Construction					
Wood Gluelam Stringer Design	0	0.2 lin ft	@ \$ 16.00 =	\$ -	\$ -
Material cost - Bridge #1 Length	0	lin ft	Based on bridge #1 cost sheet =	\$ -	\$ -
Material cost - Bridge #2 Length	0	lin ft	Based on bridge #2 cost sheet =	\$ -	\$ -
Material cost - Bridge #3 Length	0	lin ft	Based on bridge #3 cost sheet =	\$ -	\$ -
Wood Milled Stringer Design 30' maximum	0	0.2 lin ft	@ \$ 16.00 =	\$ -	\$ -
Material cost - Bridge #1 Length	0	lin ft	Based on bridge #1 cost sheet =	\$ -	\$ -
Material cost - Bridge #2 Length	0	lin ft	Based on bridge #2 cost sheet =	\$ -	\$ -
Material cost - Bridge #3 Length	0	lin ft	Based on bridge #3 cost sheet =	\$ -	\$ -
All Weather Steel Stringer Design	0	0.2 lin ft	@ \$ 16.00 =	\$ -	\$ -
Material cost - Bridge #1 Length	0	lin ft	Based on bridge #1 cost sheet =	\$ -	\$ -
Material cost - Bridge #2 Length	0	lin ft	Based on bridge #2 cost sheet =	\$ -	\$ -
Material cost - Bridge #3 Length	0	lin ft	Based on bridge #3 cost sheet =	\$ -	\$ -
Fiber Glass I Beam Stringer Design 24' Maximum Length	0	0.2 lin ft	@ \$ 16.00 =	\$ -	\$ -
Material cost - Bridge #1 Length	0	lin ft	Based on bridge #1 cost sheet =	\$ -	\$ -
Material cost - Bridge #2 Length	0	lin ft	Based on bridge #2 cost sheet =	\$ -	\$ -
Material cost - Bridge #3 Length	0	lin ft	Based on bridge #3 cost sheet =	\$ -	\$ -
Trestle Bridge	0	0.2 lin ft	@ \$ 16.00 =	\$ -	\$ -
Trestle Sill height	0	ft Ave Height	Based on bridge #1 cost sheet =	\$ -	\$ -
Number of trestles	0	ea #	Based on bridge #1 cost sheet =	\$ -	\$ -
Hand Transport Bridge/Puncheon Materials	0	Estimated Person Hours	@ \$ 16.00 =	\$ -	\$ -
Sign, Bench, Etc Facility Construction/Placement					
Bench Placement - Larger Slab Type	0	4 ea	@ \$ 16.00 =	\$ -	\$ -
Bench Cost	0	ea	@ \$ 1,000.00 =	\$ -	\$ -
Picnic Table Placement/Fire Ring	0	4 ea	@ \$ 16.00 =	\$ -	\$ -
Table Cost	0	ea	@ \$ 900.00 =	\$ -	\$ -
Installation of Spotting Scope	0	4 ea	@ \$ 16.00 =	\$ -	\$ -
Forming of Concrete (Sq. Feet)	0	3 sq ft	@ \$ 16.00 =	\$ -	\$ -
Concrete Pour (Cubic Feet) 2' thick	0	4 cu ft	@ \$ 16.00 =	\$ -	\$ -
Spotting Scope Cost	0	ea	@ \$ 1,000.00 =	\$ -	\$ -
Installation of Trail Signs (provided)	0	1 ea	@ \$ 16.00 =	\$ -	\$ -

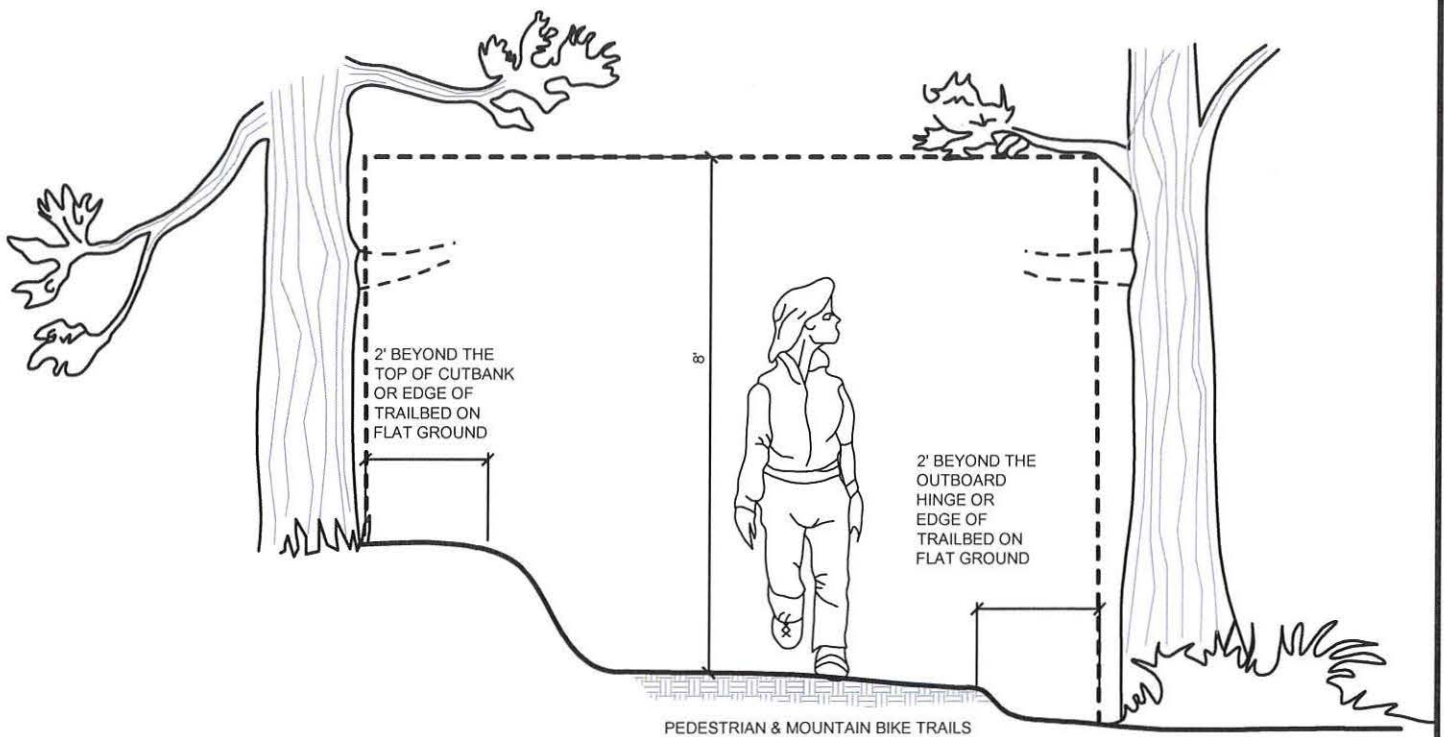
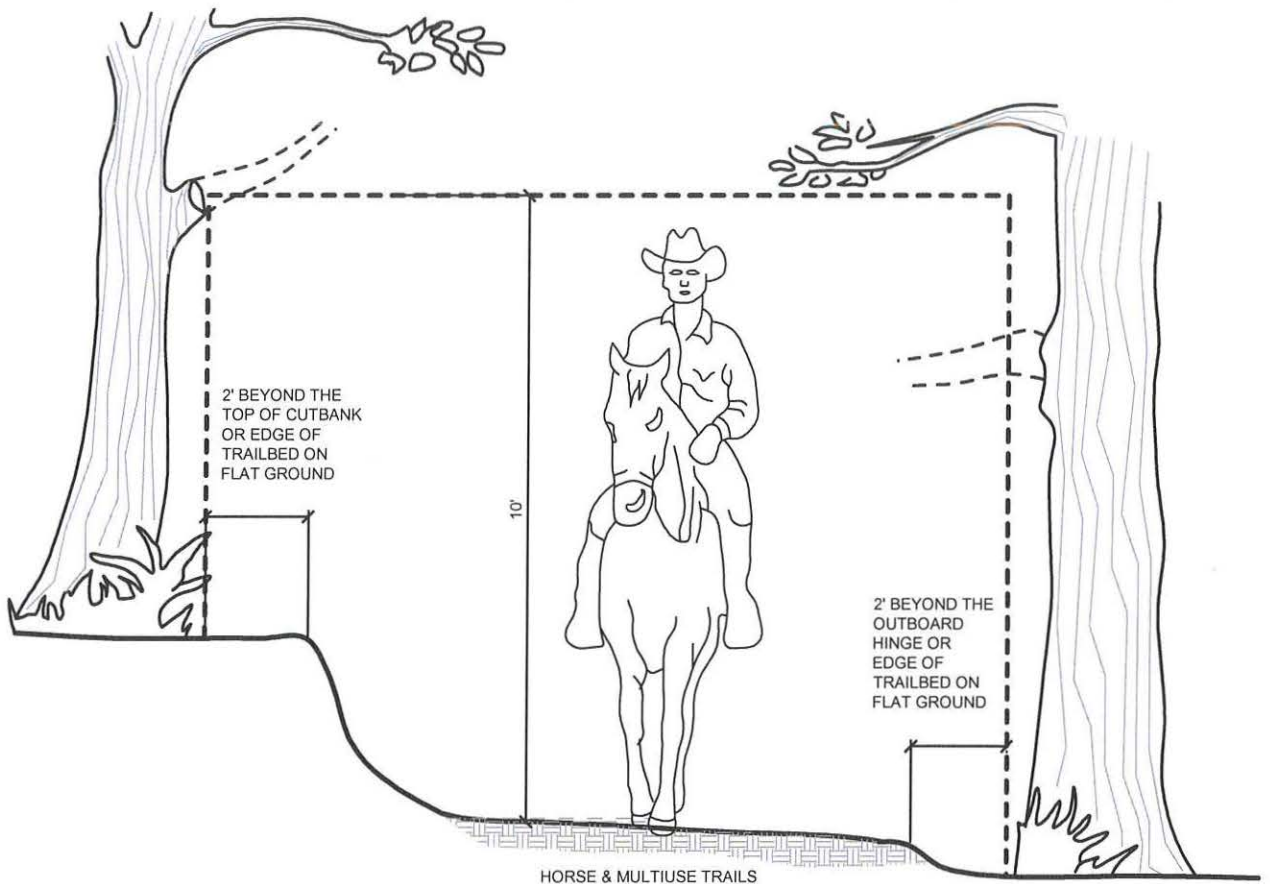
CONSTRUCTION ACTIVITY	TOTALS	UNIT	PER UNIT COST	LABOR COST	MATERIAL COST
Trail Sign Cost	0	ea	@ \$ 100.00 =		\$ -
Installation of Interpretive Signs (provided)	0	2 ea	@ \$ 16.00 =	\$ -	
Interpretive Sign Cost	0	ea	@ \$ 1,500.00 =		\$ -
Forming of Concrete (Sq. Feet)	0	3 sq ft	@ \$ 16.00 =	\$ -	
Concrete Pour (Cubic Feet) 2' Deep	0	4 cu ft	@ \$ 16.00 =	\$ -	
Concrete materials	0	cu ft	@ \$ 6.00 =		\$ -
Miscellaneous, Excavation, Imports, Exports					
Misc. Excavations					
Excavation (Soil) soft	0	20 cu ft	@ \$ 16.00 =	\$ -	
Excavation (Soil) Medium	0	14 cu ft	@ \$ 16.00 =	\$ -	
Excavation (Soil) hard	0	7 cu ft	@ \$ 16.00 =	\$ -	
Excavation (Rock) soft	198	4 cu ft	@ \$ 16.00 =	\$ 792.00	
Excavation (Rock) Medium	207	2 cu ft	@ \$ 16.00 =	\$ 1,656.00	
Excavation (Rock) hard	0	1 cu ft	@ \$ 16.00 =	\$ -	
Cobra/Plonjar Equipment Time	153.0	1 Hours			
Export Spoils to New Location, Load/Haul/Spread					
Wheel Barrows					
export < 100'	1016	15 cu ft	@ \$ 16.00 =	\$ 1,083.73	
export > 100' < 200'	0	10 cu ft	@ \$ 16.00 =	\$ -	
export > 200' < 300'	0	5 cu ft	@ \$ 16.00 =	\$ -	
Toters Cubic Yard					
export < 100'	0	30 cu ft	@ \$ 16.00 =	\$ -	
export > 100' < 200'	0	20 cu ft	@ \$ 16.00 =	\$ -	
export > 200' < 300'	0	10 cu ft	@ \$ 16.00 =	\$ -	
Total Toter Hours	0.0	Hours			
Transport of Material/Fill for Walls, Pads, Overlooks etc.					
Rock for Rock Trail Structures (cell B123)	120				
Crush Fill for Backfill (cell B130)	30	cu ft			
Add Additional Fill by Transport Distance					
Cubic Feet Misc. Transported to Work Site - Wheel Barrows					
Misc. Fill Import < 300'	0	13 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 300' < 800'	0	7 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 800' < 1300'	0	5 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 1300' < 1800'	0	3.5 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 1800' < 2300'	0	1.5 cu ft	@ \$ 16.00 =	\$ -	
Cubic Feet Misc. Transported to Worksite Toters 1000lb Capacity (ex. BP602)					
Misc. Fill Import < 300'	0	20 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 300' < 800'	195	13 cu ft	@ \$ 16.00 =	\$ 240.00	
Misc. Fill Import > 800' < 1300'	0	10 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 1300' < 1800'	0	7 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 1800' < 2300'	0	5 cu ft	@ \$ 16.00 =	\$ -	
Cubic Feet Misc. Transported to Worksite Toters - 660lbs Capacity (ex. BP419, BP416)					
Misc. Fill Import < 300'	0	15 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 300' < 800'	0	9 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 800' < 1300'	0	7.5 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 1300' < 1800'	0	5.5 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 1800' < 2300'	0	3.5 cu ft	@ \$ 16.00 =	\$ -	
Total Toter Hours	15.0	Hours			
Cubic Feet Misc. Transported to Worksite Rock Stretchers					
Misc. Fill Import < 300'	0	3.4 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 300' < 800'	0	2.6 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 800' < 1300'	0	1.7 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 1300' < 1800'	0	1 cu ft	@ \$ 16.00 =	\$ -	
Misc. Fill Import > 1800' < 2300'	0	0.9 cu ft	@ \$ 16.00 =	\$ -	
Log Movement for Barriers, Pinch Points					
Log (Movement < 50')	0	Hours	@ \$ 16.00 =	\$ -	
Log (Movement > 50' < 100')	0	Hours	@ \$ 16.00 =	\$ -	
Log (Movement > 100' < 150')	0	Hours	@ \$ 16.00 =	\$ -	
Large Rock <1000lb Movement - Toter .5 Cubic Yard					
Large Rock Movement < 300'	0	6.8 cu ft	@ \$ 16.00 =	\$ -	
Large Rock Movement > 300' < 800'	0	5.1 cu ft	@ \$ 16.00 =	\$ -	
Large Rock Movement > 800' < 1300'	0	3.4 cu ft	@ \$ 16.00 =	\$ -	
Large Rock Movement > 1300' < 1800'	0	1.3 cu ft	@ \$ 16.00 =	\$ -	
Large Rock Movement > 1800' < 2300'	0	1 cu ft	@ \$ 16.00 =	\$ -	

CONSTRUCTION ACTIVITY	TOTALS	UNIT	PER UNIT COST	LABOR COST	MATERIAL COST
	Total Toter Hours	Hours			
Site Deconstruction/Restoration Activities					
Road/Trail/Parking or Construction	0	100	sq ft @ \$ 16.00 =	\$ -	
Decompaction and Duffing of Level Ground	0	7	lin ft @ \$ 16.00 =	\$ -	
Trail Obliteration (full fill recovery) 2' or < tread	0	5	lin ft @ \$ 16.00 =	\$ -	
Trail Obliteration (full fill recovery) 4' or < tread	0	4	lin ft @ \$ 16.00 =	\$ -	
Trail Obliteration (full fill recovery) 5' or < tread	0	100	sq ft @ \$ 16.00 =	\$ -	
Trail Narrowing	0	2	lin ft @ \$ 16.00 =	\$ -	
Bridge Removal	0	5	cu ft @ \$ 16.00 =	\$ -	
Mortared Rock Retaining Wall Removal	0	4	ea @ \$ 16.00 =	\$ -	
Wood-Rock Step/Bar Removal	0	30	lin ft @ \$ 16.00 =	\$ -	
Hand Rail Removal	0	30	lin ft @ \$ 16.00 =	\$ -	
Split Rail Fence Removal	0	30	sq ft @ \$ 16.00 =	\$ -	
Wood Retaining Wall Removal	0			\$ -	
Asphalt Removal					
Asphalt 2" or Less Lift <300'	0	24	sq ft @ \$ 16.00 =	\$ -	
Asphalt 2" or Less Lift >300'<800'	0	20	sq ft @ \$ 16.00 =	\$ -	
Asphalt 2" or less Lift >800'<1300'	0	12	sq ft @ \$ 16.00 =	\$ -	
Misc Corpmember Hours Activities					
	0	Hours	ea @ \$ 16.00 =	\$ -	
	0	Hours	ea @ \$ 16.00 =	\$ -	
	0	Hours	ea @ \$ 16.00 =	\$ -	
	0	Hours	ea @ \$ 16.00 =	\$ -	
	0	Hours	ea @ \$ 16.00 =	\$ -	
Trail Equipment Hours - Transfer to Cost Summary Sheet					
Trail Toters	15				
Pionjar Cobra	153				
Viber Plate	3				
Spike Camps					
If Spike Camp Put "1" in Box	If No	1			
Spike Camp Put "2" in Box					
Spike Camp Weeks Estimated	1	Weeks	- Cost Data Transferred to Cost Summary		

Trail Crew Management Information		tax on materials	\$ 38.99
Crew Size (number of workers)	12		
Work Day Hours (8 or 10 hour days)	10		
Average Daily Transit from Spike Camp and Hiking Time on Project Display in increments of 15 minutes at .25 hours (ex .25, .50, .75, 1.00, 1.25, 1.50)	0.50		
Total Hiking Hours	29.65		

	Labor	Materials
Hiking Time	\$ 9,014.48	\$ 576.77
Total Labor	\$ 9,488.92	

TRAIL PROJECT CCC COST	\$ 9,488.92
TRAIL PROJECT MATERIAL COSTS	\$ 576.77
TRAIL PROJECT COSTS	\$ 10,065.69



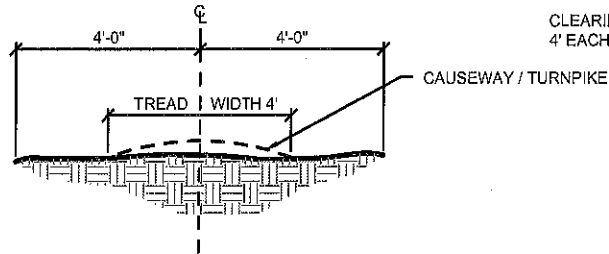
CLEARING AND BRUSHING TRAVELWAY

CALIFORNIA STATE PARKS

NOT TO SCALE

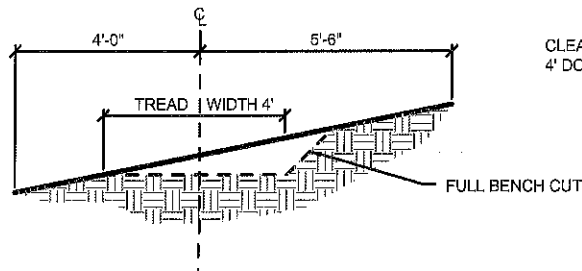
NOTE, DRAWINGS ARE BASED ON CLEARING AND BRUSHING STANDARD OF 2' BEYOND THE OUTBOARD HINGE AND THE TOP OF THE CUTBANK. CUTBANKS ARE SHOWN AT 45 DEGREE ANGLES BUT MAY BE LESS DEPENDING ON THE PARENT SOILS. FOR ILLUSTRATION PURPOSES ONLY.

FLAT GROUND WITH
NO HILLSLOPE



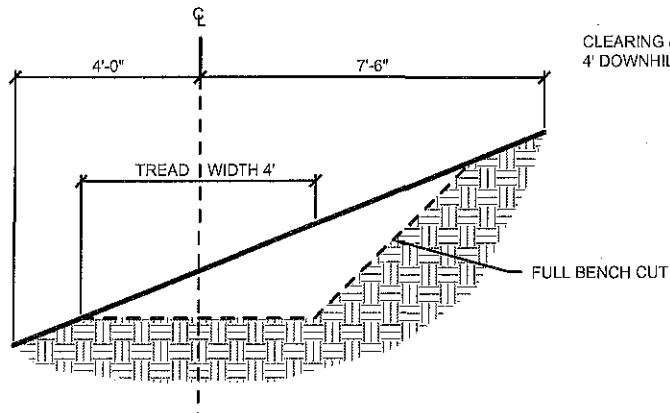
CLEARING & BRUSHING LIMITS 8'
4' EACH DIRECTION FROM CENTERLINE

20% HILLSLOPE



CLEARING & BRUSHING LIMITS 9.5'
4' DOWNHILL AND 5.5' UPHILL FROM CENTERLINE

40% HILLSLOPE

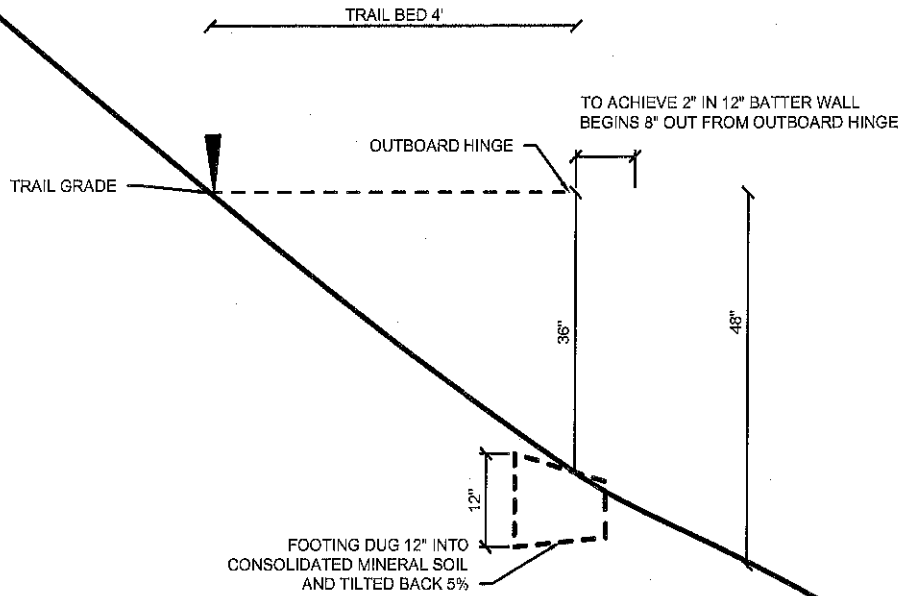


CLEARING & BRUSHING LIMITS 11.5'
4' DOWNHILL AND 7.5' UPHILL FROM CENTERLINE

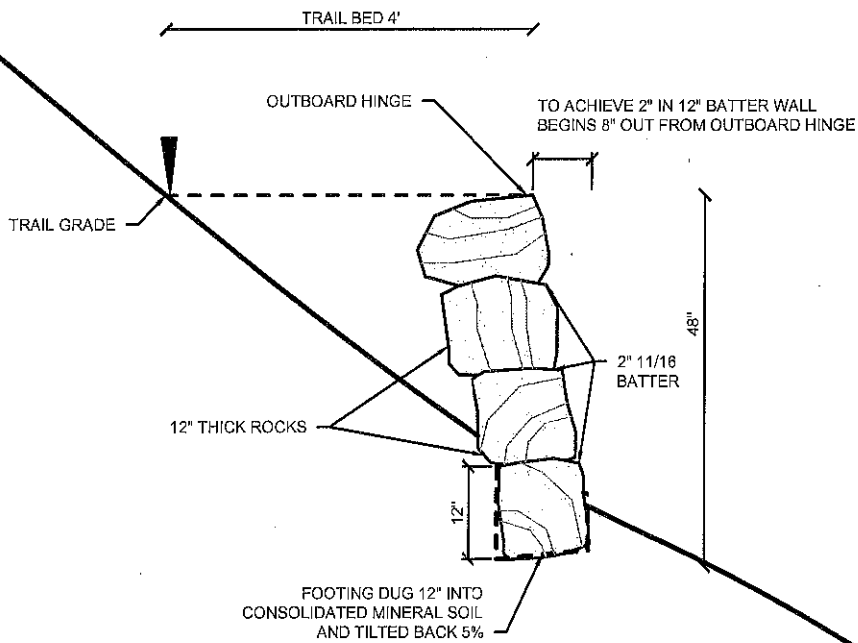


TRAIL CONSTRUCTION
CALIFORNIA STATE PARKS

NOT TO SCALE



HEIGHT FROM TRAIL GRADE TO GROUND LEVEL IS 36"
 DEPTH OF FOOTING IS 12"
 TOTAL HEIGHT OF WALL IS 48" FROM BOTTOM OF FOOTING TO OUTBOARD HINGE
 48" DIVIDED BY 12" RISE = 4 TWO INCH BATTER SEGMENTS
 MULTIPLY 4 BY 2" TO OBTAIN THE TOTAL BATTER FOR THE WALL OR 8"
 IF THE WALL ROCKS ARE 12" THICK THEN THERE WILL BE FOUR TIERS, THREE WILL HAVE 2 11/16" BATTERS
 IF THE WALL ROCKS ARE 8" THICK THEN THERE WILL BE SIX TIERS, FIVE WILL HAVE 1 5/8" BATTERS

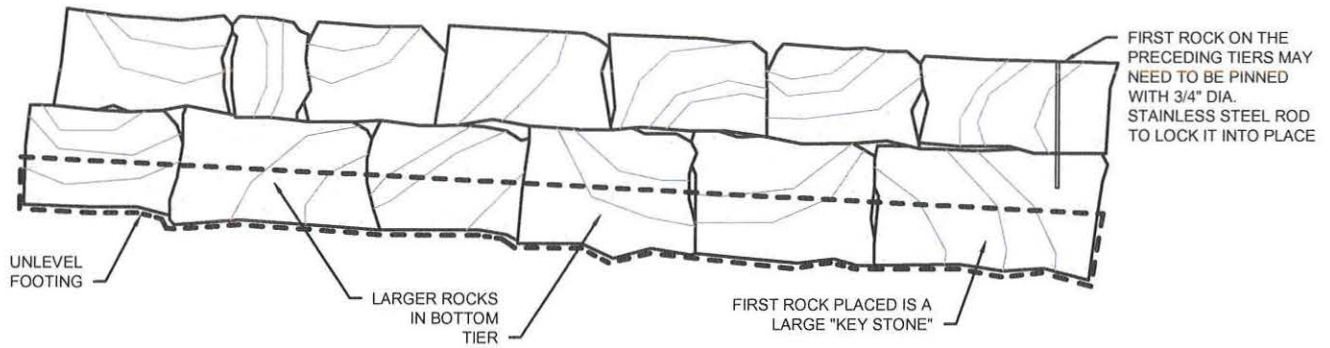


MULTITIER ROCK RETAINING WALLS LAYOUT

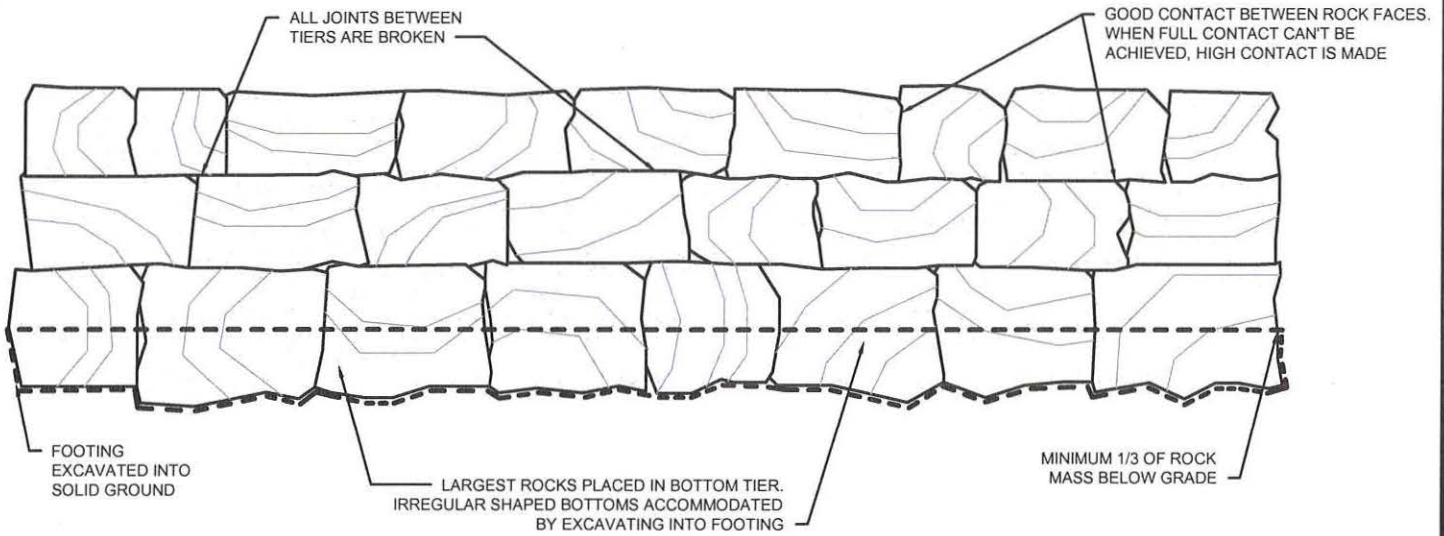
CALIFORNIA STATE PARKS

NOT TO SCALE

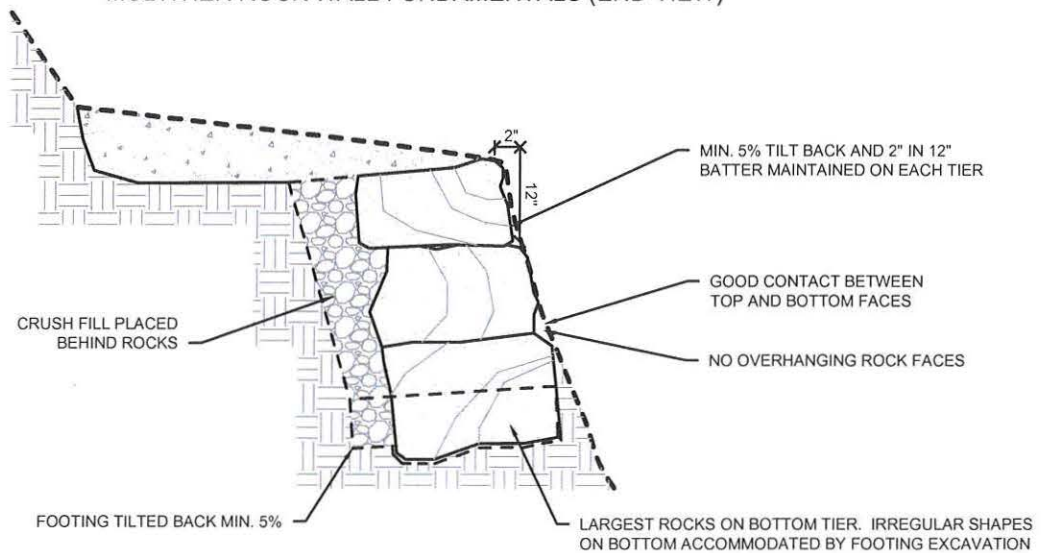
MULTITIER ROCK WALL WITH UNLEVEL FOOTING (FRONT VIEW)



MULTITIER ROCK WALL FUNDAMENTALS (FRONT VIEW)



MULTITIER ROCK WALL FUNDAMENTALS (END VIEW)



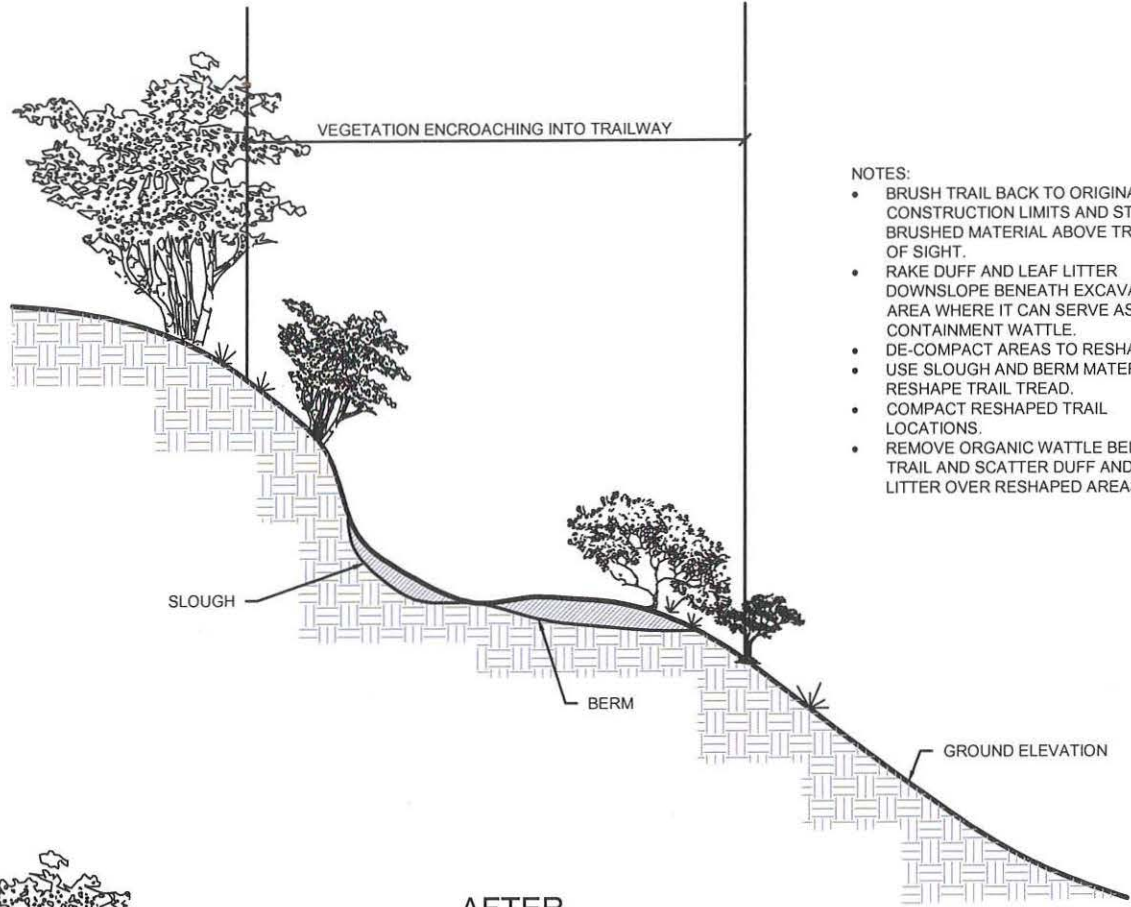
MULTITIER ROCK RETAINING WALL FUNDAMENTALS

CALIFORNIA STATE PARKS

NOT TO SCALE



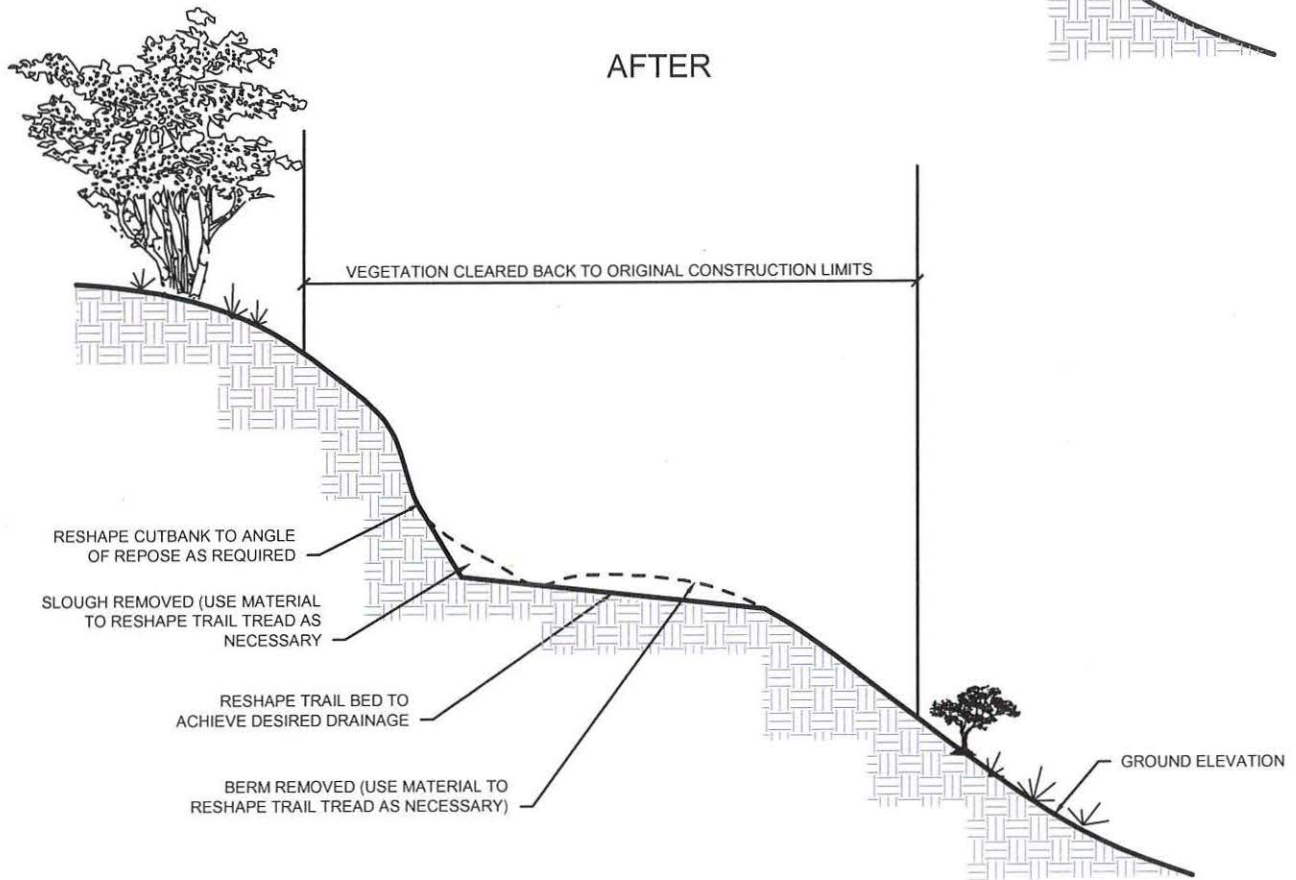
BEFORE



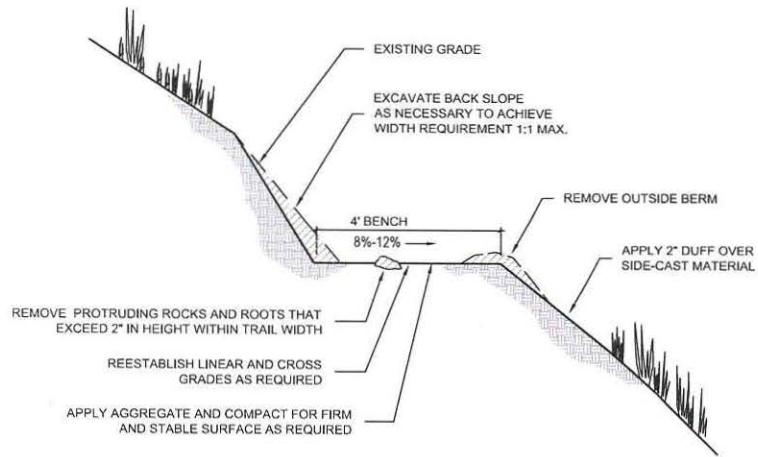
NOTES:

- BRUSH TRAIL BACK TO ORIGINAL CONSTRUCTION LIMITS AND STASH BRUSHED MATERIAL ABOVE TRAIL OUT OF SIGHT.
- RAKE DUFF AND LEAF LITTER DOWNSLOPE BENEATH EXCAVATION AREA WHERE IT CAN SERVE AS CONTAINMENT WATTLE.
- DE-COMPACT AREAS TO RESHAPE.
- USE SLOUGH AND BERM MATERIAL TO RESHAPE TRAIL TREAD.
- COMPACT RESHAPED TRAIL LOCATIONS.
- REMOVE ORGANIC WATTLE BELOW TRAIL AND SCATTER DUFF AND LEAF LITTER OVER RESHAPED AREAS.

AFTER



E:\GIS\Accessibility\Trail\Design\Trail Details\Detailer_ADA Trail DWD\Trail Reconstruction.dwg Layer: D3 Detail Sheet Date: September 22, 2010 1:00:00 PM User: jhagan



SECTION
TRAIL RECONSTRUCTION - TYPICAL

NOT TO SCALE

SLUFFING BACK SLOPE MATERIAL

OUTSIDE BERM

EXPOSED ROCK

INCISED TREAD CARRIES WATER



TRAIL IN NEED OF RECONSTRUCTION

BMP

2" DUFF

FULL BENCH TREAD

1:1 MAX. BACK SLOPE



NEW FULL BENCH CONSTRUCTION- COMPACTED SOIL TREAD

AGGREGATE PAVING



NEW FULL BENCH CONSTRUCTION- STABILIZED AGGREGATE TREAD



ACQUISITION &
 DEVELOPMENT DIVISION
 One Capitol Mall
 Sacramento, CA
 95814-3229

CALIFORNIA STATE FIRE MARSHAL APPROVED
 Approval of this plan does not authorize or
 approve any violation of division from
 applicable regulations. Final approval is
 subject to final inspection. One set of
 approved plans shall be available on the
 project site at all times.

Reviewed by: _____ Date: _____

DPM ACCESS COMPLIANCE REVIEW
 ACCESSIBILITY SECTION
 CERTIFICATION # _____

Reviewed by: _____ Date: _____

ACCESSIBILITY COMPLIANCE AND STATE FIRE
 MARSHAL SHALL CONDUCT A VISUAL CHECK OF ALL
 THE DEPARTMENT OF PARKS AND RECREATION
 PROJECTS BEFORE CONSTRUCTION.

DESIGNED: XXXXXX

DRAWN: S. NAWRATH

CHECKED: XXXXXX

DATE: 07-13-2008

REVISIONS	
Δ	DATE

ACCESSIBILITY SECTION
 TRAIL CONSTRUCTION DETAILS
**TRAIL
 CONSTRUCTION/RECONSTRUCTION**

DRAWING NO.
XXXXX.XXX

SHEET NO.
D-1

X OF X

Trail: East Slope Sonoma Ridge Trail

Date: June 3, 2014

Segment A

Land Unit: Jack London SHP

Spann, Shaffer

Begin Feet	End Feet	Action	Feature	Feature Attribute	Tread Width	Mechanized	Accessible	Wood / Plastic	Size/Qty			Units	Comment	Total
									L/each	H	W			
0													Start at intersection of Sonoma Ridge Trail and Coon Trap Trail	
0	528	Brush	Trail Brushing Construction	Medium					528.0			lin ft		528.0
0	528	Perform	Trail Clearing Stob Removal	Medium					528.0			lin ft		528.0
0	82	Construct	Trail Construction	Hillslope >20%<40%	4	X			82.0			lin ft	Minor reroute within trail corridor to provide smoother linear grade transition. Provide 8%-12% outslope for sheet flow drainage.	82.0
0	82	Export	Soil	soil medium		X			82.0	1.0	4.0	cu ft	Relocate soil from trail reroute construction to recontour old trail cut.	328.0
42		Remove	Tree						1.0			ea	1 1/2" DHB Madrone	1.0
66		Remove	Tree						1.0			ea	2 " DHB Madrone	1.0
82													End minor reroute at existing trail bed near Douglas fir tree	
82	141	Construct	Trail Construction	Hillslope >20%<40%	4	X			59.0			lin ft	Minor reroute within trail corridor to provide smoother linear grade transition. Provide 8%-12% outslope for sheet flow drainage.	59.0
82	141	Export	Soil	soil medium		X			59.0	1.0	4.0	cu ft	Relocate soil from trail reroute construction to recontour old trail cut.	236.0
107		Remove	Tree						1.0			ea	3 " DHB Madrone	1.0
129	141	Excavate	Rock	rock hard		X			12.0	3.0	2.0	cu ft		72.0
129	144	Construct	Retaining Wall Rock Multi Tier						15.0	2.0	2.0	cu ft	Construct wall as necessary to support outboard hinge of trail after rock excavation. Determine need after rock excavation and initial trail bench cut are complete.	60.0
129	144	Import	Rock Wall Rock	Distance >300'<800'					15.0	2.0	2.0	cu ft	Import rock from Coon Trap Trail Staging Area	60.0
129	144	Import	Rock Crush Fill	Distance >300'<800'					15.0	1.0	4.0	cu ft	Import Crush from Coon Trap Trail Staging Area if retaining wall is required	60.0
129	144	Import	Trail Hardening Aggregate Surfacing	Distance >300'<800'					15.0	0.5	4.0	cu ft	Import aggregate from Coon Trap Trail Staging Area if retain wall is required.	30.0
129	139	Remove	Rock	rock soft					10.0	1.0	1.0	cu ft	Remove placed rock on outboard hinge of trail. Use for retaining walls as necessary	10.0
141													Tie into exiting trail cut at black oak tree	
141	203	Construct	Trail Construction	Hillslope >20%<40%	4	X			62.0			lin ft	Minor reroute within trail corridor to provide smoother linear grade transition. Provide 8%-12% outslope for sheet flow drainage.	62.0

Begin Feet	End Feet	Action	Feature	Feature Attribute	Treed Width	Mechanized	Accessible	Wood / Plastic	Size/Qty			Units	Comment	Total
									L/each	H	W			
141	203	Export	Soil	soil medium		X			62.0	1.0	4.0	cu ft	Relocate soil from trail reroute construction to recontour old trail cut.	248.0
203													End minor reroute at existing trail bed.	
203	350	Reconstruct	Trail Reconstruction		4	X			147.0			lin ft	Medium Reconstruction. Remove slough, widen trail to 4', outslope trail to 8%-12% outslope, remove duff and rock on outboard hinge of trail to accommodate sheet flow drainage.	147.0
303	350	Remove	Rock	rock soft					47.0	2.0	2.0	cu ft	Remove placed rock on outboard hinge of trail which is blocking outsloped sheet flow. Use rock for retaining walls as necessary or place down slope of trail among rock outcrop rocks	188.0
350	401	Construct	Trail Construction	Hillslope >20%<40%	4	X			51.0			lin ft	Minor reroute within trail corridor to provide smoother linear grade transition. Provide 8%-12% outslope for sheet flow drainage.	51.0
350	401	Export	Soil	soil medium		X			51.0	1.0	4.0	cu ft	Relocate soil from trail reroute construction to recontour old trail cut.	204.0
350	365	Excavate	Rock	rock hard					15.0	3.0	3.0	cu ft	Remove rock as necessary to construct trail.	135.0
350	365	Construct	Retaining Wall Rock Multi Tier						15.0	2.0	2.0	cu ft	Construct wall as necessary to support outboard hinge of trail after rock excavation. Determine need after rock excavation and initial trail bench cut are complete.	60.0
350	365	Import	Rock Wall Rock	Distance >300'<800'					15.0	2.0	2.0	cu ft	Import rock from Coon Trap Trail Staging Area. Utilize excavated rock as appropriate.	60.0
350	365	Import	Rock Crush Fill	Distance >300'<800'					15.0	1.0	1.0	cu ft	Import Crush from Coon Trap Trail Staging Area if retaining wall is required. Utilize excavated rock as appropriate.	15.0
350	365	Import	Trail Hardening Aggregate Surfacing	Distance >300'<800'					15.0	0.5	4.0	cu ft	Import aggregate from Coon Trap Trail Staging Area if retaining wall is required.	30.0
401													Tie minor reroute into existing trail alignment	
401	527	Reconstruct	Trail Reconstruction		4	X			126.0			lin ft	Medium Reconstruction. Remove slough, widen trail to 4', outslope trail to 8%-12% outslope, remove duff and rock on outboard hinge of trail to accommodate sheet flow drainage.	126.0
527													End trail segment at fence line	



County of Sonoma Agenda Item Summary Report

Agenda Item Number: 3
(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 of Sonoma County

Board Agenda Date: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Auditor-Controller-Treasurer-Tax Collector

Staff Name and Phone Number:

Supervisory District(s):

Jonathan Kadlec, 565-6124

Districts 3 and 4

Title: Special Assessment District Refunds

Recommended Actions:

Approve resolution authorizing the ACTTC to issue prorated refunds totaling \$1,108,663.63 to property owners in the 1997 Special Assessment Districts, which are Airport Business Center, Airport Sewer, Larkfield Sewer, South Santa Rosa Avenue and Vinecrest Road.

Executive Summary:

In the early 1990's five separate Special Assessment districts were formed to construct various infrastructure improvements such as sewer systems, roads and lighting in various areas of the County. Bonds were issued to finance the specific improvements approved by the underlying property owners, which were then repaid over a period of approximately 20 years through charges placed on the tax bills of the property owners within the districts. In 1997 the bonds were refinanced at a lower rate of interest and a required cash reserve fund was established with an outside trustee, Bank of New York Mellon in the amount of \$980,000.

Now that the bonds for these districts have been paid in full staff is required to close out the remaining fund balances associated with these districts. The final disposition of the funds is governed by both the California Streets and Highways Code (the 'Code') and the Trust Agreement with Bank of New York Mellon who acted as trustee for the bonds. Pursuant to Section 304(c) of the Trust Agreement, excess funds in the Reserve Fund along with all other accounts held by the trustee are to be transferred to the County. The cash balance of these accounts has been remitted to the County and when added to the remainder balances in the district debt service funds plus interest earnings there is a total of \$1,125,663.63 available for distribution.

The remaining funds cannot be used for additional or alternative projects within the Districts or elsewhere in the County. Code Sections 8784 and 8885 provide for the ability to refund the amount to the over 900 eligible property owners within the various districts. Because the available balance for distribution is a direct result of the payments property owners made over the life of the bonds staff is recommending that the County process pro-rata refunds back to eligible property owners within the districts. For the three property owners with

delinquent taxes no refund will be given as these properties are not eligible for their refund due to their delinquent tax status. Refund checks will be mailed to each eligible property owner, a list of which is on-file with the Clerk.

Staff is also requesting authority to reimburse the ACTTC the \$15,000 in cost paid to NBS who performed the refund analysis work. NBS is already under contract to perform all County Special Assessment work. In addition, staff is requesting that the ACTTC be reimbursed \$2,000 for the County cost of administrating and preparing this refund process. Reimbursement will come from the \$1,125,663.63 available balance.

Prior Board Actions:

In the early 1990s the board authorized the issuance of various bonds for 5 different Special Assessment Districts. In 1997, the board authorized the refinance of the bonds for all five districts.

Strategic Plan Alignment: Goal 2: Economic and Environmental Stewardship

Fiscal Summary - FY 14-15

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 1,125,663.63		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$ 1,125,663.63
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 1,125,663.63	Total Sources	\$ 1,125,663.63

Narrative Explanation of Fiscal Impacts (If Required):

Funds are being held in trust for the benefit of the underlying property owners.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Board Resolution

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

Closeout Analysis Report



County of Sonoma
State of California

Date: August 5, 2014

Item Number: _____

Resolution Number: _____



4/5 Vote Required

**Resolution of the Board of Supervisors of the County of Sonoma, State of California,
Declaring the Remaining Funds as Surplus, Ordering the Disposition of Surplus Amounts,
and Approving the District Closeout Analysis and Findings Report Prepared by NBS for
the 1997 Revenue Bonds and Related Re-assessment District**

Whereas, the Board of Supervisors of the County of Sonoma (the "County") has, by previous resolution and related actions, undertaken proceedings pursuant to the *Municipal Improvement Act of 1913*, formed the following five assessment districts:

Airport Business Center Assessment District
Airport Sewer Assessment District No. 1
Larkfield Sewer Assessment District No. 1
South Santa Rosa Avenue Assessment District
Vinecrest Road Assessment District

Whereas, the Board of Supervisors authorized the issuance of Limited Obligation Improvement Bonds for the Assessment Districts (the "Prior Bonds") pursuant to the *Improvement Bond Act of 1915* to finance certain public improvements; and,

Whereas, pursuant to the *Refunding Act of 1984 for 1915 Improvement Act Bonds* (the "Refunding Act"), the County created a reassessment district to be designated as Reassessment District No. 1997-1 (the "Reassessment District"), and issued Limited Obligation Refunding Improvement Bonds (the "Refunding Bonds") to refund the Prior Bonds of the five aforesaid districts in a single proceeding; and,

Whereas, the Sonoma County Public Financing Authority (the "Authority") issued its 1997 Authority Revenue Bonds (the "Revenue Bonds") to purchase the Refunding Bonds pursuant to the *Marks Roos Local Bond Pooling Act of 1985*; and

Whereas, the public improvements financed with the proceeds of the Prior Bonds as are described in the original Engineer's Report for the five assessment districts have been completed; and,

Whereas, pursuant to the Trust Agreement, the Trustee has closed all accounts, and transferred all excess funds to the County.

Resolution #

Date:

Page 2

Whereas, the payment of all principal and interest due on the Revenue Bonds has been completed and unencumbered funds exist in the following amounts:

Fund/Account	Balance
Total Balance Available	\$1,125,663.63

Whereas, the County has retained NBS to prepare recommendations for the disposition of such surplus funds and summarize those recommendations in a District Closeout Analysis and Findings Report ("Closeout Report"); and,

Whereas, NBS has prepared and submitted the Closeout Report to the County.

Now, Therefore, Be It Resolved

Section 1. The above recitals are true and correct.

Section 2. The Board of Supervisors hereby declares the balance in the aforementioned Fund/Account to be surplus.

Section 3. The Board of Supervisors hereby orders the disposition of said surplus funds according to Sections 8784 and 8885 of the *Streets and Highways Code of California* as detailed in the Closeout Report.

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

To: Board of Supervisors

Board Agenda Date: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisor Susan Gorin, 565-2241

Supervisorial District(s):

First

Title: Disbursement of FY 14-15 First District Advertising Funds.

Recommended Actions:

Approve Advertising Program grant awards and authorize the County Administrator to execute a contract with the following entity for advertising and promotions activities for FY 14/15: American Heart Association for the North Bay Heart Walk in Howarth Park, \$500; Sonoma Valley Chorale, Inc. for Sonoma Valley concerts, \$2,000.

Executive Summary:

Category E – Local Events and Organizations of the Advertising and Promotions Program Policy provides grant allocations to each Supervisor, to be distributed at the Supervisor’s discretion. The First District has reviewed applications and wishes to recommend the following FY 14/15 advertising grant award:

- 1.) The American Heart Association for advertising and promotion of the North Bay Heart Walk in Howarth Park in Santa Rosa; grant award of \$500.
- 2.) Sonoma Valley Chorale, Inc for advertising and promotion of December 2014 Holiday concert and March and May 2015 concerts; grant award of \$2,000.

Funds will be distributed upon approval of these awards by Board and execution of Advertising grant agreement contract with the entity. The contracts will be executed by the County Administrator. The contracts will require the County logo on promotional materials produced using the grant award and will require submission to the District Director and County Administrator’s Office of advertising and promotional activity receipts up to the total amount of the grant award.

Prior Board Actions:

7/22/14 – Awarded FY 14/15 Category E grants.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship			
Grant funds allow non-profit partners to advertise and grow local events and encourage tourism thereby promoting economic development and growth.			
Fiscal Summary - FY 14-15			
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 2,500		\$
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):			
Funds are included in the FY 14/15 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:			
FY 14/15 Grant Award Agreement Template			
Related Items “On File” with the Clerk of the Board:			
None.			

AGREEMENT

THIS AGREEMENT made and entered into this ___ day of June, 2014, by and between the COUNTY OF SONOMA, (hereinafter COUNTY) and the Sonoma County Farm Trails, (hereinafter ADVERTISER).

WITNESSETH:

WHEREAS, ADVERTISER has represented that it is aware of and understands the provisions and requirements of Government Code Section 26100 and COUNTY'S "Advertising and Promotions Program Policy" for the expenditure of funds appropriated under Section 26100, and that any expenditure made by ADVERTISER will be in compliance with Section 26100, the Advertising and Promotions Policy, and this Agreement, and

WHEREAS, COUNTY'S Board of Supervisors has relied on those representations in authorizing the execution of this Agreement, and

WHEREAS, ADVERTISER has applied for and received funding under **Category E** – Local Events and Organizations category of the Advertising and Promotions Program Policy, and

WHEREAS, ADVERTISER is ready, willing and able to perform the services herein provided to be performed.

NOW, THEREFORE, IT IS AGREED by and between the parties hereto as follows:

1. During the fiscal year July 1, 2014 to June 30, 2015, COUNTY shall pay to ADVERTISER the total sum of **\$XXX.00** (hereinafter "Advertising Funds"), payable upon execution of this contract.
2. ADVERTISER must submit to the COUNTY receipts of activities performed utilizing the Advertising Funds. Activities must take place between July 1, 2014 and June 30, 2015. Receipts must be remitted to the COUNTY by July 31, 2015. If receipts are not submitted by July 31, 2015, repayment will be required of grant dollars not supported by advertising expense receipts by August 15, 2015. Failure to submit required receipts may jeopardize ability to receive future grant awards.
3. In consideration whereof, ADVERTISER promises and agrees to render the following services to COUNTY during the fiscal year July 1, 2014 to June 30, 2015:

As set forth in the attached, Exhibit A (application for funding). In the case of more than one event, Advertiser will not transfer funds between events without prior approval from the county's program coordinator.

Additionally, any Advertising conducted utilizing funds provided under this agreement must identify the "County of Sonoma – Board of Supervisors" as a sponsor. ADVERTISER may also include the Sonoma County seal logo on materials, although the seal may not replace the language noted in this section.

4. ADVERTISER agrees to keep complete books and records, and to make available and submit to audit by COUNTY all of ADVERTISER'S books, records, and financial statements upon COUNTY'S request and without prior notice.
5. ADVERTISER warrants to COUNTY that any Advertising funds paid to ADVERTISER by COUNTY pursuant to this agreement shall be expended for only those purposes authorized by Section 26100 of the Government Code of the State of California and the COUNTY's Advertising and Promotions Policy.
6. Travel expenses, such as transportation and lodging, and/or meal costs, are not allowable advertising and promotions expenses. Advertising Funds may not be used to purchase or lease fixed assets.
7. ADVERTISER agrees to submit copies of all published materials to the County Administrator's Office.
8. Indemnification:
 - a. ADVERTISER 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 Advertiser, that arise out of, pertain to, or related to Advertiser's or its agents', employees', contractors', subcontractors', or invitees' performance or obligations under this Agreement. Consultant'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 Consultant's expense, subject to Consultant'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 Consultant or its agents under workers' compensation acts, disability benefits acts, or other employee benefit acts.
 - b. ADVERTISER shall be liable to COUNTY for any loss or damage to COUNTY property arising from or in connection with ADVERTISER's performance hereunder.
9. Non-Discrimination: ADVERTISER shall comply with all applicable federal, state and local laws, rules and regulations in regard to non-discrimination in employment because of race, ancestry, color, sex, age, national origin, religion, marital status, medical condition, or handicap, including the provisions of Article II of Chapter 19 of the Sonoma County Code, prohibiting discrimination in housing, employment, and services because of AIDS or HIV infection.
10. Assignment/Delegation: ADVERTISER shall not assign, sublet, transfer or delegate any interest in or duty under this agreement without written consent of COUNTY, and no assignment shall be of any force or effect whatsoever unless and until so consented.
11. 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 C.C.P. Section 1856. No modification of this agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

12. Termination: At any time, with or without cause, COUNTY shall have the right in its sole discretion, to terminate this Agreement by giving written notice to ADVERTISER. In the event of such termination, COUNTY shall pay ADVERTISER for services rendered satisfactorily and in good faith to such date in an amount which bears the same ratio to the total fees specified in the Agreement as the services satisfactorily rendered hereunder by ADVERTISER bear to the total services otherwise required to be performed for such total fee; provided, however, that there shall be deducted from such amount the amount of damage, if any, sustained by COUNTY by virtue of the breach of the Agreement by ADVERTISER.
13. Repayment: If ADVERTISER fails to comply with the rules and requirements of the Advertising and Promotions Program Policy or the specific Category requirements under which the ADVERTISER received funds, as specified, then ADVERTISER shall, within ten days of receipt of notice of such failure by COUNTY, return all grant funds provided by COUNTY under this agreement; provided, however, that COUNTY may, in its sole discretion, allow ADVERTISER to retain some or all grant funds if COUNTY determines that the failure was inadvertent or immaterial, or that ADVERTISER has taken action to ensure that the failure will not reoccur.
14. Conflict of Interest: ADVERTISER covenants that it presently has no interest and shall not acquire any interest, direct, or indirect, which would conflict in any manner or degree with the performance of its services hereunder. ADVERTISER further covenants that in the performance of this contract no person having any such interest shall be employed.
15. Attorneys' Fees: In the event either party brings an action or proceeding for damages arising out of the other's performance under this Agreement or to establish the right or remedy of either party, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs as a part of such action or proceeding.
16. Statutory Compliance: ADVERTISER 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.
17. AIDS Discrimination: ADVERTISER 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.
18. 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.
19. 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. ADVERTISER expressly recognizes 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 ADVERTISER 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 ADVERTISER shall be entitled to no compensation whatsoever for the performance of such work. ADVERTISER 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.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

COUNTY OF SONOMA

DATE: _____

By _____
County Administrator, authorized by the
Chair, Board of Supervisors

DATE: _____

By _____
(Enter name of Grantee)



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: Board of Supervisors

Board Agenda Date: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisor Efren Carrillo, 565-2241

Supervisorial District(s):

Fifth

Title: Disbursement of FY 14-15 Fifth District Advertising Funds.

Recommended Actions:

Approve Advertising Program grant awards and authorize the County Administrator to execute a contract with the following entity for advertising and promotions activities for FY 14/15: Actors' Theater For Children, \$500; Bodega Bay Fisherman's Festival, \$1,500; Bodega Volunteer Fire Department, \$750; Children's Museum of Sonoma County, \$10,000; Duncan Mills Merchant Association, \$3,000; Graton Community Club, \$1,000; Monte Rio Chamber of Commerce, \$1,000; Occidental Center for the Arts, \$3,000; Redwood Arts Council, \$2,000; Russian River Alliance, \$1,000; Russian River Rodeo Association, \$750; Russian River Rotary Foundation, \$4,500; Russian River Chamber of Commerce, \$1,000; Stewards of the Coast and Redwoods, \$5,000; Western Sonoma County Historical Society, \$1,000; Eco-Ring, \$750; Sonoma County Farm Trails, \$1,000; Occidental Community Choir, \$1,000; and Russian River Slow Food, \$500.

Executive Summary:

Category E – Local Events and Organizations of the Advertising and Promotions Program Policy provides grant allocations to each Supervisor, to be distributed at the Supervisor's discretion. The Fifth District has reviewed applications and wishes to recommend the following FY 14/15 advertising grant award:

- 1.) The Actors' Theater For Children for advertising and promotion of the production of three plays for the Sonoma County community, "Red vs. the Wolf" in October 2014, "Hansel and Gretel" in December 2014, and "Fairies of Boglewood" in March 2015; grant award of \$500.
- 2.) Bodega Bay Fisherman's Festival for advertising and promotion of the Fisherman's Festival 2015 event in Westside Regional Park; grant award of \$1,500.
- 3.) Bodega Volunteer Fire Department for advertising and promotion of the Bodega Volunteer Fire Department 34th Annual Big Event BBQ; grant award of \$750.
- 4.) Children's Museum of Sonoma County for advertising and promotion of programming, events and special opportunities at the Children's Museum to attract out-of-town guests to visit; grant

award of \$10,000.

- 5.) Duncan Mills Merchant Association for advertising and promotion of the Rodeo, Civil War Reenactment, Antique Market Place special events; grant award of \$3,000.
- 6.) Graton Community Club for advertising and promotion of the 2014-15 Flower Shows; grant award of \$1,000.
- 7.) Monte Rio Chamber of Commerce for advertising and promotion of the FY 14/15 July 4th celebration and Casino Night & Golf Tournament Fundraisers; grant award of \$1,000.
- 8.) Occidental Center for the Arts for advertising and promotion of FY 14/15 local and national music, literature, film and visual arts events to serve the community and support local artists; grant award of \$3,000.
- 9.) Redwood Arts Council for advertising and promotion of the FY 14/15 concert series; grant award of \$2,000.
- 10.) Russian River Alliance for advertising and promotions activities of the Russian River Memorial Day Festival; grant award of \$1,000.
- 11.) Russian River Rodeo Association for advertising and promotion of the Russian River Rodeo event; grant award of \$750.
- 12.) Russian River Rotary Foundation for advertising and promotion of concert series in the Guerneville Plaza; grant award of \$4,500.
- 13.) Russian River Chamber of Commerce for advertising and promotion of the 2015 Sonoma County Pride event; grant award of \$1,000.
- 14.) Stewards of the Coast and Redwoods for advertising and promotion of various education and stewardship programs and events in FY 14/15; grant award of \$5,000;
- 15.) Western Sonoma County Historical Society for advertising and promotions activities of the Luther Burbank Experiment Farm and the West County Museum; grant award of \$1,000.
- 16.) Eco-Ring for advertising and promotions of the Russian River Farmer's Market; grant award of \$750.
- 17.) Sonoma County Farm Trails for advertising and promotion of the Gravenstein Apple Fair 2014 and Farm Trails Tours events; grant award of \$1,000.
- 18.) Occidental Community Choir for advertising and promotion of choir concerts at the Occidental Center for the Arts; grant award of \$1,000.
- 19.) Russian River Slow Food for advertising and promotion of the Sonoma County apple promotion events at the Sonoma County Airport; grant award of \$500.

Funds will be distributed upon approval of these awards by Board and execution of Advertising grant agreement contract with the entity. The contracts will be executed by the County Administrator. The contracts will require the County logo on promotional materials produced using the grant award and will require submission to the District Director and County Administrator's Office of advertising and promotional activity receipts up to the total amount of the grant award.

Prior Board Actions:

Previous grants were awarded through District 5 during FY 13/14.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Grant funds allow non-profit partners to advertise and grow local events and encourage tourism thereby promoting economic development and growth.

Fiscal Summary - FY 14-15			
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 39,250		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 39,250
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 39,250	Total Sources	\$ 39,250
Narrative Explanation of Fiscal Impacts (If Required):			
Funds are included in the FY 14/15 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:			
FY 14/15 Grant Award Agreement Template			
Related Items "On File" with the Clerk of the Board:			
None.			

AGREEMENT

THIS AGREEMENT made and entered into this ___ day of June, 2014, by and between the COUNTY OF SONOMA, (hereinafter COUNTY) and the Sonoma County Farm Trails, (hereinafter ADVERTISER).

WITNESSETH:

WHEREAS, ADVERTISER has represented that it is aware of and understands the provisions and requirements of Government Code Section 26100 and COUNTY'S "Advertising and Promotions Program Policy" for the expenditure of funds appropriated under Section 26100, and that any expenditure made by ADVERTISER will be in compliance with Section 26100, the Advertising and Promotions Policy, and this Agreement, and

WHEREAS, COUNTY'S Board of Supervisors has relied on those representations in authorizing the execution of this Agreement, and

WHEREAS, ADVERTISER has applied for and received funding under **Category E** – Local Events and Organizations category of the Advertising and Promotions Program Policy, and

WHEREAS, ADVERTISER is ready, willing and able to perform the services herein provided to be performed.

NOW, THEREFORE, IT IS AGREED by and between the parties hereto as follows:

1. During the fiscal year July 1, 2014 to June 30, 2015, COUNTY shall pay to ADVERTISER the total sum of **\$XXX.00** (hereinafter "Advertising Funds"), payable upon execution of this contract.
2. ADVERTISER must submit to the COUNTY receipts of activities performed utilizing the Advertising Funds. Activities must take place between July 1, 2014 and June 30, 2015. Receipts must be remitted to the COUNTY by July 31, 2015. If receipts are not submitted by July 31, 2015, repayment will be required of grant dollars not supported by advertising expense receipts by August 15, 2015. Failure to submit required receipts may jeopardize ability to receive future grant awards.
3. In consideration whereof, ADVERTISER promises and agrees to render the following services to COUNTY during the fiscal year July 1, 2014 to June 30, 2015:

As set forth in the attached, Exhibit A (application for funding). In the case of more than one event, Advertiser will not transfer funds between events without prior approval from the county's program coordinator.

Additionally, any Advertising conducted utilizing funds provided under this agreement must identify the "County of Sonoma – Board of Supervisors" as a sponsor. ADVERTISER may also include the Sonoma County seal logo on materials, although the seal may not replace the language noted in this section.

4. ADVERTISER agrees to keep complete books and records, and to make available and submit to audit by COUNTY all of ADVERTISER'S books, records, and financial statements upon COUNTY'S request and without prior notice.
5. ADVERTISER warrants to COUNTY that any Advertising funds paid to ADVERTISER by COUNTY pursuant to this agreement shall be expended for only those purposes authorized by Section 26100 of the Government Code of the State of California and the COUNTY's Advertising and Promotions Policy.
6. Travel expenses, such as transportation and lodging, and/or meal costs, are not allowable advertising and promotions expenses. Advertising Funds may not be used to purchase or lease fixed assets.
7. ADVERTISER agrees to submit copies of all published materials to the County Administrator's Office.
8. Indemnification:
 - a. ADVERTISER 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 Advertiser, that arise out of, pertain to, or related to Advertiser's or its agents', employees', contractors', subcontractors', or invitees' performance or obligations under this Agreement. Consultant'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 Consultant's expense, subject to Consultant'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 Consultant or its agents under workers' compensation acts, disability benefits acts, or other employee benefit acts.
 - b. ADVERTISER shall be liable to COUNTY for any loss or damage to COUNTY property arising from or in connection with ADVERTISER's performance hereunder.
9. Non-Discrimination: ADVERTISER shall comply with all applicable federal, state and local laws, rules and regulations in regard to non-discrimination in employment because of race, ancestry, color, sex, age, national origin, religion, marital status, medical condition, or handicap, including the provisions of Article II of Chapter 19 of the Sonoma County Code, prohibiting discrimination in housing, employment, and services because of AIDS or HIV infection.
10. Assignment/Delegation: ADVERTISER shall not assign, sublet, transfer or delegate any interest in or duty under this agreement without written consent of COUNTY, and no assignment shall be of any force or effect whatsoever unless and until so consented.
11. 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 C.C.P. Section 1856. No modification of this agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

12. Termination: At any time, with or without cause, COUNTY shall have the right in its sole discretion, to terminate this Agreement by giving written notice to ADVERTISER. In the event of such termination, COUNTY shall pay ADVERTISER for services rendered satisfactorily and in good faith to such date in an amount which bears the same ratio to the total fees specified in the Agreement as the services satisfactorily rendered hereunder by ADVERTISER bear to the total services otherwise required to be performed for such total fee; provided, however, that there shall be deducted from such amount the amount of damage, if any, sustained by COUNTY by virtue of the breach of the Agreement by ADVERTISER.
13. Repayment: If ADVERTISER fails to comply with the rules and requirements of the Advertising and Promotions Program Policy or the specific Category requirements under which the ADVERTISER received funds, as specified, then ADVERTISER shall, within ten days of receipt of notice of such failure by COUNTY, return all grant funds provided by COUNTY under this agreement; provided, however, that COUNTY may, in its sole discretion, allow ADVERTISER to retain some or all grant funds if COUNTY determines that the failure was inadvertent or immaterial, or that ADVERTISER has taken action to ensure that the failure will not reoccur.
14. Conflict of Interest: ADVERTISER covenants that it presently has no interest and shall not acquire any interest, direct, or indirect, which would conflict in any manner or degree with the performance of its services hereunder. ADVERTISER further covenants that in the performance of this contract no person having any such interest shall be employed.
15. Attorneys' Fees: In the event either party brings an action or proceeding for damages arising out of the other's performance under this Agreement or to establish the right or remedy of either party, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs as a part of such action or proceeding.
16. Statutory Compliance: ADVERTISER 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.
17. AIDS Discrimination: ADVERTISER 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.
18. 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.
19. 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. ADVERTISER expressly recognizes 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 ADVERTISER 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 ADVERTISER shall be entitled to no compensation whatsoever for the performance of such work. ADVERTISER 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.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

COUNTY OF SONOMA

DATE: _____

By _____
County Administrator, authorized by the
Chair, Board of Supervisors

DATE: _____

By _____
(Enter name of Grantee)



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

Board Agenda Date: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Board of Supervisors 565-2241

Supervisorial District(s):

Title: Allocation of Advertising Contingency Funds

Recommended Actions:

Approve allocation of Advertising Contingency Funds in the amount of \$4,500 to the Community Action Partnership of Sonoma County for the One City Arts Project Summer Arts Program 2014 for junior and high school students in Sonoma County.

Executive Summary:

The One City Arts Summer Arts Program is a free children's art program geared at teaching painting and drawing techniques to Sonoma County children regardless of their economic background. The program will run from July 7 through August 8, 2014 at Lawrence Cook Middle School. The course curriculum consists of drawing, color theory and design and offers free breakfast and lunch to over 50 participating junior and high school students in Sonoma County. The three week program will conclude with a one-day exhibit at the Wells Fargo Center for the Arts on August 10, 2014 where student's art work will be displayed. Following the exhibit, the art work will be showcased in local businesses throughout Sonoma County.

The One City Arts Summer Arts program activities promote creativity and higher education for Sonoma County youth and the art exhibit event is expected draw in 250 attendees from both Sonoma and neighboring counties. Category E - Local Events and Organizations, under the Advertising and Promotions Program policy, is currently limited to provide funding for the direct cost of advertising in order to encourage visitors to frequent the county throughout the year, however staff will be reviewing the policy and recommend modifications to Category E that will allow for funding of these types of programs in the future.

Prior Board Actions:

N/A

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship			
Exhibit of Sonoma County youth art will encourage art and a sense of community as well as visitors to the area that will positively impact local business and the local economy.			
Fiscal Summary - FY 14-15			
Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$ 4,500	State/Federal	\$
	\$	Fees/Other	\$ 4,500
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 4,500	Total Sources	\$ 4,500
Narrative Explanation of Fiscal Impacts (If Required):			
Funds are available in FY 2014-15 from the Advertising contingency funds.			
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:			
Application for Category E Funding from One City Arts			
Related Items "On File" with the Clerk of the Board:			
n/a			

One City Arts

July 21, 2014

Dear Supporter,

Dear Supervisors
My name is Maria de Los Angeles. I have started a non-profit called One City Arts and our first project has begun. I have engaged 50 junior high and high school students, primarily from Roseland, to attend a five week Summer Arts Program from July 7th to August 8th, 2014. Following an exhibition, student Artwork will be displayed as small billboards at schools and businesses throughout their neighborhood.

For many of these children, this is their first opportunity to work with proper materials and to have the guidance of Art teachers. The course curriculum includes the basics of drawing, color theory and design. I am very excited about what they will learn and what they will create.

I am working under the umbrella of Community Action Partnership to collect funds for One City Arts. The projected budget of \$29,965 covers art supplies, teacher stipends, teaching assistants, breakfast and lunch and carpentry. To date, we have received a total of \$11,500. Contributed by the non-profit Voices Youth Center and from several private donors. The fifth district has given us \$3,000 which are counted in the funds raised as of this moment. Friedman's Brothers and Riley Street Art Supply have given generous discounts for materials purchased. La Tortilla Factory and LoLa's Market are donating food for breakfast and lunch for students. We are seeking more food donations from other businesses.

We still need \$15,465 for this summer for food, materials, and helper stipends.

The location of the program is Lawrence Cook Middle School (LCMS) through the approval of the Superintendent of Santa Rosa City Schools and the Principal of LCMS.

An exhibition will be held in August and we are looking into a tentative location at the Wells Fargo Center for the Arts. Donors will have the opportunity to meet the student artists and see their work.

My goal is to make this an annual program and to duplicate it in other low income communities in Sonoma County. Your donations is critical to help cover the remaining costs of the 2014 course. Sponsors of \$1,000 or more will have the opportunity to display artwork at their business for a limited time.

Sincerely yours,

Maria

Thank you, Maria de los Angeles

OneCityArts@gmail.com ~ 707.484.1770 ~ 1300 N. Dutton Ave, Santa Rosa 95401

5

**Sonoma County Advertising Program
Category E
Request for Funding Application
FY 2014-15**

This application is used for Category E grant requests only.

Please review the Advertising & Promotions Policy prior to completing this application. The Policy details qualifications and requirements of applicants and specific categories under which funding can be requested.

Applications may be submitted via email to: Advertiz@sonoma-county.org

Or via delivery to:

Attn: Karen Spitler
County Administrator's Office
575 Administration Drive, Suite 104-A
Santa Rosa, CA 95403

This application will be evaluated in terms of the Policy and individual category(s).

Policy Section II(3):

Advertising fund grant awards will be based upon an evaluation of all application materials, with a focus on the return on investment and benefit to be gained, including potential tourism and business revenue, from providing financial support to the event/organization. Events and organizations who demonstrate ability to receive and/or contribute match funding or grants as the result of receipt of Advertising funds will be given priority consideration in the application review process and in consideration of amount of grant award.

Applicant Organization: One City Arts (Community Action for Business)
Contact Person: María de los Angeles Carroja or Vince Harper
Email Address: onecityarts@gmail.com / vharper@sonoma.ca.gov

Address: 1300 N. Dutton Ave.
 City, State, Zip: Santa Rosa CA 95401
 Phone Number: (707) 544-6911
 Web Site Address: www.capsosoma.org
 Current IRS Non-Profit Status: Yes No

EVENT/PROJECT/ORGANIZATION INFORMATION

Please complete the remaining portions for each event/project/organization for which the Applicant Organization is requesting funding.

Event/Project/Organization for which funds are requested: One City Arts Summer Arts Program 2014

Please list the Supervisorial District(s) to which funds are being requested under Category E - All

Amount of Funds Requested: \$3000

Briefly describe the event/project/organization for which funds are being requested:
Teaching 50+ children art July 7 to August 8th 2014.
The location is Cook Middle School. Funds
are for materials and stipends for instructors.
The children work will be exhibited on August 1st
10th. Program is Monday through Friday
9:30 am to 12:30pm. We serve them breakfast
and lunch.

If the request is being made for a specific event/project, please briefly describe the operating organization responsible for the event/project. If the organization has a

managing board, please describe the make-up of the board and provide your board bylaws.

The two organizations in charge are First Community Action Partnership a non profit helping our community. Fine City Arts is under their umbrella. People in charge are Lucy Hernandez, Maria Harper and Maria de los Angeles Carrero.

Briefly describe how the Advertising funds would be used, if awarded:

For the summer arts program and the exhibition at the Wells Fargo Center for the arts the exhibition will be at the students. At this event will bring people from around Sonoma County and San Francisco Bay area.

When will the event/project/program occur, and when would Advertising funds be used, if awarded:

The event will happen July 7 to August 9th and August 10th through 14th. I would also be following that the art will be exhibited in local business around Sonoma County to promote our culture.

What is the target market for the advertising/promotional efforts and how will this target market be reached (please include details as to any advertising that will take place outside of the County and to encourage attendance from outside the County):

The target market includes local Sonoma and Napa county visitors. Also people from SF and other areas coming to see the work and attend the event.

The Board of Supervisors wishes to encourage tourism, agriculture, and economic development in the County by supporting promotional, community, and cultural activities through the use of Advertising funds. Please describe how the event/organization will support tourism, agriculture, community spirit, culture, and/or economic development.

Tourists, Local Business owners and our community will come to the event. We will have music, food and art. The students and their families will attend. The work created will be seen by visitors to our County.

What benefit is expected from the use of Advertising funds, if awarded (please detail expected increased tourism, overnight stays, economic impact, etc.), and how will this be measured:

This project will have an economic impact due to the team working with us. The materials purchased by our program from local business. Also, press coverage of the event will be seen by people across the country.

How will the County of Sonoma, as a sponsor of the event/project/organization, be recognized in promotional materials and at the event/project/organization? (Recipients of Category E grant awards are required to identify "County of Sonoma - Board of Supervisors" as a sponsor on ALL materials produced with Advertising grant funds):

Sonoma County will be the place where this program takes place. Also positive press because of the good work being made. As a sponsor Sonoma County will be mentioned in our press ~~release~~ release and in newspaper articles. This program is one of the first of its kind.

Please provide or attach any information on donor sponsorship packages, if any, which will be utilized for this event/project/organization:

We have a cover letter and soon will email a full page with details.

If Advertising Program funds are awarded, will the amount be matched (either full or partial) and by what organization:

There will be a partial match. More details to follow. Community Foundation has awarded \$2500 to our project.

HISTORY OF EVENT/PROJECT/ORGANIZATON:

How long has this event/project/organization been in operation:

since July 7 to August 8. We hope to have it next year again. 2014 was our start year

What is the overall attendance (past and future anticipated) of the event/project/organization:

50 students minimum to 65 max for art classes per day. For Arts Festival August 10th we are expecting 250 people

Have Advertising Funds been received for this purpose in the past? If so, how much and when?

No, this is our first time. Thank you!

SUBMISSION .

The undersigned, declares that he/she has carefully examined the Sonoma County

Advertising & Promotions Policy and agrees, and, if Advertising funds are awarded, that proposer will contract with the County to furnish the services as specified, in accordance with this grant application attached.

Maria de los Angeles Carrejo

7/18/2014

Signature of Applicant

Date



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: August 5, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Board of Supervisors 565-2241

Supervisorial District(s):

All

Title: Sonoma County Rivers 2014 Promotion

Recommended Actions:

Authorize the County Administrator to execute a contract with Sonoma County Tourism in the amount of \$100,000 for promotion and advertising activities of Sonoma County rivers and recreational opportunities from August through September 2014.

Executive Summary:

Sonoma County river areas are highly dependent upon tourism for their economic survival. The low rainfall this past year has resulted in lower flows in Sonoma County rivers causing a direct impact to the tourism businesses in these areas. In June 2014, your Board approved allocation of drought impacts and tourism marketing dollars for the purpose of promoting Sonoma County rivers to potential travelers.

On July 8, 2014, the Advertising Committee met with river recreational providers and Sonoma County Tourism (SCT) staff to discuss marketing strategies to advertise the river areas during the 2014 summer season in response to the drought. SCT will lead promotion efforts to advertise Sonoma County rivers and recreational opportunities via paid advertising and public relations programs, including radio, print, online and social media with focus on the Northern California region from August through September 2014. The attached Sonoma County Rivers 2014 Promotion program provides detail on proposed budgeted activities.

Prior Board Actions:

N/A

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Increased visitors to the river areas will positively impact local business and the local economy and promote ongoing tourism to the area.

Fiscal Summary - FY 14-15			
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 100,000		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 100,000
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 100,000	Total Sources	\$ 100,000
Narrative Explanation of Fiscal Impacts (If Required):			
Funds have been allocated in FY 14-15 from the Advertising Program Economic Development Initiatives category for drought impacts/tourism marketing.			
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:			
Sonoma County Rivers 2014 Promotion Proposal			
Related Items "On File" with the Clerk of the Board:			
n/a			

Sonoma County Rivers 2014 Promotion - Sonoma County Tourism Proposal

OBJECTIVE: Promote Sonoma County Rivers and recreational opportunities.

The budget for the project is \$100,000.

Sonoma County Tourism (SCT) will promote Sonoma County rivers to potential travelers from August through September via paid advertising and public relations programs, including radio, print, online and social media. Paid advertising will focus on Northern California (SF and Sacramento MSAs.)

SCT PROPOSED PROGRAM:

- SCT buys advertising from Monday, August 4 until Tuesday, September 30
- Messaging will be that Rivers are open for business and ready for visits
- Messaging will include visuals (photo and, if possible, video) showing Rivers and activities
- Calls to action will drive visitors to SCT Rivers section of the website, which will be enhanced with photos and listings
- SCT will also use existing social media channels (Facebook, Twitter, Instagram, Pinterest) to show activities of the rivers.
- SCT will ask businesses along rivers to make sure their information is current and that their offers are on the website so they can get more exposure
- Proposed radio buys would include the following Bay Area stations: KCBS, KOIT, KFOG, KLLC ("Alice") and Sacramento buys for social and search online.

PRELIMINARY BUDGET:

\$35,000	Radio - includes small Sonoma County plus Bay Area plus Sacramento
\$10,000	PR push (Press releases creation and distribution, short-lead media hosting for trips)
\$5,000	Ad buyer fee
\$20,000	Social and online ads
\$10,000	SpotXChange online video
\$15,000	Creative - online ads (Google, FaceBook, banners if needed, :30 video)
<u>\$5,000</u>	Local Getaways buy in Bay Area, Sacramento area newspapers

\$100,000

NEXT STEPS:

1. Advertising Committee Approves Proposed Program
2. Take to the Board for final approval on 8/5/14

This Item has been pulled from
the Agenda.

An announcement will be made
during the Board meeting
under Approval of the Agenda.

Apologies for any
inconvenience.



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 Supervisors

Board Agenda Date: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Human Services Department

Staff Name and Phone Number:

Diane Kaljian- (707) 565-5950
Gary Fontenot- (707) 565-5931

Supervisorial District(s):

All

Title: Multipurpose Senior Services Program (MSSP) FY 2014-15 Standard Agreement

Recommended Actions:

Authorize the Director of Human Services to sign the Multipurpose Senior Services Program (MSSP) Standard Agreement # MS-1415-11 with the California Department of Aging for FY 2014-15 in the amount of \$685,600 to receive funds to operate MSSP in Sonoma County and to execute future agreement amendments to adjust for revenue changes.

Executive Summary:

The Board of Supervisors is requested to authorize the Director of Human Services to sign Standard Agreement # MS-1415-11 with the California Department of Aging (CDA). A copy of the agreement is on file with the Clerk.

This agreement with the California Department of Aging contains funding for the Multipurpose Senior Services Program (MSSP) to operate in Sonoma County. MSSP provides case management services to Medi-Cal eligible seniors who are frail and at risk of institutionalization. The program's goals are to prevent placement in a nursing facility while fostering independence and dignity for seniors. MSSP manages a caseload of approximately 165 clients each month, and provided services to 204 clients in FY 13-14. It is operated with state and federal funds under a Medicaid Waiver. Total funding for FY 2014-15 is \$685,600, the same amount as prior years.

Prior Board Actions:

The Board has approved state contracts for operation of the Multipurpose Senior Services Program (MSSP) each fiscal year since 1985. The Board last approved the MSSP on June 25, 2013.

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

Supports frail seniors to remain safely at home.

Fiscal Summary - FY 14-15

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 685,600		\$
Add Appropriations Req'd.	\$	State/Federal	\$ 685,600
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$ 685,600

Narrative Explanation of Fiscal Impacts (If Required):

Funds are included in the FY 2014-15 Human Services Department approved 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:

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

Multipurpose Senior Services Program (MSSP) FY 2014-15 Standard Agreement



County of Sonoma
State of California

Date: August 5, 2014

Item Number: _____

Resolution Number: _____



4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, to authorize Director of Human Services to sign and execute Standard Agreement MS-1415-11 with the California Department of Aging for FY 2014-15 in the amount of \$685,600 and authorize the Director of the Human Services Department to execute future agreement amendments to adjust for revenue changes.

Whereas, the Sonoma County Area Agency on Aging designated by the California Department of Aging; and

Whereas, the Sonoma County Area Agency on Aging receives funds from the California Department of Aging in order to operate the Multipurpose Senior Services Program (MSSP) which provides case management services to Medi-Cal eligible seniors who are frail and at risk of institutionalization; and

Whereas, standard agreements must be executed with the state before funds become available for Sonoma County;

Now, Therefore, Be It Resolved that the Board of Supervisors of the County of Sonoma authorizes the Director of Human Services to sign and execute Standard Agreement MS-1415-11 in the amount of \$685,600 with the California Department of Aging for FY 2014-15 and authorizes the Director of Human Services Department to execute future agreement amendments to adjust for revenue changes.

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

To: Board of Supervisors

Board Agenda Date: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number:

Susan Klassen – (707) 565-2231

Supervisorial District(s):

First

Title: Construction Management Services for Highway 12 Corridor Improvement Project Phase 2, Stage 2 (C08002).

Recommended Actions:

Authorize Chair to sign an agreement for construction management services with Green Valley Consulting Engineers for the Highway 12 Corridor Improvement Project, Phase 2, Stage 2 (C08002) for an amount not to exceed \$722,777, which includes a 10% contingency, with a term ending December 31, 2016.

Executive Summary:

The staff of the Department of Transportation and Public Works (TPW) is requesting the Board authorize the Chair to sign an agreement for construction management services with Green Valley Consulting Engineers for the Highway 12 Corridor Improvement Project, Phase 2, Stage 2 for an amount not to exceed \$722,777, which includes a 10% contingency, with a term ending December 31, 2016.

This project consists of widening intersections, replacing asphalt pavement, constructing curb, gutter, sidewalk, storm water treatment devices, pedestrian street lights, and traffic signal modifications on State Route 12 between Agua Caliente Road and Boyes Boulevard in the Springs Area of Sonoma Valley. The construction contract for the Highway 12 Corridor Improvement Project Phase 2, Stage 2 (C08002) will be advertised for bid later this year with construction expected in Spring of 2015. Execution of agreement with Green Valley is requested at this time because the scope of work includes preliminary review of the plans and specifications for constructability before the project is put out to bid for construction.

This consulting agreement will provide engineering support for the construction of this project. The consultant will serve as Resident Engineer for the project. In this capacity the consultant will perform a comprehensive plan check of the contract documents prior to bidding, provide contract administration, and provide construction specific tasks including specialty and water quality inspections, and post-construction activities including preparation of "as-built" drawings, and support to resolve claims if needed. This work is included as part of the funding agreement with the Successor Agency.

Green Valley Consulting Engineers was selected as the consultant for this project following an extensive selection process. The Department advertised a Request for Qualifications (RFQ) in a newspaper of general circulation and 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, project experience and project approach. From the RFQ, a short-list of five consulting firms was developed and includes the following firms, Omni Means of Roseville, Vali-Cooper & Associates of Emeryville, Parsons Brinckerhoff of Oakland, Green Valley Consulting Engineers of Santa Rosa, and Caltrap Corporation of Emeryville. A list of all firms who submitted a statement of qualifications is included as an attachment. Project specific proposals were then requested of each these firms. Proposals were received from Vali-Cooper, Caltrap, and Green Valley. Green Valley Consulting was selected for this project because of their specific experience related to the project and their construction project administration. Local preference was a consideration in the selection as federal funding is not involved in the project.

Prior Board Actions:

None.

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

This project will greatly improve pedestrian safety along this busy state route.

Fiscal Summary - FY 14-15

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 722,777	County General Fund	\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 722,777
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 722,777	Total Sources	\$ 722,777

Narrative Explanation of Fiscal Impacts (If Required):

Funding for this agreement to come from redevelopment funds.

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:			
RFQ Responders			
Related Items "On File" with the Clerk of the Board:			
Agreement			

	<u>CONSULTANT</u>	<u>Location</u>
1	BKF Engineers	Santa Rosa
2	Caltrop Corporation	Emeryville
3	Green Valley Consulting Engineers	Santa Rosa
4	HDR Engineering, Inc	Oakland
5	Ghirardelli Associates	Oakland
6	Parsons Brinckerhoff	Oakland
7	Harris & Associates, Inc.	Concord
8	Mendoza and Associates Consulting	San Francisco
9	Omni-Means, Ltd.	Roseville
10	Vali Cooper and Associates	Emeryville
11	Anchor Engineering	Lafayette



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: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number:

Susan Klassen (707) 565-2231

Supervisorial District(s):

Fourth Supervisorial District

Title: Establishment of Sonoma County Transit local Route 67 – “Healdsburg Shuttle”

Recommended Actions:

Approve a resolution establishing Sonoma County Transit local Route 67, to be known as the “Healdsburg Shuttle,” effective Monday, August 11, 2014.

Executive Summary:

On June 22, 2010, the Board of Supervisors approved an agreement with the City of Healdsburg that transferred certain administrative duties associated with claiming transit funding, in support of Healdsburg Transit, to Sonoma County Transit. The agreement reduced the City’s administrative burden, yet permitted the City to continue as the municipal operator of Healdsburg Transit.

In a letter dated July, 7, 2014, the City of Healdsburg requested that Sonoma County Transit assume the operation of the City’s local transit service, “Healdsburg Transit,” effective Monday, August 11, 2014.

Under the proposed transition, the local Healdsburg Transit route will become Sonoma County Transit local Route 67. Like other “local” Sonoma County Transit routes, the route will be branded as a “Shuttle.” New bus stop signs will be installed and schedules printed to reflect the new name change and service identity. The new “Healdsburg Shuttle” will adopt Healdsburg Transit’s routing with minor modifications to improve efficiency and reflect current ridership trends. A new schedule has been developed in consultation with City of Healdsburg staff. The service will continue to operate Monday thru Saturday.

In 2010, the City discontinued its paratransit service in lieu of operating a “deviated” fixed-route service. “Deviated” fixed-route allows the bus to deviate up to ¼ mile off its fixed-route upon advance request. With the proposed service transition, the new “Healdsburg Shuttle” will operate solely as fixed-route service and Sonoma County Paratransit service will be available for local ADA paratransit trips. This is the same service model Sonoma County Transit employs for local services operated in Rohnert Park/Cotati, Sebastopol, Sonoma/Sonoma Valley, Windsor and the Russian River Communities of Rio Nido, Guerneville and Monte Rio.

Per the 2010 agreement with the City, Sonoma County Transit claims all TDA, STA and Measure M

transit funds from the Healdsburg apportionment area. These funds are used to fund Healdsburg Transit first with the remaining funds used to support Sonoma County Transit intercity Route 60 which operates between Santa Rosa, Windsor, Healdsburg and Cloverdale.

The proposed transition provides a cost savings to Sonoma County Transit. It is estimated that for FY 2013/14, the City’s net cost of operating Healdsburg Transit was approximately \$198,550. Sonoma County Transit’s projected net cost of operating the “Healdsburg Shuttle” and its corresponding ADA paratransit service for FY 2014/15 will be \$166,650. The additional service added is an incremental cost to Sonoma County Transit on a service hour, fuel and maintenance cost basis.

The additional services can be accommodated within existing operations agreements with Veolia Transportation and Volunteer Center, respectively, for fixed-route over the next several weeks.

City of Healdsburg staff has informed their transit riders of the proposed change and will work closely with Sonoma County Transit to ensure a smooth transition over the next several weeks.

Prior Board Actions:

06/22/2010 – Board Authorized Transit Systems Manager to execute a Letter of Agreement with the City of Healdsburg for Transit Funding Administration in accordance with annual Board approved TDA/STA Coordinated Claims.

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

The provision of public transit services is to assist the County’s goals of providing a safe, healthy and caring community.

Fiscal Summary - FY 14-15

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 166,650		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$	Transp. Development Act	\$ 166,650
Total Expenditure	\$ 166,650	Total Sources	\$ 166,650

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:			
Letter for City of Healdsburg dated July 7, 2014; Resolution; Shuttle Route			
Related Items “On File” with the Clerk of the Board:			
None.			

67 Healdsburg Local

MONDAY THROUGH SATURDAY SERVICE / DE LUNES A SÁBADO DE SERVICIO

SOUTH LOOP									
Regular type = AM Bold type = PM									
Safeway Shopping Center	St. John's Baptist Catholic Church	Fitch Mountain Terrace	Riverview Club House	Riverside Club House	Rivers Bend Club House	Russian River Pines Apartments	Russian River Trailer Park	Healdsburg Ave at McDonalds	Safeway Shopping Center
A	I	J	K	L	M	N	O	P	A
---	---	8:30	8:32	8:33	8:35	8:40	8:41	8:42	8:46
9:33	9:35	9:38	9:40	9:41	9:43	9:48	9:49	9:50	9:54
10:41	10:43	10:46	10:48	10:49	10:51	10:56	10:57	10:58	11:02
12:24	12:26	12:29	12:31	12:32	12:34	12:39	12:40	12:41	12:45
1:32	1:34	1:37	1:39	1:40	1:42	1:47	1:48	1:49	1:53
2:40	2:42	2:45	2:47	2:48	2:50	2:55	2:56	2:57	3:01
3:48	3:50	3:53	3:55	3:56	3:58	4:03	4:04	4:05	4:09

NORTH LOOP										
Regular type = AM Bold type = PM										
Safeway Shopping Center	Healdsburg Plaza (Rt. 60 transfer point)	Across from CVS (on Piper St.)	Across from Rite Aid (On W. Grant St.)	Oak Grove Apartments	Parkland Farms	March Ave / Healdsburg Ave.	Alliance Medical Center	CVS (on Piper St.)	Senior Center	Safeway Shopping Center
A	B	C	D	E	F	G	H	C	Q	A
8:50	8:52	8:54	8:56	8:58	9:00	9:06	9:10	9:15	9:18	9:20
9:58	10:00	10:02	10:04	10:06	10:08	10:14	10:18	10:23	10:26	10:28
11:06	11:08	11:10	11:12	11:14	11:16	11:22	11:26	11:31	11:34	11:36
12:49	12:51	12:53	12:55	12:57	12:59	1:05	1:09	1:14	1:17	1:19
1:57	1:59	2:01	2:03	2:05	2:07	2:13	2:17	2:22	2:25	2:27
3:05	3:07	3:09	3:11	3:13	3:15	3:21	3:25	3:30	3:33	3:35

From the column headings, select the appropriate timepoint for your boarding location.
Read DOWN the column to find the departure time most convenient for you.
Read ACROSS the schedule from your boarding time to find when you will arrive at your destination.





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: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number:

Susan Klassen, 707-565-2231

Supervisorial District(s):

1, 2, 4, 5

Title: 2014 Asphaltic Emulsion Seal Coat

Recommended Actions:

Approve the Plans and Specifications for the 2014 Asphaltic Emulsion Seal Coat Project (M07302) and award the contract to Telfer Oil Company in an amount not to exceed \$251,175.

Executive Summary:

Staff of the Department of Transportation and Public Works requests that the Board approve the Plans and Specifications for the 2014 Asphaltic Emulsion Seal Coat (M07302) and award contract to Telfer Oil Company in an amount not to exceed \$251,175. Work to be performed under the contract includes providing and applying a seal coat to various County roads as part of the Summer 2014 Chip Seal Program to be performed by Road Maintenance staff

Each year the Department's Road Maintenance Division works with a contractor to apply a seal coat to roads within the County as part of the chip seal application process. By applying a chip seal, the life of an existing roadway can be prolonged. Additionally, the chip seal will protect the underlying pavement from aging and traffic wear. The corridors selected for the chip seal treatment this year were included in Board's discussions as part of the FY 14/15 budget deliberations.

In June, 2014, the Department issued a Notice to Bidders for the 2014 project. The project was advertised in the Press Democrat and sent to the Builders Exchanges. In response to the Notice to Bidders, the Department received two bids; VSS Emultech of West Sacramento and the successful low bidder, Telfer Oil Company of Martinez. The bid received from Telfer Oil Company was \$46,439.12 lower than the bid received from VSS Emultech. In accordance with Public Contract Code Section 20128, the contract shall be awarded to the lowest responsible bidder. Staff of the Department of Transportation and Public Works has reviewed the bids and determined that Telfer Oil Company is a responsible bidder, provided the lowest responsive bid and requests that the Board award the contract for the 2014 Asphaltic Emulsion Seal Coat (M07302) to Telfer Oil Company in an amount not to exceed \$251,175. A Notice of Intent to Award was posted at the Board of Supervisors Office and no bid protests were

received.			
Prior Board Actions:			
None.			
Strategic Plan Alignment		Goal 3: Invest in the Future	
This project will help protect the County's Road infrastructure.			
Fiscal Summary - FY 14-15			
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 251,175	Select an item.	\$
Add Appropriations Req'd.	\$	State/Federal	\$ 251,175
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 251,175	Total Sources	\$ 251,175
Narrative Explanation of Fiscal Impacts (If Required):			
Work under this contract to be funded with Road Maintenance operating budget of which the largest source is state gas taxes.			
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:			
Plans and Specifications; Addendum #1; Addendum #2			



County of Sonoma
State of California

Date: August 5, 2014

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
authorizing the establishment of Sonoma County Transit Local Route 67, to be known as
"Healdsburg Shuttle," effective August 11, 2014.**

Whereas, as a Municipal Transit operator, the City of Healdsburg operates local transit service within its incorporated boundaries known as "Healdsburg Transit;" and

Whereas, on June 22, 2010, the City of Healdsburg and County of Sonoma entered into an agreement assigning certain administrative duties associated with claiming available TDA/STA and Measure M transit funds from the Healdsburg apportionment area to Sonoma County Transit on the City of Healdsburg's behalf. Sonoma County Transit uses those funds to reimburse the City of Healdsburg for its expenses associated with operation of Healdsburg Transit and utilizes the remainder to support Sonoma County Transit Route 60, which provides intercity service to the City of Healdsburg; and

Whereas, in a letter dated July 7, 2014, the city of Healdsburg requested that Sonoma County Transit assume operation of "Healdsburg Transit," effective Monday, August 11, 2014; and

Whereas, Sonoma County Transit has the resources and ability to respond to the city of Healdsburg's request; and

Now, Therefore, Be It Resolved, that Sonoma County Transit is authorized to assume operation of Healdsburg Transit, effective Monday, August 11, 2014 as Sonoma County Transit, Local Route 67, to be known as the "Healdsburg Shuttle."

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



CITY OF HEALDSBURG ADMINISTRATION

401 Grove Street
Healdsburg, CA 95448-4723

Phone: (707) 431-3317
Fax: (707) 431-3321

Visit us at www.ci.healdsburg.ca.us

July 7, 2014

Mr. Bryan Albee
Transit Systems Manager
Sonoma County Transit
355 West Robles Avenue
Santa Rosa, CA 95407

Dear Mr. Albee:

In 2010 the City of Healdsburg (City) entered into an agreement with Sonoma County Transit (SCT) to have SCT assume the administrative duties for applying for and reporting on transit funding received from state and local sources for Healdsburg Transit. The City continued to function as a Municipal Operator.

The City is interested in expanding this agreement to include SCT assuming the local service as the transit operator effective August 11, 2014. As transit professionals SCT has the ability to evaluate, modify and enhance service and the rider experience in ways that that the City can no longer provide. As such, we believe it is in the best interests of the riders in/around and to/from our City to have the reliable, coordinated transportation which SCT can better provide.

The City is committed to making the transition as seamless and easy as possible for our local riders.

Thank you for your consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Marjie Pettus', is written over the typed name.

Marjie Pettus
City Manager



County of Sonoma
Agenda Item
Summary Report

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

Agenda Item Number: 13
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s):

Staff Name and Phone Number:

Supervisor Shirlee Zane, (707) 565-2241

Supervisorial District(s):

Third District

Title: Appointment

Recommended Actions:

Approve appointment of Mikeal Paul O'Toole to Mental Health Board, representing the Third District for a term of three years beginning June 10, 2014 and ending December 31, 2017.

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 14-15

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

To: Board of Supervisors

Board Agenda Date: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Christina Rivera, 565-2431

Supervisorial District(s):

All.

Title: Appointments to the Board of Directors of the Sonoma Clean Power Authority

Recommended Actions:

Ratify Chair appointment of Supervisor Susan Gorin as member of the Board of Directors of the Sonoma Clean Power Authority, and appointment of Supervisor Efren Carrillo as alternate.

Executive Summary:

The Joint Powers Agreement of the Sonoma Clean Power Authority provides that as cities join Sonoma Clean Power, the number of members on the Board of Directors of the Authority that are appointed by the Board of Supervisors decreases.

On July 23, 2014 the City of Cloverdale agreed to join the Sonoma Clean Power Joint Powers Agreement. Consequently, the Sonoma County Board of Supervisors appointments to the Authority Board must be reduced from two to one.

The Board's current appointments include Supervisor Susan Gorin and Supervisor Efren Carrillo with Supervisor David Rabbitt and Supervisor Mike McGuire as alternates.

In order to adjust to Sonoma County's appointed seats from 2 to 1, the Chair recommends ratifying Supervisor Gorin (currently serving as SCP Board of Directors Chair) with Supervisor Carrillo serving as an alternate

Prior Board Actions:

February 4, 2014 – As part of the 2014 Chair's annual appointments Supervisors Susan Gorin and Efren Carrillo were assigned as members of the Board of Directors of the Sonoma Clean Power Authority; and Supervisors David Rabbit and Mike McGuire as alternates.

June 30, 2013 – Board ratify Chair's appointment of Supervisors Susan Gorin and Shirlee Zane as

members of the Board of Directors of the Sonoma Clean Power Authority; and appointment of Supervisors David Rabbit and Mike McGuire as alternates.

Strategic Plan Alignment Goal 4: Civic Services and Engagement

This action meets the requirements of the Joint Powers Agreement of the Authority and continues the County’s participation in this key initiative and program expected to reduce greenhouse gas emissions relating to electricity use in the county as well as encourage the development of local renewable power projects.

Fiscal Summary - FY 14-15

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 costs 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:

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

To: Board of Supervisors

Board Agenda Date: August 5, 2014

Vote Requirement: 4/5

Department or Agency Name(s): County Administrator and Transportation and Public Works

Staff Name and Phone Number:

Veronica Ferguson, 707-565-2431
Susan Klassen, 707-565-2231

Supervisorial District(s):

Title: Financing Plan for the Implementation of the Long-Term Roads Plan

Recommended Actions:

1. Adopt an Ordinance, the "Sonoma County 2014 Transactions and Use Tax Ordinance," imposing a general countywide transactions and use tax of one-quarter of one percent for a period not to exceed twenty years pursuant to the authority granted by Revenue and Taxation Code Section 7285. (Second Reading – Ready for Adoption) (4/5 vote required)
2. Approve the recommended Advisory Measure.
3. Adopt a Resolution calling a special election to submit to the voters of Sonoma County the proposed quarter-cent general sales tax measure entitled the Sonoma County 2014 Transactions and Use Tax Ordinance, and ordering that the special election be consolidated with the statewide general election to be conducted on November 4, 2014.
4. Adopt a Resolution calling for a special election to submit to the voters of Sonoma County an advisory measure on the proposed distribution of any new transactions and use tax funds raised by the Sonoma County 2014 Transactions and Use Tax Ordinance if the voters approve the measure.

Executive Summary:

This item provides the Board of Supervisors with the necessary actions to place a ¼ cent General sales tax with companion Advisory measure on the November 4, 2014 ballot. Through the County Administrator's presentation of a Roads financing plan on July 29, 2014, the Board of Supervisors directed staff to bring back these required actions, which would with approval of the voters, increase the County's annual investment in the Roads network to \$40 million.

Background

A well maintained road network is vital to economic development. In particular, investment in road infrastructure promotes a healthy economy by creating well-paying construction and engineering jobs, promoting and supporting tourism and recreation, and providing measures of support for agriculture

and the environment.

For several years, Sonoma County has prioritized transportation infrastructure, transit, enhancing safety for vehicles, pedestrians, and cyclists, fixing potholes, repairing local roads and streets, and improving the quality of life for County residents to achieve its strategic goal of economic and environmental stewardship. This prioritization stemmed from both recognition of the importance of a well maintained network and the decline of the County's roads.

The Board has invested in the County's road network more in the previous three years than any time in the prior 30 years. Even with this historic level of investment more resources are needed to reach the goal of bringing up approximately 700 miles of road in the coming 10 years to "good" quality, and repairing all roads over the course of 20 years. Funding this ambitious plan requires increasing the County's current investment in its Road network to \$40 million annually primarily from increasing pavement preservation funding to an average of \$20 million per year (estimated current year dollars). The details of the financing plan and the Road Evaluation Framework, which will help guide investments, was provided to the Board on July 29, 2014.

During that presentation, your Board adopted a resolution introducing, reading the title of and waiving further reading of the proposed ordinance imposing a general sales tax and directed staff to draft an advisory measure allowing the voters to voice their opinion on the use of the proposed general tax revenue. Your Board directed the Advisory Measure to be based on the proposed expenditure plan for a Specific Tax Measure presented as an alternative to the General Measure, with the amendment to include 10% of the County's share of revenue to transit, including bus passes for students, connectivity, and enhanced transit resources.

General Sales Tax and Advisory Measures

With the adoption of the Ordinance and Resolution (Attachments A and C) calling a special election, your Board will move forward with placing a general sales tax measure entitled the Sonoma County 2014 Transactions and Use Tax Ordinance on the November 4, 2014 ballot. If approved by the voters, the ordinance will impose a general countywide transactions and use (sales) tax on one-quarter of one percent for a period not to exceed 20 years. The sales tax would generate approximately \$20 million on an annual basis, countywide. The County's share, based on the Advisory Measure allocation formula, would provide the County with approximately \$8.7 million on an annual basis. Cities in Sonoma County would also receive a significant amount of funding.

Attachment B provides the recommended language for the Advisory Measure based on the expenditure plan provided to the Board on July 29, and direction received during the hearing. The advisory measure proposes an allocation of the tax revenue among the County and all incorporated cities using the local appropriation formula for Measure M. This formula is 50% based on population and 50% based on road miles. Should the advisory measure pass, the County intends to enter into an agreement with SCTA to serve as the administrative and oversight body for the revenue generated through this measure, and receive up to 1% of the funds for administrative costs, which include conducting an annual audit, preparing an annual report, and preparing a Strategic Plan, and updating the Strategic Plan every five years. If the Board places the advisory measure on the ballot, staff will begin drafting the agreement with SCTA, but the agreement will only be approved if the sales tax measure and the advisory measure

are approved by the voters.

As part of the advisory measure, each jurisdiction has submitted language specifying what they will spend the proceeds on. Sonoma County will focus its share of funding on roadway improvements as defined in the Long-Term Roads Plan adopted by the Board of Supervisors. Each year the Board of Supervisors will commit additional General Funds to match their share of Sonoma County 2014 Transactions and Use Tax Ordinance funds to complete improvements per the Long-Term Roads Plan. An equitable distribution of improvements will be made throughout the County unincorporated area following a complete streets approach that includes where possible paving, striping, bike lanes, pedestrian access features, signals and timing, signage, and other related features per the County's adopted plans in order to improve mobility and safety for cars, trucks, bicyclists and pedestrians. 10% of the revenue received shall be used for transit-related services, including student pass programs, connectivity and service enhancements.

In response to direction from the Board, staff has incorporated language allocating 10% of the revenue received by the County for transit related services. Recommended improvements include (but are not limited to):

- Reducing the cost of student travel on Sonoma County Transit. To increase student use of Sonoma County Transit, reduce traffic congestion at local schools and to provide an affordable transportation option for parents, funds collected could be used to reduce the cost of existing student fares and passes.

- Expanding weekday commute period service on core intercity routes. Expanding commute period service on core intercity routes would provide for improved connections to local and regional transit services, which would include the east/west corridor of the County. Improvements would be designed to reduce passenger travel time and provide enhanced work and school commute options.

- Transit enhancements: Use of collected funds could assist with the timely replacement of transit coaches and provide improved bus stop amenities such as new transit shelters, benches and passenger information system improvements.

Prior Board Actions:

7/29/14 Board receives financing plan and adopts resolution introducing, reading the title of and waiving further reading of the proposed ordinance imposing a general transaction and use tax
6/17/14 Board adopts Long Term Roads Ad Hoc Report and allocates \$3.5 million in General Fund and \$4.5 million in Road Fund Balance to Pavement Preservation Program for FY 14/15
3/25/14: Board approves 2014 Pavement Preservation Program funded with \$9.8 million general fund allocation and receive 2013 Pavement Management Program Update
6/11/13: Board approves Road Ad-Hoc recommendation allocation \$8 million in one-time reserves
10/23/12: Board approves Road Ad Hoc recommendations
6/19/12: Board approves Road Ad Hoc recommendation allocating \$8 million in one-time reserves.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

A well maintained road network is vital to economic development in the areas of agriculture, recreation and tourism. Investing in transportation infrastructure improves the pavement quality and safety of the

County road system for vehicles, transit, and bicycles.

Fiscal Summary - FY 14-15

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:

Attachment A: Sonoma County 2014 Transactions and Use Tax Ordinance
 Attachment B: Advisory Measure
 Attachment C: Resolution calling a special election to submit to the voters of Sonoma County the proposed quarter-cent general sales tax measure entitled the Sonoma County 2014 Transactions and Use Tax Ordinance, and ordering that the special election be consolidated with the statewide general election to be conducted on November 4, 2014.
 Attachment D: Resolution calling for a special election to submit to the voters of Sonoma County an advisory measure on the proposed distribution of any new transactions and use tax funds raised by the Sonoma County 2014 Transactions and Use Tax Ordinance if the voters approve the measure.

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

ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA
IMPOSING A GENERAL TRANSACTIONS AND USE TAX TO BE
ADMINISTERED BY THE STATE BOARD OF EQUALIZATION**

Section 1. TITLE. This Ordinance shall be known as the Sonoma County 2014 Transactions and Use Tax Ordinance. This ordinance shall be applicable in the incorporated and unincorporated territory of the County of Sonoma (the "County").

Section 2. OPERATIVE DATE. "Operative Date" means the first day of the first calendar quarter commencing more than 110 days after the adoption of this Ordinance, the date of such adoption being as set forth below.

Section 3. PURPOSE. This Ordinance is adopted to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish those purposes:

A. To impose a retail transactions and use tax in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285 of Part 1.7 of Division 2 which authorizes the County to adopt this tax ordinance which shall be operative if a majority of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.

B. To adopt a retail transactions and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

C. To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure therefor that can be administered and collected by the State Board of Equalization in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the State Board of Equalization in administering and collecting the California State Sales and Use Taxes.

D. To adopt a retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this Ordinance.

E. To raise the appropriations limit for the County.

ATTACHMENT A

Section 4. CONTRACT WITH STATE. Prior to the operative date, the County shall contract with the State Board of Equalization to perform all functions incident to the administration and operation of this Ordinance; provided, that if the County shall not have contracted with the State Board of Equalization prior to the operative date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.

Section 5. TRANSACTIONS TAX RATE. For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated and unincorporated territory of the County at the rate of $\frac{1}{4}$ of 1 percent (0.25%) of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of this Ordinance.

Section 6. PLACE OF SALE. For the purposes of this Ordinance, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the State Board of Equalization.

Section 7. USE TAX RATE. An excise tax is hereby imposed on the storage, use or other consumption in the County of tangible personal property purchased from any retailer on and after the operative date of this Ordinance for storage, use or other consumption in said territory at the rate $\frac{1}{4}$ of 1 percent (0.25%) of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

Section 8. ADOPTION OF PROVISIONS OF STATE LAW. Except as otherwise provided in this Ordinance and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this Ordinance as though fully set forth herein.

Section 9. LIMITATIONS ON ADOPTION OF STATE LAW AND COLLECTION OF USE TAXES. In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

A. Wherever the State of California is named or referred to as the taxing agency, the name of this County shall be substituted therefor. However, the substitution shall not be made when:

ATTACHMENT A

1. The word "State" is used as a part of the title of the State Controller, State Treasurer, State Board of Control, State Board of Equalization, State Treasury, or the Constitution of the State of California;

2. The result of that substitution would require action to be taken by or against this County or any agency, officer, or employee thereof rather than by or against the State Board of Equalization, in performing the functions incident to the administration or operation of this Ordinance.

3. In those sections, including, but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:

a. Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or;

b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.

4. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.

B. The word "County" shall be substituted for the word "State" in the phrase "retailer engaged in business in this State" in Section 6203 and in the definition of that phrase in Section 6203.

Section 10. PERMIT NOT REQUIRED. If a seller's permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor's permit shall not be required by this Ordinance.

Section 11. EXEMPTIONS AND EXCLUSIONS.

A. There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

B. There are exempted from the computation of the amount of transactions tax the gross receipts from:

ATTACHMENT A

1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the County in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.

2. Sales of property to be used outside the County which is shipped to a point outside the County, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the County shall be satisfied:

a. With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-County address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

b. With respect to commercial vehicles, by registration to a place of business out-of-County and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of this Ordinance.

4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this Ordinance.

5. For the purposes of subparagraphs (3) and (4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

C. There are exempted from the use tax imposed by this Ordinance, the storage, use or other consumption in this County of tangible personal property:

1. The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.

ATTACHMENT A

2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the operative date of this Ordinance.

4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this Ordinance.

5. For the purposes of subparagraphs (3) and (4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

6. Except as provided in subparagraph (7), a retailer engaged in business in the County shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the County or participates within the County in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the County or through any representative, agent, canvasser, solicitor, subsidiary, or person in the County under the authority of the retailer.

7. "A retailer engaged in business in the County" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the County.

D. Any person subject to use tax under this Ordinance may credit against that tax any transactions tax or reimbursement for transactions tax paid to a County imposing, or retailer liable for a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

ATTACHMENT A

Section 12. AMENDMENTS. All amendments subsequent to the effective date of this Ordinance to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this Ordinance, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this Ordinance.

Section 13. ENJOINING COLLECTION FORBIDDEN. No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the State or the County, or against any officer of the State or the County, to prevent or enjoin the collection under this Ordinance, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

Section 14. INCREASE OF APPROPRIATIONS LIMIT. The appropriations limit of the County shall be increased by the amount of revenue anticipated to be collected by the County from the transactions and use tax to allow spending of the tax revenue for the period allowed by law.

Section 15. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

Section 16. EFFECTIVE DATE. This Ordinance relates to the levying and collecting of the County transactions and use taxes and shall take effect immediately upon the close of the polls on November 4, 2014, if the measure is approved by a majority of the electors voting on the measure at the election held that day.

Section 17. GENERAL TAX. The tax imposed by this Ordinance is a general tax within the meaning of Article 13 C, Section 1(a) of the California Constitution. The revenue generated by this general tax is available for general governmental purposes. To that end, the Auditor-Controller is instructed to deposit the revenue from the tax into the County General Fund and to include his estimate of the revenue from this general tax, together with his estimates of other revenue sources, in the tabulation that he is annually required to prepare by Government Code Section 29060. The revenue from this general tax shall be available to the Board of Supervisors for annual appropriations in the County's budget for any lawful expenditure. Nothing in this Ordinance nor in any other ordinance, advisory measure, resolution, or policy shall be construed as limiting, in any way, the amount or the objects of the appropriations and expenditures that can be made from the revenue of the tax nor be construed as creating a continuing appropriation.

Section 18. COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). Pursuant to the State CEQA Guidelines section 15378(b)(4), adoption of this Ordinance is not a "project" subject to the requirements of CEQA.

ATTACHMENT A

Section 19. TERMINATION DATE. The authority to levy the tax imposed by this Ordinance shall expire twenty (20) years from the operative date of this Ordinance, unless extended by the voters in the manner set forth in Revenue and Taxation Code Section 7285.

PASSED AND ADOPTED by the Board of Supervisors, County of Sonoma, State of California, on _____, by the following vote:

Gorin: Zane: McGuire: Carrillo: Rabbitt:

Ayes: Noes: Absent: Abstain:

Chairperson

Attest:

(Signature)

Secretary

(Title)

Attachment B

THIS MEASURE IS NOT A TAX It is an advisory measure which states Sonoma County voters' intent that any new transactions and use tax funds raised by an increase in the transactions and use tax rate by the Sonoma County 2014 Transactions and Use Tax Ordinance be spent solely for the purposes of maintaining local streets and roads, filling potholes, supporting transit service, improving traffic flow, and enhancing driver, pedestrian, bicyclist, and public safety, with the goal of increasing pavement condition in all of the cities and the County, using where possible a complete streets approach.

The specific objective of this advisory measure is to recommend that any new transactions and use tax revenue raised from an increase in the transactions and use tax rate in Sonoma County by the Sonoma County 2014 Transactions and Use Tax Ordinance be used in the following manner:

Project Package.

- The Sonoma County Transportation Authority (SCTA) will administer and oversee the distribution and use of the revenue through a contract with the County.
- The funding will be distributed to each city and the County using the same local appropriation formula as SCTA's Measure M, based 50% on population and 50% on road miles. Each jurisdiction's share of the revenue under this formula is as follows:

Cloverdale	1.54%
Cotati	1.20%
Healdsburg	2.06%
Petaluma	9.50%
Rohnert Park	6.00%
Santa Rosa	27.41%
Sebastopol	1.25%
Sonoma	1.77%
Windsor	4.50%
County of Sonoma	43.77%
Admin/Citizen Oversight	1.00%

- Each city and the County will spend its share of the revenue in accordance with the general purposes of this advisory measure and with the following specific areas of focus:
 - **The County of Sonoma** will focus its share of funding on roadway improvements as defined in the Long-Term Roads Plan adopted by the Board of Supervisors. Each year the Board of Supervisors will commit additional General Funds to match their share of Sonoma County 2014 Transactions and Use Tax Ordinance funds to complete improvements per the Long-Term Roads Plan. An equitable distribution of improvements will be made throughout the County unincorporated area following a

Attachment B

- complete streets approach that includes where possible paving, striping, bike lanes, pedestrian access features, signals and timing, signage, and other related features per the County's adopted plans in order to improve mobility and safety for cars, trucks, bicyclists and pedestrians. 10% of the revenue received shall be used for transit-related services, including student pass programs, connectivity and service enhancements.
- **The City of Cloverdale** will focus its share of funding on Local Street and Road Maintenance, in the ongoing implementation of the City's Pavement Management Plan. Pavement maintenance projects will be done in accordance with adopted plans, safety considerations, and legal requirements. Bicycle and pedestrian needs will be taken into consideration and included in pavement maintenance projects where they are appropriate and consistent with the City's adopted Bicycle and Pedestrian Master Plan.
 - **The City of Cotati** will focus its share of funding on Local Street and Road Maintenance, in the ongoing implementation of the City's Pavement Management Plan. Projects shall accomplish one or more of the following goals: Improve pavement condition, enhance safety, or improve the flow of traffic. Bicycle and pedestrian needs will be taken into consideration and included in projects where they are appropriate and consistent with the City's adopted Bicycle and Pedestrian Master Plan.
 - **The City of Healdsburg** will focus its share of funding on local street maintenance, repair and reconstruction in accordance with the City's Pavement Management Plan. This funding will be used in combination with allocations of sales tax revenues generated through Measure V and State Gas Tax Funds. Street projects will be done in accordance with adopted plans, safety considerations, and legal requirements. Bicycle and pedestrian needs will be taken into consideration, including the construction of bicycle lanes and pathways as identified in the City's adopted Bicycle and Pedestrian Master Plan.
 - **City of Rohnert Park** will focus its share of funding on neighborhood street and road maintenance, in the ongoing implementation of the City's Pavement Management Plan. The funding shall be used in combination with the annual allocations from the 2004 Countywide Transportation Sales Tax (Measure M) Local Streets and Roads funds and local Road Refuse Impact Funds. Pavement maintenance projects will be made following a complete streets approach. Appropriate safety measures, including bicycle and pedestrian improvements, will be included in the pavement maintenance projects where they are appropriate and consistent with the City's adopted Bicycle and Pedestrian Master Plan. Examples of maintenance the City would undertake include work on Commerce Boulevard, Rohnert Park Expressway and Snyder Lane.
 - **The City of Petaluma** will focus its share of funding on completing un-built portions of the Marin Sonoma Narrows (MSN) Highway 101 High Occupancy Vehicle (HOV) Widening Project through Petaluma from the Hwy 116 connection to just north of the Corona Road Overcrossing. Proposed improvements include; widening in the median to accommodate carpool lanes, widening on- and off- ramps and installing sound walls. Funding will be used in combination with allocations from the other local and State funding sources that may become available to Caltrans and the SCTA to complete the project. The City of Petaluma will also focus any remaining share of funding on

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circulation of traffic across Highway 101 and on traffic signal coordination, upgrade, and replacement, to reduce wait times.

- **The City of Santa Rosa** will focus its share of funding on Local Street and Road Maintenance, in the ongoing implementation of the City's Pavement Management Program. Street and road maintenance projects will be made in accordance with adopted plans, safety considerations and legal requirements. Projects may include asphalt overlays and street reconstruction as well as preventative maintenance treatments such as slurry seals and crack sealing to address pavement deterioration. Per General Plan policy, a complete streets approach will be used to include bicycle and pedestrian facilities in maintenance projects where appropriate and consistent with the City's adopted Bicycle and Pedestrian Master Plan. Examples of maintenance the City would undertake may include work on Fulton Road, Montgomery Drive, Pacific Avenue, Piner Road and local streets serving neighborhoods in every quadrant of the city. The City may also direct the use of not more than 10% of the annual funding for CityBus transit service and operations and other City projects to expand transportation alternatives that improve traffic flow and mobility.
- **The City of Sebastopol** will focus its share of funding on Local Street and Road Maintenance, in the ongoing implementation of the City's Pavement Management Plan. The funding will be used in combination with annual General Fund allocations to the City's Special Sales Tax Pavement Reserve, and annual allocations from the 2004 Countywide Transportation Sales Tax (Measure M) Local Streets and Roads funds. Pavement maintenance projects will be made following a complete streets approach. Bicycle and Pedestrian needs and safety measures will be taken into consideration and included in pavement maintenance projects where they are appropriate and consistent with the City's adopted Bicycle and Pedestrian Master Plan.
- **The City of Sonoma** will focus its share of funding on Local Street and Road Maintenance, in the ongoing implementation of the City's Pavement Management Plan. Pavement Maintenance projects will be accomplished in accordance with adopted plans, safety considerations, and legal requirements.
- **The Town of Windsor** will focus its share of funding, for transportation purposes, on local street and road maintenance, in the on-going implementation of the Town's Pavement Management Program. The funding will be invested in preserving and improving the existing street and road network in Windsor, in combination with the Town's annual General Fund allocations. Projects may include asphalt overlays and street reconstruction as well as preventative maintenance treatments such as slurry seals and crack sealing to address pavement deterioration. Bicycle and pedestrian needs and safety measures will be taken into consideration and included in the pavement maintenance projects where they are appropriate and consistent with the Town's adopted Bicycle and Pedestrian Master Plan.
- The tax proceeds may only be spent for the purposes of reimbursing the County for the cost of a successful election for the Sonoma County 2014 Transactions and Use Tax Ordinance and this advisory measure; the costs of contracting with the State Board of Equalization for collection

Attachment B

and distribution of the revenues; and funding the transportation purposes and County and City focus areas as allowed in this advisory measure and may be not used for other purposes.

Accountability Provisions.

- For any year that the Board decides to use the funds as described above, the SCTA will develop an annual budget and distribute the Sonoma County 2014 Transactions and Use Tax Ordinance funds to each jurisdiction.
- Should the Board decide to use the funds as described above, the SCTA will prepare a Strategic Plan, which will identify administrative policies and procedures to distribute the funds consistent with the goals and objectives of this advisory measure. The Strategic Plan will be updated at least every five years during the term of the Sonoma County 2014 Transactions and Use Tax Ordinance.
- The Citizens Advisory Committee established under the original ordinance that created the SCTA will serve as an independent oversight body that will advise the SCTA and the public on the administration of the Sonoma County 2014 Transactions and Use Tax Ordinance via annual audits and reports for each year that the Board decides to use the revenue for the purposes described above.
- The additional funds provided to governmental agencies by this advisory measure shall not supplant existing local revenues being used for transportation purposes. For each fiscal year that the Board decides to use the revenue as described above, the SCTA will require that local jurisdictions maintain their existing commitment of local funds for that fiscal year for transportation purposes or face penalties. A fiscal year is defined as July 1 through June 30. For this determination the existing commitment shall be the average of contributions from discretionary sources from FY11/12 through FY13/14 for transportation purposes. Documentation showing the contributions from discretionary sources for transportation purposes shall be provided to SCTA by each jurisdiction no later than February 15, starting in February 2016. This is to allow agency audits to be completed prior to submittal. After submittal the SCTA will report to the public how each jurisdiction has met the maintenance of effort requirement.

Resolution No.14-XXXX
County of Sonoma
Santa Rosa, CA
August 6, 2014

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, CALLING A SPECIAL ELECTION TO SUBMIT TO THE VOTERS OF SONOMA COUNTY A PROPOSED QUARTER-CENT SALES TAX MEASURE ENTITLED THE "SONOMA COUNTY 2014 TRANSACTIONS AND USE TAX ORDINANCE," AND ORDERING THAT THE SPECIAL ELECTION BE CONSOLIDATED WITH THE STATEWIDE GENERAL ELECTION TO BE CONDUCTED ON NOVEMBER 4, 2014

WHEREAS, this Board of Supervisors, by its Ordinance No. ____, has, by a two-thirds vote of its membership, adopted a retail and transaction use tax ordinance pursuant to Revenue and Taxation Code §7285; and

WHEREAS, Article 13 C, §2(b) of the California Constitution and Revenue and Taxation Code §7285 also require that the imposition of such tax be approved by a majority of the county electorate;

NOW, THEREFORE, BE IT RESOLVED that:

1. Pursuant to Elections Code Sections 12001, 10400, and 9140 and Revenue and Taxation Code Section 7285, the Board of Supervisors hereby calls a special election for November 4, 2014, on the proposed measure imposing a general tax, to be levied at a maximum rate of one-quarter of one percent (0.25%) for a period not to exceed twenty (20) years.

2. The Board of Supervisors hereby orders that said election of the measure shall be consolidated with the statewide general election to be held on that date.

3. The measure shall be submitted to the voters in the following form:

Shall the people of Sonoma County approve Measure X, the Sonoma County 2014 Transactions and Use Tax, enacting a quarter-cent sales tax for 20 years?	Yes
	No

Attachment C

4. As required by law, the full text of the measure shall be printed in the information pamphlet distributed to voters. The full text of the measure is entitled “An Ordinance of the County of Sonoma, State of California Imposing a General Transactions and Use Tax to be Administered by the State Board of Equalization,” and is attached hereto as Exhibit A.

5. The County Clerk is hereby authorized, instructed, and directed to provide and furnish any and all official ballots, notices, printed matter, and all supplies, equipment, and paraphernalia that may be necessary in order to properly and lawfully conduct an election.

6. The County Clerk is hereby further directed to take the necessary and appropriate actions to provide the necessary election officers, polling places, and voting precincts.

7. In accordance with the provisions of the Elections Code, the County Counsel is authorized to prepare an impartial analysis of the measure, the Auditor is directed to prepare a fiscal analysis, and the Chair of the Board of Supervisors is authorized and directed to submit an argument in support of the measure and a response to any argument in opposition to the measure.

8. The polls for said election shall be open during the hours required by law and said election, with respect to the foregoing ballot measure, shall be held and conducted as provided by law for the holding of County initiative elections.

9. Notice of time and place of holding said election, together with any other notices required by law, shall be given by the County Clerk.

SUPERVISORS:

BROWN ___ **RABBITT** ___ **McGUIRE** ___ **CARRILLO**___ **ZANE** _____

Ayes _____ **Noes** _____ **Absent** _____ **Abstain** _____

SO ORDERED.

EXHIBIT A
FULL TEXT OF ORDINANCE

Resolution No.14-XXXX
County of Sonoma
Santa Rosa, CA
August 6, 2014

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, INTRODUCING AN ADVISORY MEASURE FOR CONSIDERATION BY THE PEOPLE AND RELATING TO THE USE OF ANY NEW VOTER-APPROVED GENERAL TRANSACTIONS AND USE TAX REVENUES FOR ROADWAY AND TRANSIT PROJECTS WITHIN THE NEXT TWENTY (20) YEARS AND CALLING A SPECIAL ELECTION TO BE CONSOLIDATED WITH THE NOVEMBER 4, 2014 GENERAL ELECTION ON AN ADVISORY MEASURE RELATING TO THE USE OF ANY NEW VOTER-APPROVED TRANSACTIONS AND USE TAX REVENUES FROM THE SONOMA COUNTY 2014 TRANSACTIONS AND USE TAX ORDINANCE FOR ROADWAY AND TRANSIT PROJECTS WITHIN THE NEXT TWENTY (20) YEARS

WHEREAS, Government Code Section 26227 authorizes the Board of Supervisors to expend County funds to support programs deemed by the Board of Supervisors to be necessary to meet the social needs of the population of the County, including but not limited to, the areas of health, law enforcement, public safety, rehabilitation, and welfare; and

WHEREAS, it is in the County's interest to ensure that both the County and its incorporated cities prioritize a well-maintained road and transit network, as such a network increases access to and for public safety, tourism, recreation, and agriculture, while also creating well-paying construction and engineering jobs and supporting the environment; and

WHEREAS, declining State and Federal transportation revenues, State funding allocation formulas that disadvantage rural and suburban counties, the recent great recession, and less than adequate local investment in road infrastructure have created a severe lack of funding for the County's and its cities' road network; and

WHEREAS, the Board of Supervisors has determined that sharing any new voter-approved transactions and use tax revenue from the Sonoma County 2014 Transactions and Use Tax Ordinance with the incorporated cities of the County for roadway and transit projects is necessary to meet the needs of the population of the County, as authorized by Government Code Section 26227; and

WHEREAS, Government Code Section 26227 authorizes the Board of Supervisors to contract with other public agencies to operate those programs that the Board determines will serve public purposes; and

WHEREAS, the Board of Supervisors intends to contract with the Sonoma County Transportation Authority (“SCTA”) to administer and oversee the distribution of any new voter-approved transactions and use tax revenue from the Sonoma County 2014 Transactions and Use Tax Ordinance to the County and its incorporated cities for roadway and transit projects.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Board of Supervisors introduces an advisory measure, the full text of which is attached as Exhibit A to this Resolution, for consideration by the people and relating to the use of any new voter-approved transactions and use tax revenue from the Sonoma County 2014 Transactions and Use Tax Ordinance for roadway and transit projects within the next twenty (20) years.

2. Pursuant to Elections Code Sections 12001, 10400, and 9603, the Board of Supervisors hereby calls a special election for November 4, 2014 on that advisory measure relating to the use of any new voter-approved transactions and use tax revenue from the Sonoma County 2014 Transactions and Use Tax Ordinance for roadway and transit projects within the next twenty (20) years.

3. The Board of Supervisors hereby orders that said election of the measure shall be consolidated with the statewide general election to be held on that date.

4. The measure shall be submitted to the voters in the following form:

<p>ADVISORY VOTE ONLY</p> <p>This measure does not increase taxes. Should new voter-approved transactions and use tax revenue from the Sonoma County 2014 Transactions and Use Tax Ordinance fund only the following purposes: maintaining local streets and roads, filling potholes, supporting transit service, improving traffic flow, and enhancing safety, with the Sonoma County Transportation Authority distributing the revenue among the County and cities based on a population/road miles formula?</p>	<p>Yes</p> <hr/> <p>No</p>
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5. As required by law, the full text of the measure shall be printed in the information pamphlet distributed to voters.

6. The County Clerk is hereby authorized, instructed, and directed to provide and furnish any and all official ballots, notices, printed matter, and all supplies,

Attachment D

equipment, and paraphernalia that may be necessary in order to properly and lawfully conduct an election.

7. The County Clerk is hereby further directed to take the necessary and appropriate actions to provide the necessary election officers, polling places, and voting precincts.

8. In accordance with the provisions of the Elections Code, the County Counsel is authorized to prepare an impartial analysis of the measure, the Auditor is directed to prepare a fiscal analysis, and the Chair of the Board of Supervisors is authorized and directed to submit an argument in support of the measure and a response to any argument in opposition to the measure.

9. The polls for said election shall be open during the hours required by law and said election, with respect to the foregoing ballot measure, shall be held and conducted as provided by law for the holding of County initiative elections.

10. Notice of time and place of holding said election, together with any other notices required by law, shall be given by the County Clerk.

SUPERVISORS:

BROWN ___ **RABBITT** ___ **McGUIRE** ___ **CARRILLO** ___ **ZANE** ___

Ayes _____ **Noes** _____ **Absent** _____ **Abstain** _____

SO ORDERED.

EXHIBIT A
FULL TEXT OF MEASURE



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

Board Agenda Date: August 5, 2014

Vote Requirement: 4/5

Department or Agency Name(s): County Administrator

Staff Name and Phone Number:

Veronica Ferguson, 707-565-2431

Supervisorial District(s):

Title: Sonoma County Library Improvement Act

Recommended Actions:

1. Adopt a Resolution calling a special election to submit to the voters of Sonoma County a proposed one-eighth cent (.125%) sales tax measure entitled the "Sonoma County Library Improvement Act," and ordering that the special election be consolidated with the statewide general election to be conducted on November 4, 2014.
2. Adopt an Ordinance imposing a transactions and use tax to be administered by the State Board of Equalization to maintain and improve library services for all residents of Sonoma County with an operative date contingent upon the California Legislature enacting legislation raising the cap on local sales tax in Sonoma County by at least .125%.

Executive Summary:

On July 29, 2014, your Board held a public hearing to consider a special tax to provide additional revenue resources for the Sonoma County Library system and introducing the ordinance that would impose a one-eighth of one percent (.125%) sales tax subject to approval of the voters in November 2014.

The Board is being asked to consider putting this measure before the voters due to the time constraints facing a new Library Commission for putting such a measure on the November 2014 ballot and in recognition that current resources available to the Library are likely to be insufficient in the years to come to avoid further reductions to services. As a special tax, approval of the measure will require a two thirds majority vote. If the measure is placed on the November 4, 2014 ballot and if approved by the voters, the ordinance effective date will be contingent upon the California Legislature enacting legislation raising the cap on local sales tax in Sonoma County by at least .125%, the amount of the tax.

Background:

The Sonoma County Library relies on property taxes and donations to fund services for all county residents. Services include, but are not limited to, maintaining, updating and expanding the size and

quality of collections, determining hours of operation at all branches, qualifications of staff, acquiring and updating technology for public and staff use, operating an adult literacy program, and training volunteers to tutor individuals who lack basic reading ability. In the past three years, rising costs and reduced funding to the Library system have caused reduced library services including reduced hours of operation at all branches. The current adopted budget relies on one-time sources totaling \$535,000 to balance current operations costs. Despite improved property tax revenue estimates, current projections show that expenditures will continue to increase faster than available revenues for the future which will likely result in further reductions to services without additional revenue sources. These projections do not include provision for existing backlogs of maintenance needs nor do they include provision for increasing hours of operation at any branches.

Library Commission:

The Library Commission has the authority to impose, levy, collect, receive and use sales taxes, or any other type of tax or assessment, as authorized by law, however, the Commission may not have the ability to place a tax measure on the November 4, 2014 ballot due to the tight time constraints presented by the August 8, 2014 filing deadline to the Registrar of Voters. The Sonoma County Library First Amended and Restated Joint Powers Agreement and the formation of the new Library Commission went in effect on August 1, 2014.

The Board has expressed interest in supporting the Library in the past and recognizes that in recent years the Library has been affected by the economic down turn and does not have the resources to pay for restoration of services. Library representatives and members of the public have requested that the Board assist the Library Commission by placing a tax measure on the November 4, 2014 ballot in light of the tight timelines.

At its first official meeting on August 1, 2014, the new Library Commission reviewed and expressed support of the proposed ordinance and Expenditure Plan. However, should your Board decide to not pursue placing a measure on the November 4, 2014 ballot, the Commission is prepared to meet on August 7, 2014 to consider adopting an ordinance imposing a transactions and use tax and calling a special election on a one-eighth cent tax measure.

Ordinance

The Ordinance will impose a one-eighth cent (.125%) transactions and use tax, for a period not to exceed ten (10) years, and will generate approximately \$10 Million annually. The sales tax will be used exclusively to supplement existing funding for library operations, programs, acquisitions, construction and modernization throughout the incorporated and unincorporated territory of the County. An Expenditure Plan set out in the Ordinance sets out the particular goals, projects and programs to be supported by the tax.

A two-thirds (2/3) of the electors voting on the measure vote is required to approve the imposition of the tax at an election called for that purpose. Should the measure pass, prior to the operative date the County will contract with the State Board of Equalization to perform functions incident to the collection of the transactions and use tax ordinance, and will contract with the Library to administer the Expenditure Plan.

The sales tax cap for Sonoma County and all cities is 9.5% with available local tax growth of .25%. In an

effort to avoid competing with any other Measures that are being considered by the County and other cities for the use of this cap (.25%), staff has prepared the ordinance proposing a one-eighth cent (.125%) sales tax to apply should the overall cap (9.5%) be increased by at least the amount of the tax. The special tax would go in effect on April 1, 2015, only if the California Legislature enacts legislation raising the cap on local transaction and use tax in Sonoma County by at least the amount of the tax; or 110 days after any such legislation becomes effective.

The County will be responsible for payment of the costs of the election which is estimated to be approximately \$121,000-\$242,000. If the election is successful, the County will receive reimbursement for the cost of the election from the proceeds of the tax prior to the first distribution to the Library.

Expenditure Plan:

As part of the approval process for the Ordinance, the Board must approve an Expenditure Plan for the revenue. The County shall require the Library Director to report annually to the Board the amount of funds collected, and the status of any projects funded by the tax revenue pursuant to the Plan. The revenue from the tax can only be spent on projects and goals listed in the Plan.

Recommendation:

Staff recommends the Board take final action on the ordinance, and adopt a resolution calling a special election for the sales tax measure entitled “Sonoma County Library Improvement Act” and ordering that the special election be consolidated with the statewide general election to be conducted on November 4, 2014.

Prior Board Actions:

7/29/14 Board held a public hearing to consider calling a special election for a sales tax measure entitled the “Sonoma County Library Improvement Act” and adopted a resolution introducing, reading the title of and waiving further reading of a proposed Ordinance imposing a transactions and use tax.

Strategic Plan Alignment

Goal 4: Civic Services and Engagement

The Sonoma County Library is a vital component of our community. It provides residents a gathering place to explore a broad range of materials, the opportunity to participate in literacy programs, and learn about and use emerging technologies.

Fiscal Summary - FY 14-15			
Expenditures		Funding Source(s)	
Budgeted Amount	\$	County General Fund	\$
Add Appropriations Reqd.	\$ 121,000-242,000	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$ 121,000-242,000
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 121,000 - 242,000	Total Sources	\$ 121,000-242,000
Narrative Explanation of Fiscal Impacts (If Required):			
The estimated election cost to the County to put the Sonoma County Library Improvement Act on the ballot is approximately \$121,000to \$242,000. Any necessary budgetary adjustments will be addressed during Quarterly Consolidated Budget Adjustments.			
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 A: Resolution calling a special election Attachment B: Ordinance			
Related Items "On File" with the Clerk of the Board:			
Summary of Tax Ordinance			



County of Sonoma
State of California

Date: August 5, 2014

Item Number: _____

Resolution Number: _____



4/5 Vote Required

Resolution of the Board of Supervisors of the County of Sonoma, State of California, calling a special election to submit to the voters of Sonoma County a proposed one-eighth of one cent (0.125%) sales tax measure entitled the "Sonoma County Library Improvement Act," and ordering that the special election be consolidated with the statewide general election to be conducted on November 4, 2014.

Whereas, the Sonoma County Library, a joint powers agency in which all Sonoma County cities and the County of Sonoma are members, relies on property taxes and donations to fund services for all county residents; and

Whereas, revenue has declined in recent years, forcing the Library Commission to cut services and decrease Library service hours; and

Whereas, state law permits the County, with voter approval, to establish a special tax to support Library services; and

Whereas, the County wishes to support the Library by providing revenue to restore services that have been cut, provide for future infrastructure needs, and provide revenue to maintain the Library's collections and stay abreast of changing technology, by calling an election on a proposal to add a one-eighth of one cent (0.125%) transactions and use tax to all sales subject to sales tax in the County, so long as the California Legislature agrees to raise the sales tax limit applicable in the County by at least the amount of the proposed tax; and

Whereas, the County Administrator has consulted with the Sonoma County Library, and the Library Commission approved the Ordinance and the Expenditure Plan at its meeting held August 1, 2014:

Now, Therefore, Be It Resolved

1. Pursuant to Elections Code Sections 12001, 10400, and 9140 and Revenue and Taxation Code Section 7285.5, the Board of Supervisors hereby calls a special election for November 4, 2014, on the proposed measure imposing a special tax, to be levied at a maximum rate of one-eighth of one percent (0.125%) for a period not to exceed ten (10) years.

Resolution #

Date:

Page 2

2. The Board of Supervisors hereby orders that said election of the measure shall be consolidated with the statewide general election to be held on that date.

3. The measure shall be submitted to the voters in the following form:

Library Improvement Act : Shall the Sonoma County Library Improvement Act be implemented by imposing a one-eighth cent (0.125%) sales tax for ten years to restore and enhance library hours and services to benefit children, seniors and all residents of the County; with an annual audit to be conducted to ensure that funds are spent as mandated by the voters; and an increase in spending limit to allow use of the revenue?	Yes
	No

4. As required by law, the full text of the measure shall be printed in the information pamphlet distributed to voters. The full text of the measure is entitled “An Ordinance of the County of Sonoma, State of California imposing a transactions and use tax to be administered by the State Board of Equalization to Maintain and Improve Library Services for All Residents of Sonoma County [4/5 Vote Required]” is attached hereto as Exhibit A.

5. The County Clerk is hereby authorized, instructed, and directed to provide and furnish any and all official ballots, notices, printed matter, and all supplies, equipment, and paraphernalia that may be necessary in order to properly and lawfully conduct an election.

6. The County Clerk is hereby further directed to take the necessary and appropriate actions to provide the necessary election officers, polling places, and voting precincts.

7. In accordance with the provisions of the Elections Code, the County Counsel is authorized to prepare an impartial analysis of the measure, the Auditor is directed to prepare a fiscal analysis, and the Chair of the Board of Supervisors or his designee is authorized and directed to submit an argument in support of the measure and a response to any argument in opposition to the measure.

Resolution #

Date:

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8. The polls for said election shall be open during the hours required by law and said election, with respect to the foregoing ballot measure, shall be held and conducted as provided by law for the holding of County initiative elections.

9. Notice of time and place of holding said election, together with any other notices required by law, shall be given by the County Clerk.

10. The County Administrator's Office and the County Counsel's Office shall use their best efforts to coordinate with the California Legislature to implement legislation to raise the transactions and use tax limit applicable in the County.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

Exhibit A

ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF SONOMA
IMPOSING A TRANSACTIONS AND USE TAX TO BE
ADMINISTERED BY THE STATE BOARD OF EQUALIZATION TO MAINTAIN AND
IMPROVE LIBRARY SERVICES FOR ALL RESIDENTS OF SONOMA COUNTY
(4/5 VOTE REQUIRED)**

Section 1. TITLE AND SUMMARY. This ordinance shall be known as the Sonoma County Library Improvement Act. The County of Sonoma, hereinafter shall be called "County." This ordinance shall be applicable in the incorporated and unincorporated territory of the County. If approved by the voters, this Ordinance will impose a one-eighth of one cent (0.125%) transactions and use tax to be used exclusively to supplement existing funding for library operations, maintaining and enhancing library hours, programs, acquisitions, construction and modernization throughout the incorporated and unincorporated territory of the County. Library services are provided by the Sonoma County Library, a joint powers agency ("Library").

Section 2. OPERATIVE DATE. "Operative Date" means the first day of the first calendar quarter commencing more than 110 days after the latter of (1) the election approving the imposition of the tax imposed by this ordinance, such election to be held on November 4, 2014; or (2) the effective date of legislation adopted by the California Legislature permitting the County of Sonoma to impose a transactions and use tax exceeding the limit in Revenue and Taxation Code section 7251.1 by at least the amount of tax imposed by this ordinance.

Section 3. PURPOSE. This ordinance is adopted to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish those purposes:

- A. To impose a retail transactions and use tax in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285.5 of Part 1.7 of Division 2 which authorizes the County to adopt this tax ordinance to fund library operations, maintain and enhance library hours, programs, and purposes described in the attached Expenditure Plan. This ordinance shall be operative if two-thirds (2/3) of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.
- B. To adopt a retail transactions and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

- C. To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure therefore that can be administered and collected by the State Board of Equalization in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the State Board of Equalization in administering and collecting the California State Sales and Use Taxes.
- D. To adopt a retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this ordinance.

Section 4. USE OF THE TAX; EXPENDITURE PLAN; ANNUAL REPORT.

- A. After the reimbursement of the County for the costs of the election, as provided in Section 14, and payment for any fee charged by the State Board of Equalization for preparing to administer the tax, revenues from the tax shall be deposited into a special fund and used exclusively to fund projects and purposes described in the Expenditure Plan, attached hereto. Such revenues shall be used only to supplement existing Library funding, provided by a portion of the property tax designated for Library purposes, and shall not be used to supplant existing funding for the support of the Library.
- B. The Sonoma County Library Commission has approved the Expenditure Plan as set forth in this ordinance pursuant to its authority to do so in the First Amended and Restated Joint Powers Agreement for the County-Wide Provision of Library Services by the Sonoma County Library.
- C. The County shall contract with the Library for administration of the Expenditure Plan, and shall require the Library Director to report annually the amount of funds collected, and the status of any projects funded by the tax revenue pursuant to the Expenditure Plan.

Section 5. CONTRACT WITH STATE. Prior to the operative date, the County shall contract with the State Board of Equalization to perform all functions incident to the administration and operation of this transactions and use tax ordinance; provided, that if the County shall not have contracted with the State Board of Equalization prior to the operative date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.

Section 6. TRANSACTIONS TAX RATE. For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated and unincorporated territory of the County at the rate of one-eighth of one percent (0.125 %) of the

gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of this ordinance.

Section 7. PLACE OF SALE. For the purposes of this ordinance, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the State Board of Equalization.

Section 8. USE TAX RATE. An excise tax is hereby imposed on the storage, use or other consumption in the County of tangible personal property purchased from any retailer on and after the operative date of this ordinance for storage, use or other consumption in said territory at the rate of one-eighth of one percent (0.125 %) of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

Section 9. ADOPTION OF PROVISIONS OF STATE LAW. Except as otherwise provided in this ordinance and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this ordinance as though fully set forth herein.

Section 10. LIMITATIONS ON ADOPTION OF STATE LAW AND COLLECTION OF USE TAXES. In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

- A. Wherever the State of California is named or referred to as the taxing agency, the name of this County shall be substituted therefor. However, the substitution shall not be made when:
 - 1. The word "State" is used as a part of the title of the State Controller, State Treasurer, State Board of Control, State Board of Equalization, State Treasury, or the Constitution of the State of California;
 - 2. The result of that substitution would require action to be taken by or against this County or any agency, officer, or employee thereof rather than by or against the State Board of Equalization, in performing the functions incident to the administration or operation of this Ordinance.

3. In those sections, including, but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:
 - a. Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or;
 - b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.
 4. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.
- B. The word "County" shall be substituted for the word "State" in the phrase "retailer engaged in business in this State" in Section 6203 and in the definition of that phrase in Section 6203.

Section 11. PERMIT NOT REQUIRED. If a seller's permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor's permit shall not be required by this ordinance.

Section 12. EXEMPTIONS AND EXCLUSIONS.

- A. There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.
- B. There are exempted from the computation of the amount of transactions tax the gross receipts from:
 1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the County in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.
 2. Sales of property to be used outside the County which is shipped to a point outside the County, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for

shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the County shall be satisfied:

- a. With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-County address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and
 - b. With respect to commercial vehicles, by registration to a place of business out-of-County and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.
 3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.
 4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this ordinance.
 5. For the purposes of subparagraphs (3) and (4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.
- C. There are exempted from the use tax imposed by this ordinance, the storage, use or other consumption in this County of tangible personal property:
1. The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.
 2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.
 4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this ordinance.
 5. For the purposes of subparagraphs (3) and (4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.
 6. Except as provided in subparagraph (7), a retailer engaged in business in the County shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the County or participates within the County in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the County or through any representative, agent, canvasser, solicitor, subsidiary, or person in the County under the authority of the retailer.
 7. "A retailer engaged in business in the County" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the County.
- D. Any person subject to use tax under this ordinance may credit against that tax any transactions tax or reimbursement for transactions tax paid to a County imposing, or retailer liable for a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

Section 13. AMENDMENTS. All amendments subsequent to the effective date of this ordinance to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and

Taxation Code, shall automatically become a part of this ordinance, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this ordinance.

Section 14. ELECTION COSTS. Payment for the costs of the election shall be the responsibility of the County. If the election is successful, the County shall be reimbursed for the cost of the election from the proceeds of the tax prior to the first distribution to the Library.

Section 15. INCREASE IN APPROPRIATIONS LIMIT. The appropriations limit of the County of Sonoma shall be increased by the anticipated amount of revenue generated by the tax to allow spending of the tax for the period allowed by law.

Section 16. ENJOINING COLLECTION FORBIDDEN. No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the State or the County, or against any officer of the State or the County, to prevent or enjoin the collection under this ordinance, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

Section 17. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

Section 18. EFFECTIVE DATE. This ordinance relates to the levying and collecting of the County transactions and use taxes and shall take effect immediately.

Section 19. TERMINATION DATE. The authority to levy the tax imposed by this ordinance shall expire ten (10) years from the operative date.

PASSED AND ADOPTED by the _____,

State of California, on _____, by the following vote:

AYES:

NOES:

ABSENT:

Chairperson

Attest:

(Signature)

Secretary
(Title)

ord_7285_County
(rev 05/04)

EXPENDITURE PLAN

- A. Proceeds from this tax shall be deposited into the County Treasury in a special fund entitled "Library Special Tax Fund" (hereinafter the "Fund").
- B. The revenues collected from the tax shall be used only to supplement existing revenue collected for the Library and shall not be used to supplant existing Library funding.
- C. Monies deposited into the Fund, together with any interest that accrues thereon, shall be used exclusively for library purposes, including preserving the existing libraries; reversing the deterioration in services at the existing libraries, upgrading of facilities, services, and collections; and extending branch library services to the unserved and under-served areas of the County. Expenditures are intended to provide the residents of Sonoma County with vital, quality libraries comparable to those operated in other Bay Area communities.
- D. Specific projects for which the revenues from the transactions and use tax may be expended are as follows:
 - (1) Maintaining and enhancing local public libraries and the Library collections throughout the county;
 - (2) Restoring pre-2011 service hours and enhancing service hours at Sonoma County Library branches in the cities of Cloverdale, Healdsburg, Petaluma, Rohnert Park-Cotati, Santa Rosa, Sebastopol, Sonoma, Windsor, and Libraries in the unincorporated areas of the County;
 - (3) Creating young readers and supporting children in school by providing classes, materials, and services that educate and entertain the children and young adults of Sonoma County;
 - (4) Creating lifelong learning opportunities by providing the residents of Sonoma County with the assistance, books and materials, educational workshops, and technology necessary to succeed as parents, students, citizens, and workers.

(5) Assuring that the public library provides access to information of all types and in any appropriate format, including traditional, digital, and forthcoming formats, so that all residents of Sonoma County shall enjoy the same rights to information, knowledge, entertainment, and wisdom.; and

(6) Acquiring new technology that would enhance the Library's ability to serve the public.

E. As provided in sections 14 and 15 of the Ordinance imposing this transactions and use tax, funds from the tax may be used to reimburse the County for the share of the cost of conducting the election allocated to this measure, and to pay any fee imposed by the State Board of Equalization to administer tax collection.



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

Board Agenda Date: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisor David Rabbitt, 707/565-2241

Supervisorial District(s):

Second District

Title: Fee Waiver

Recommended Actions:

Approve request for a fee waiver in the amount of \$136.00 for the National Night Out, Farm Watch Parade in the Second District. National Night Out is an annual event held nation-wide the first Tuesday in August which increases awareness between the community and local law enforcement about programs in their communities.

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 14-15

Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$ 136.00	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$ 136.00
	\$		\$
Total Expenditure	\$	Total Sources	\$ 136.00

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:			
Signed fee waiver and signed Special Event Permit #SPE 14-0062			



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

Board Agenda Date: August 5, 2014

Vote Requirement: Majority

Department or Agency Name(s): Permit and Resource Management Department

Staff Name and Phone Number:

Lisa Posternak 565-7383

Supervisory District(s):

All

Title: General Plan Amendment to the Land Use Element to address Community Opportunity Areas; County of Sonoma; GPA13-0013.

Recommended Actions:

Conduct a public hearing and adopt a Resolution amending the General Plan Land Use Element Text as recommended by the Planning Commission to address requirements for disadvantaged unincorporated communities under SB244 and incorporate policies and programs to evaluate additional communities and public services, and expand the analysis to include Roseland and pedestrian access.

Executive Summary:

Background

Recent changes in State law (SB 244 [Wolk] 2011 codified in Government Code Section 65302.10) require that prior to adoption of the next Housing Element, cities and counties must amend their General Plan Land Use Element to address “disadvantaged unincorporated communities” identified by the Local Agency Formation Commission (LAFCO). Disadvantaged unincorporated communities have relatively low incomes and may be underserved by public services and infrastructure. The proposed amendment would address the minimum requirements under State law and also analyze other “Community Opportunity Areas” which include the “disadvantaged unincorporated communities” under Senate Bill 244 as well as Roseland, hereinafter referred to as Community Opportunity Areas.

According to State law, the General Plan Land Use Element Amendment must: 1) identify the communities meeting the State criteria; 2) analyze the water, wastewater, structural fire protection services and stormwater drainage infrastructure needs of each identified community; and 3) identify potential funding sources for the extension of public services and infrastructure to the identified communities. “Exhibit A” to this Summary Report shows the proposed General Plan Land Use Element Text Amendment in legislative style, with additions shown in underlined text and deletions shown in strike-out text.

Criteria for Identifying “Disadvantaged Unincorporated Communities” Under State Law

State law requires LAFCOs to identify unincorporated communities that meet all of the following criteria:

1. Contains 10 or more dwelling units in close proximity to one another;
2. Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
3. Has a median household income that is 80 percent or less than the statewide median household income (\$48,706 in 2010).

Sonoma County LAFCO elected to use the designation of “disadvantaged communities” by the State Department of Water Resources, which are identified under the same criteria and based on census data collected for geographic areas known as “Census Designated Places”.

Identified Disadvantaged Unincorporated Communities. Sonoma County LAFCO identified seven communities which meet the above criteria under State law: Boyes Hot Springs, Cazadero, Glen Ellen, Guerneville, Monte Rio, Temelec, and Valley Ford.

Service and Infrastructure Deficiencies. The results of analysis of the adequacy of public services and infrastructure under the minimum requirements indicate a deficiency in only one community. Monte Rio has a deficiency in wastewater service (see “Exhibit A” to this Summary Report).

Minimum Requirements. The minimum requirements under State law would be to incorporate the analysis of the seven identified communities, the analysis of the four public services, and address the deficiency in Monte Rio for wastewater service and potential funding sources in policies of the Land Use Element.

Planning Commission Recommendation. On March 6, 2014, the Planning Commission, with a 4-0-1 vote, found that the limited criteria required by State law left out some communities such as Roseland, and recommended adding Roseland to the analysis and a program for expanding the State criteria to further evaluate other communities. The Planning Commission also found that more public services and infrastructure should be evaluated for each community, and recommended including an analysis of pedestrian access, as well as adding a program to expand the analysis to include other public services and infrastructure including: stormwater drainage system capacity and condition; road width, condition, and safety; bike lane, path, and trail safety; parks and open space; and community health and other social services. The Planning Commission also recommended that the program establish funding priorities relative to the level of public service and infrastructure deficiencies within the communities.

General Plan Amendment Options. The Planning Commission’s recommendation goes beyond the minimum requirements of State law including four policy options for consideration by the Board. The Board may adopt the Planning Commission’s recommended Land Use Element text changes attached to the Resolution or may direct staff to revise the Land Use Element with regard to the following four

policy options that exceed the minimum requirements under State law.

Option A – Add Program to Expand Criteria for Identifying Community Opportunity Areas

Under Option A, the Land Use Element Text Amendment would incorporate a program that calls for expanding the criteria for identifying Community Opportunity Areas. The intent of the State law was to address unincorporated islands or isolated communities of relatively low income households to ensure that adequate public services are provided. However, the State’s criteria appear to leave out many unincorporated areas that are underserved. Under the State’s criteria, communities of mainly younger working families with more than one wage earner per household, such as Roseland, may not be identified as disadvantaged because the median household income is too high, whereas relatively affluent communities of mainly older non-working families or seniors on retirement incomes, such as Temelec, may be identified as disadvantaged because the median household income is too low. The selected geographic area of Census Designated Places may also incorporate tracts that have higher incomes and skew the data. The core problem is that the State’s income criterion is based on 80 percent of the statewide median household income (\$48,706), which is not adjusted for household size. For example, Roseland’s median household income at \$57,520 is too high to meet the household income criterion. However, if the statewide income criterion were adjusted for household size (\$16,795) the analysis would show only Boyes Hot Springs (\$16,362) and Roseland (\$15,846) fall below the adjusted criterion (see “Exhibit A” to this Summary Report).

A Portrait of Sonoma County. Released on May 20, 2014, this report takes an in-depth look at how the residents of Sonoma County are faring relative to life expectancy, education, and income. It is based on the American Human Development Index, which uses “median personal earnings” in contrast to the less meaningful “median household income” used to identify “disadvantaged unincorporated communities” under State law. Use of “earnings” rather than “income” and “personal earnings” rather than “household earnings” provides a more accurate measurement of the standard of living.

A Portrait of Sonoma County examines disparities within Sonoma County among neighborhoods and along the lines of race, ethnicity, and gender, and helps to identify specific geographic places and populations in the County where we have the potential to positively affect long-term health outcomes. The study finds that Southwest Santa Rosa is one of five areas with a relatively low Index that would benefit from a place-based approach to improving people’s well being. Such an approach “views a neighborhood, its people, and their assets and challenges as a holistic system and brings to bear on their needs the concerted, coordinated efforts of a wide variety of actors from the business community, local government, schools, hospitals, community-based organizations, faith communities, and the philanthropic sector.”

Option A includes a new General Plan Program to develop additional criteria and further evaluate unincorporated communities. Under the program, the following additional communities would be evaluated for possible inclusion as Community Opportunity Areas: Apple Valley, Fulton, Graton, Kawana Springs, Moorland Avenue, Roseland and Southeast Santa Rosa.

Option B – Add Roseland as a Community Opportunity Area

Under Option B, the Land Use Element Text Amendment would incorporate Roseland as a Community

Opportunity Area and treat it the same as the other areas identified by LAFCO under the State criteria. Staff analyzed Roseland and included it in the Land Use Element Text Amendment because it was identified by LAFCO and the City of Santa Rosa as an area for annexation study.

Although Roseland does not meet the State criteria for a “disadvantaged unincorporated community,” Roseland is home to a large low-income, multi-cultural and mainly Hispanic population and has several public service and infrastructure deficiencies. The relatively large average household size and family size and relatively high number of occupants per room in Roseland based on the 2010 Census probably indicate that many households have more than one or two wage earners, accounting for the higher reportable household incomes. As described above under Option A, when household income is adjusted to reflect the relatively large average household size in the community, Roseland proves to have the lowest per capita income compared to the seven Community Opportunity Areas.

Option C – Add Program to Evaluate Additional Public Services and Infrastructure

Under Option C, a program that calls for evaluating additional public services and infrastructure for each Community Opportunity Area would be incorporated into the Land Use Element Text Amendment.

The Planning Commission recommended adding stormwater drainage system capacity and condition; road width, condition, and safety; bike lane, path, and trail safety; parks and open space; and community health and other social services to the list of public services and infrastructure to be evaluated. Schools may be added to the list of public services that should be evaluated.

Option D – Add Pedestrian Access as Public Infrastructure to be Evaluated

Under Option D, an evaluation of pedestrian access for each Community Opportunity Area would be incorporated into the Land Use Element Text Amendment. Staff identified pedestrian access as an issue for many low income communities, and evaluated pedestrian access for each Community Opportunity Area. All of the Community Opportunity Areas except Cazadero were found to have pedestrian access deficiencies.

Recommendation. Approve the Land Use Element Text Amendment as recommended by the Planning Commission, which consists of all the above Options A-D.

For more information, see Planning Commission Resolution No. 14-003 and the Planning Commission Minutes and Staff Report dated March 6, 2014 in “Exhibits B - D” to this Summary Report.

Prior Board Actions:

05/20/2014 – Accept Sonoma County Community Health Assessment Report: *A Portrait of Sonoma*.

12/03/2013, Resolution 79257 – Change Community and Local Law Enforcement Task Force Draft Charter and form Southwest Santa Rosa Annexation Ad Hoc Committee appointing Supervisors Zane and Carrillo as representatives.

2/23/2010, Resolution 73837 – Execute consulting contract for peer review services of Southwest Santa Rosa annexation proposal.

6/19/2007, Resolution 65532 – Southwest Santa Rosa Annexation Discussions: authorize staff to continue to meet with City representatives and return with recommended actions to pursue potential annexation; and to schedule and conduct joint City/County community meetings and public engagement activities to provide information and respond to community concerns about potential annexation.

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

The proposed General Plan policies and programs would further the goals of the County by ensuring that public services within unincorporated communities are fully evaluated and potential funding sources identified.

Fiscal Summary - FY 14-15

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 fiscal impacts of extending services or improving infrastructure in the unincorporated communities are unknown at this time.

Approximate cost to implement the proposed program under Land Use Program 11: Evaluation of Public Services and Infrastructure in Disadvantaged Unincorporated Communities is estimated at 600 hours of staff time or \$85,200. The Program would be prioritized within the Comprehensive Planning Work Plan already included in the department budget.

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:
Draft Board of Supervisors Resolution with Exhibit "A" Exhibit A: Summary Analysis of Public Services and Infrastructure in Community Opportunity Areas Exhibit B: Planning Commission Resolution No. 14-003 Exhibit C: Planning Commission Minutes dated March 6, 2014 Exhibit D: Planning Commission Staff Report dated March 6, 2014
Related Items "On File" with the Clerk of the Board:
None.



County of Sonoma
State of California

Date: August 5, 2014

Item Number: _____

Resolution Number: _____

GPA13-0013 Lisa Posternak

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Approving The General Plan Land Use Element Text Amendment Addressing Community
Opportunity Areas And Finding The General Plan 2020 Program EIR is The California
Environmental Quality Act (CEQA) Document For The Proposed Project**

Resolved, that the Board of Supervisors of the County of Sonoma (“the Board”) hereby finds and determines as follows:

Whereas, Community Opportunity Areas are those areas or communities in the County which are relatively low income; and in which there may be deficiencies in the kind and extent and opportunities for establishment or extension of public services and infrastructure; and

Whereas, a General Plan Land Use Element Text Amendment is needed to address Community Opportunity Areas, which include “disadvantaged unincorporated communities” identified under Senate Bill 244 (Wolk, 2011) and the community of Roseland, to comply with amended California Government Code Section 65302.10; and

Whereas, California Government Code Section 65302.10 requires that cities and counties, before the due date for adoption of the next Housing Element after January 1, 2012, update their General Plan Land Use Element to identify “disadvantaged unincorporated communities”; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection service needs; and identify financial funding alternatives for the extension of needed services to the identified communities; and

Whereas, the Sonoma County Local Agency Formation Commission (LAFCO) identified seven communities which meet the above criteria: Boyes Hot Springs, Cazadero, Glen Ellen, Guerneville, Monte Rio, Temelec, and Valley Ford; and

Whereas, Sonoma County PRMD staff identified the community of Roseland as an additional Community Opportunity Area to be addressed in the General Plan Land Use Element Text Amendment; and

Whereas, according to the analysis of adequacy of water, wastewater, and structural fire protection services and stormwater drainage and pedestrian access infrastructure in the identified communities, the Monte Rio community has a wastewater service deficiency; and the Boyes Hot Springs, Glen Ellen, Guerneville, Monte Rio, Roseland, Temelec, and Valley Ford communities have pedestrian access infrastructure deficiencies; and

Whereas, the Proposed Project is to amend the General Plan Land Use Element as shown in Exhibit "A" to this Resolution; and

Whereas, the Proposed Project is within the scope of the General Plan 2020 Program Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 15168(c)(2), based on the following findings:

1. The proposed policies calling for evaluation of public service and infrastructure deficiencies in communities; exploration of potential funding mechanisms and sources to provide the needed services and infrastructure; construction of pedestrian access and pathways; installation of streetlights; and collaboration with residents, organizations, and agencies in design of pedestrian and bicycle facilities are consistent with existing policies in the Public Facilities and Services and Land Use Elements of General Plan 2020. Policies in both Elements call for avoiding or limiting the extension of sewer services outside Urban Service Areas; and a proposed new policy explicitly requires that providing public facilities and services to a community which has deficiencies shall comply with the policies of the Public Facilities and

Services Element and Land Use Element.

2. The Program EIR for Sonoma County General Plan 2020, certified by the Board of Supervisors in 2008, disclosed, evaluated, and mitigated potential environmental impacts of General Plan policies. The potential environmental impacts of and mitigation measures for policies that would result in the provision of new or expanded water supply, wastewater management, and fire protection services and facilities were analyzed in the EIR.

3. The proposed addition of policies to the Land Use Element would not result in any new significant impacts, a substantial increase in the severity of any previously-identified impacts, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan Program EIR.

4. The Proposed Project is within the scope of the General Plan covered by the Program EIR, and would not have effects that were not examined in the Program EIR; and

Whereas, on March 6, 2014 the Planning Commission, with a 4-0 vote, recommended that the Board of Supervisors approve the requested General Plan Land Use Element Text Amendment with some modifications to the policy language; and addition of a program for consideration of expanding on criteria used by LAFCO for identification of Community Opportunity Areas, including but not limited to household size and per capita income; evaluating the adequacy of additional types of public services and infrastructure in these communities, including but not limited to capacity and condition of stormwater drainage systems; road width, condition, and safety; bike lane, path, and trail safety; parks; and community health and other social services; and establishing funding priorities among these communities relative to their deficiencies in public services and infrastructure; and

Whereas, the Planning Commission's recommendation on the Proposed Project has been reviewed and considered by the Board; and

Whereas, in accordance with the provisions of law, the Board held a duly noticed public hearing on August 5, 2014, at which time all interested persons were given an opportunity to be heard on the Proposed Project; and

Whereas, the Board of Supervisors finds the proposed General Plan Land Use Element Text Amendment is within the scope of the General Plan 2020 Program EIR, and all mitigation measures have been incorporated into General Plan policies.

Now, Therefore, the Board of Supervisors makes the following findings:

1. The communities of Boyes Hot Springs, Cazadero, Glen Ellen, Guerneville, Monte Rio, Temelec, and Valley Ford meet the LAFCO criteria for Community Opportunity Areas; and the community of Roseland is an additional Community Opportunity Area based on known public service and infrastructure deficiencies.

2. The Monte Rio community has a wastewater service deficiency; and the Boyes Hot Springs, Glen Ellen, Guerneville, Monte Rio, Roseland, Temelec, and Valley Ford communities have pedestrian access infrastructure deficiencies; and

3. The Proposed Project is within the scope of the General Plan 2020 Program EIR, which includes mitigation measures for any public facilities or infrastructure constructed and extension of public services made to communities which may result from the additional policies in the Land Use Element regarding Community Opportunity Areas.

Now, Therefore, based on the foregoing findings and determinations and the record of these proceedings, the Board declares and orders as follows:

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.

2. The Proposed Project is approved as follows:
 - a. The General Plan Amendment is approved as shown in Exhibit "A" to this Resolution.

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.

EXHIBIT A to BOS Resolution – Options A-D

2. COUNTYWIDE LAND USE POLICY FRAMEWORK

2.1 GENERAL GOALS AND POLICIES

Phasing of Rural and Urban Growth with Availability of Adequate Public Services

If public services and facilities do not keep pace with development, the quality of service may deteriorate, adversely affecting the quality of life for existing residents. These services include roadways, law enforcement, fire protection, water, sewer, parks, mental and physical health facilities, etc.

In recent years, service expansion costs have been paid primarily by new, rather than existing, development. However, a requirement that all services be in place prior to approval of new development might unduly slow new construction. Since adequate public services are essential to existing and new residents, this element establishes policies that correlate growth and services and that phase development with provision of services.

The Land Use Maps and text designate a number of locations where zoning will be more restrictive (allow less development) than the land use designation. Typically, this circumstance occurs within expansion areas of cities or where urban services will not be available until annexation by the applicable city. In these cases, zoning is used to limit development pending annexation.

Similarly, use of this technique might be applicable to lands under Williamson Act Contracts, lands that are subject to service constraints such as sewer or water moratoria, or traffic congestion, and lands subject to policies that exclude ancillary uses such as mobile homes, or second units.

Community Opportunity Areas. Community Opportunity Areas are areas or communities in the County which are relatively low income and that are or may be underserved by public services and infrastructure.

Community Opportunity Areas include “disadvantaged unincorporated communities” identified under Senate Bill 244, which was passed in 2011 and amended California Government Code Section 56430 (Cortese-Knox-Hertzberg Act) and California Government Code Section 65302.10 (Updating Elements of the General Plan). The purpose of SB 244 was to address the complex legal, financial, and political barriers that contribute to inequities and infrastructure deficits within such communities. For example, many communities lack basic public services and infrastructure such as domestic water, sanitary sewer, stormwater drainage, paved streets, sidewalks, and street lights. The lack of investment in these communities can threaten residents’ health and safety and foster economic, social, and educational inequality. Including policies addressing public services and infrastructure in these communities in the long-range planning of a city or county, as required by state law, is expected to result in better and more timely coordination and delivery of services and infrastructure. In turn, investment in these

services and infrastructure will result in the enhancement and protection of public health and safety for these communities.

The state law requires cities and counties to amend the Land Use Element of their General Plan regarding Community Opportunity Areas prior to adoption of the next Housing Element by December 2014 (the date by which the Sonoma County Housing Element must be adopted). This General Plan Amendment must: 1) identify the communities; 2) analyze the water, wastewater, stormwater drainage, and structural fire protection service and infrastructure needs of each identified community; and 3) identify financial funding alternatives for the extension of public services and infrastructure to the identified communities. PRMD staff added pedestrian access to the public infrastructure to be analyzed for each community to reflect the Board of Supervisors' goals for healthy and sustainable communities.

The state law requires Local Agency Formation Commissions (LAFCOs) to identify each community that meets all of the following criteria:

1. Contains 10 or more dwelling units in close proximity to one another;
2. Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
3. Has a median household income that is 80 percent or less than the statewide median household income (\$48,706 in 2010).

Sonoma County LAFCO identified seven disadvantaged unincorporated communities which meet the above criteria: Boyes Hot Springs, Glen Ellen, and Temelec (Supervisorial District 1) and Cazadero, Guerneville, Monte Rio, and Valley Ford (Supervisorial District 5). The boundary of a Community Opportunity Area is equivalent to the "census designated place" for that community, which in all cases is larger than the developed area of the community.

Working with Sonoma County LAFCO, PRMD staff identified Roseland as an additional Community Opportunity Area based on its known public service deficiencies, even though it does not meet the state criteria. Roseland's median household income at \$57,520 is too high to meet criterion 3 above, but if that figure is adjusted to reflect the relatively large average household size in the community (\$15,846), Roseland proves to have the lowest per capita income of the seven Community Opportunity Areas, hence is disadvantaged. Table LU-7 and the paragraphs below provide general information on the Community Opportunity Areas analyzed.

Table LU-7. Some 2010 Census Data for Community Opportunity Areas in Sonoma County, California.

<u>Community Opportunity Area</u>	<u>Square Miles</u>	<u>Population</u>	<u>Median Age (years)</u>	<u>Median Household Income</u>	<u>Average Household Size</u>	<u>Median Household Income Adjusted for Average Household Size (Per Capita Income)</u>
<u>Boyes Hot Springs</u>	<u>1.1</u>	<u>6,656</u>	<u>34.0</u>	<u>\$46,794</u>	<u>2.86</u>	<u>\$16,362</u>
<u>Cazadero</u>	<u>7.1</u>	<u>354</u>	<u>46.7</u>	<u>\$40,938</u>	<u>2.16</u>	<u>\$18,953</u>
<u>Glen Ellen</u>	<u>2.1</u>	<u>784</u>	<u>51.4</u>	<u>\$42,961</u>	<u>2.12</u>	<u>\$20,265</u>
<u>Temelec</u>	<u>1.6</u>	<u>1,441</u>	<u>71.5</u>	<u>\$40,788</u>	<u>1.87</u>	<u>\$21,812</u>
<u>Guerneville</u>	<u>9.9</u>	<u>4,534</u>	<u>48.2</u>	<u>\$39,318</u>	<u>1.95</u>	<u>\$20,163</u>
<u>Monte Rio</u>	<u>2.0</u>	<u>1,152</u>	<u>50.7</u>	<u>\$41,094</u>	<u>1.87</u>	<u>\$21,975</u>
<u>Valley Ford</u>	<u>2.6</u>	<u>147</u>	<u>39.5</u>	<u>N/A</u>	<u>2.58</u>	<u>N/A</u>
<u>Roseland</u>	<u>0.9</u>	<u>6,450</u>	<u>30.2</u>	<u>\$57,520</u>	<u>3.63</u>	<u>\$15,846</u>
* The statewide median household income was \$48,706 in 2010.						

Analysis of Public Services. Below are the criteria developed by PRMD staff to determine whether the water, wastewater, and structural fire protection services and stormwater drainage and pedestrian access infrastructure in each community analyzed are adequate. The lack of urban services in portions of communities not zoned for urban services (i.e., rural areas) - Agriculture and Residential (AR), Rural Residential (RR), Diverse Agriculture (DA), Land Extensive Agriculture (LEA), Land Intensive Agriculture (LIA), Resources and Rural Development (RRD), or TP (Timberland Production) zoning districts – was not considered to be a public service deficiency because urban level services are not appropriate in rural areas.

Water. Water service is considered adequate if it meets one of the following criteria: 1) the entire community is within the service area of a City or County Water District or private water company; or 2) a portion of the community is within the service area of a City or County Water District or private water company, and the portion of the community outside the service area is not zoned for urban services.

Wastewater. Wastewater service is considered adequate if it meets one of the following criteria: 1) the entire community is within the service area of a City or County Sanitation District; 2) a portion of the community is within the service area of a City or County Sanitation District; and in the portion outside the service area, there are no documented problems with failing septic systems, regardless of whether it is zoned for urban services; or 3) the entire community is outside the service area of a City or County Sanitation District, and there are no documented problems with failing septic systems, regardless of whether it is zoned for urban services.

Stormwater Drainage. Stormwater drainage is considered adequate if the portion of the community zoned for urban services has stormwater drainage infrastructure needed for urban areas.

Structural Fire Protection. Structural fire protection service is considered adequate if the entire community is within the service area of a City or County Fire Protection District or a volunteer fire department or company.

Pedestrian Access. Pedestrian access is considered adequate if it is present in all urban areas and small commercial centers of the community.

Table LU-8 shows the water, wastewater, and structural fire protection districts and adequacy of water, wastewater, and structural fire protection services and stormwater drainage and pedestrian access infrastructure in the Community Opportunity Areas analyzed.

Table LU-8. Water, Wastewater, and Structural Fire Protection Districts; and Adequacy of Water, Wastewater, and Structural Fire Protection Services and Stormwater Drainage and Pedestrian Access Infrastructure in Community Opportunity Areas in Sonoma County.

<u>Community Opportunity Area</u>	<u>Water</u>	<u>Wastewater</u>	<u>Structural Fire Protection</u>	<u>Stormwater Drainage</u>	<u>Pedestrian Access</u>
<u>Boyes Hot Springs</u>	<u>adequate</u> <u>Valley of the Moon Water District</u>	<u>adequate</u> <u>Sonoma Valley Sanitation District</u>	<u>adequate</u> <u>Sonoma Valley Fire & Rescue Authority</u>	<u>adequate</u>	<i><u>deficient</u></i>
<u>Cazadero</u>	<u>adequate</u> <u>Portion - Cazadero Water Company</u>	<u>adequate</u> <u>no Sanitation District</u>	<u>adequate</u> <u>Cazadero Community Services District / Fort Ross Volunteer Fire Department</u>	<u>adequate</u>	<u>adequate</u>
<u>Glen Ellen</u>	<u>adequate</u> <u>Portion - Valley of the Moon Water District</u>	<u>adequate</u> <u>Portion - Sonoma Valley Sanitation District</u>	<u>adequate</u> <u>Glen Ellen Fire Protection District</u>	<u>adequate</u>	<i><u>deficient</u></i>
<u>Temelec</u>	<u>adequate</u> <u>Valley of the Moon Water District</u>	<u>adequate</u> <u>Sonoma Valley Sanitation District</u>	<u>adequate</u> <u>Sonoma Valley Fire & Rescue Authority / Schell-Vista Fire Protection District</u>	<u>adequate</u>	<i><u>deficient</u></i>
<u>Guerneville</u>	<u>adequate</u> <u>Portion - Sweetwater Springs Water District</u>	<u>adequate</u> <u>Portion - Russian River Sanitation District</u>	<u>adequate</u> <u>Russian River & Monte Rio Fire Protection Districts / County Service Area #40</u>	<u>adequate</u>	<i><u>deficient</u></i>

<u>Community Opportunity Area</u>	<u>Water</u>	<u>Wastewater</u>	<u>Structural Fire Protection</u>	<u>Stormwater Drainage</u>	<u>Pedestrian Access</u>
<u>Monte Rio</u>	<u>adequate</u> <u>Sweetwater Springs Water District</u>	<u>deficient</u> <u>no Sanitation District</u>	<u>adequate</u> <u>Monte Rio Fire Protection District</u>	<u>adequate</u>	<u>deficient</u>
<u>Valley Ford</u>	<u>adequate</u> <u>Valley Ford Water Association</u>	<u>adequate</u> <u>no Sanitation District</u>	<u>adequate</u> <u>Valley Ford Volunteer Fire Company</u>	<u>adequate</u>	<u>deficient</u>
<u>Roseland</u>	<u>adequate</u> <u>Portion - Santa Rosa Utilities Department</u>	<u>adequate</u> <u>Portion - South Park Sanitation District</u>	<u>adequate</u> <u>Santa Rosa Fire Department</u>	<u>adequate</u>	<u>deficient</u>

Boyes Hot Springs. Boyes Hot Springs is a small residential community located adjacent to northwest Sonoma and in the part of Sonoma Valley known as "The Springs" that development includes the communities of El Verano, Feters Hot Springs, and Agua Caliente. The Springs Redevelopment Project Area remains one of the least economically developed areas in the County. The economy of Boyes Hot Springs is closely linked to the area's many vineyards and agricultural workers. Land uses in Boyes Hot Springs consist of low and medium density and planned community residential development in the south and east; retail, office, and other commercial uses along State Highway 12; and rural residential and agriculture in the north.

The Valley of the Moon Water District and Sonoma Valley Sanitation District serve the entire community. The Sonoma Valley Fire & Rescue Authority serves the entire community. Therefore, Boyes Hot Springs does not have water, wastewater, or structural fire protection service deficiencies.

The stormwater drainage systems are adequate for the urban and rural areas of the community. The commercial center along State Highway 12 has pedestrian access. The urban residential areas of the community either have no pedestrian access, have pedestrian access along some streets, or have pedestrian access along some street segments. The lack of and gaps in pedestrian access in the urban residential areas are considered deficiencies. The rural areas of the community do not have pedestrian access, typical of rural communities in Sonoma County.

Cazadero. Cazadero is a small town located in Sonoma County's western coast redwood forest. It is situated deep in Austin Canyon, occupying a narrow strip of land along the steep slopes of Austin Creek, which flows southward through the town and ultimately into the Russian River near Duncans Mills. Land uses in the community consist mainly of natural resource lands

and timberland east of Austin Creek and on the steep forested slopes west of Cazadero Highway outside of rural residential areas. Rural residential development (originally vacation and now permanent homes) occurs in patches on the east and west sides of the highway. Commercial development and public uses occur on both sides of the highway in and near the center of town.

The private Cazadero Water Company serves a portion of the rural community, and individual on-site wells are the water supply for the remainder of the community. Individual on-site septic systems provide wastewater treatment and disposal in the entire rural community. The Cazadero Community Service District and Fort Ross Volunteer Fire Department serve the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies. The stormwater drainage system is adequate for rural Cazadero. Cazadero does not have pedestrian access, typical of rural communities in Sonoma County.

Glen Ellen. Glen Ellen is a small village along Arnold Drive west of State Highway 12 located about 6 miles northwest of the city of Sonoma. The relatively low household income reported for Glen Ellen may be a reflection of a combination of the fixed income of its senior residents and the long-term property ownership of many residents.

Land uses in Glen Ellen consist of low density residential development in the far eastern portion; rural residential development and agriculture in the central and western portions; State land in the far western portion; and retail, visitor-serving commercial, and other commercial development along Arnold Drive. About 70 percent of the community is rural with rural residential and agricultural zoning.

The Valley of the Moon Water District and Sonoma Valley Sanitation District serve the urban portion of the community; and individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the rural portion of the community. The Glen Ellen Fire Protection District serves the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies.

The stormwater drainage systems are adequate for the urban and rural portions of the community. The urban residential areas of Glen Ellen do not have pedestrian access. The two downtown commercial centers along Arnold Drive have pedestrian access only in some areas. The rural areas of Glen Ellen do not have pedestrian access, typical of rural communities in Sonoma County. The lack of pedestrian access in the urban residential areas and the gaps in pedestrian access in the downtown commercial centers are considered deficiencies.

Guerneville. Guerneville is a small summer resort town located adjacent to the Russian River. The community includes the neighborhood of Rio Nido located about 1.3 miles to the east, which consists mainly of summer homes and cabins as well as a bar/restaurant, public pool, small resort hotel, and theatre. Household income in Guerneville is relatively low because a significant number of housing units are used as summer vacation rentals, a large portion of the year-round housing stock is occupied by renters, and employment opportunities are seasonal and limited.

Land uses in the urban area of Guerneville consist mainly of small single-family residential subdivisions interspersed with recreational and visitor-serving commercial uses on both sides of

River Road and State Highway 116; local-serving commercial uses concentrated in the blocks leading up to and in the center of Guerneville; and single-family dwellings in Rio Nido and along and near Old Cazadero and Hidden Valley Roads. Outside the urban area are small pockets of rural residential development and agricultural and natural resource lands.

The Sweetwater Springs Water District and Russian River Sanitation District serve the smaller urban portion of the community. Individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the larger rural portion of the community. The Russian River Fire Protection District, County Service Area #40, and Monte Rio Fire Protection District serve the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies.

The stormwater drainage systems in the rural and urban portions of Guerneville are adequate. The urban residential areas of the community lack pedestrian access. The downtown commercial center has pedestrian access - along both sides of State Highway 116 through downtown Guerneville from the intersection with River Road on the east and Brookside Lane on the west; and along both sides of the streets parallel and perpendicular to the highway, with gaps along some street segments. The rural areas of Guerneville do not have pedestrian access, typical of rural communities in Sonoma County. The lack of pedestrian access in the urban residential areas and the gaps in the pedestrian access in the downtown commercial center are considered deficiencies.

Monte Rio. Monte Rio is a small residential community that also serves as a summer resort located adjacent to the Russian River four miles west of Guerneville. Household income in Monte Rio is relatively low for many of the same reasons attributed to Guerneville.

Land uses in Monte Rio consist of small rural residential subdivisions off State Highway 116 and off Moscow and River Roads across the river; recreation and visitor-serving and local commercial development interspersed with rural residential parcels along both sides of State Highway 116 in the center of town (between B and F Streets) and across the river along Main Street from the Monte Rio Bridge to the intersection with Moscow Road; and natural resource land or timberland beyond the subdivisions. The larger commercial area along State Highway 116 consists of a small resort with cabins, convenience store/deli, small market, restaurant, small movie theatre, community hall/theatre, and church. The smaller commercial area along Main Street consists of a small market and bar.

The Sweetwater Springs Water District and the Monte Rio Fire Protection District serve the entire community. Therefore, Monte Rio does not have water or structural fire protection deficiencies.

Monte Rio has a wastewater service deficiency. Wastewater treatment and disposal for the entire rural community is by individual on-site septic systems. The lack of sewer service within and outside of the Urban Service Area would be considered a public service deficiency, even in rural residential subdivisions, because septic systems are not functioning properly or are failing, degrading water quality in the lower Russian River.

In 1996 the Board of Supervisors directed PRMD to work with the Monte Rio community to resolve septic system problems and assess wastewater treatment and disposal options to improve water quality in the in the lower Russian River, a portion of which is designated

"impaired" for pathogens under Section 303(d) of the Clean Water Act. In 1997 a consultant was retained to provide preliminary engineering and an environmental feasibility study. In 2000 the Board of Supervisors approved the Final EIR and approved the Monte Rio Community Wastewater Project. In 2003 an Assessment District was created, and property owners within the Zone approved annual sewer rates for the project. Due to the increased demand for construction materials and other construction-related resources, construction costs in general had increased significantly since the Assessment District was created. In January 2008 the Board of Supervisors terminated the Monte Rio Community Wastewater Project because the cost to construct the project had exceeded the ability of various funding sources to pay for it. The provision of wastewater service remains a deficiency in Monte Rio.

The stormwater drainage system is adequate for rural Monte Rio. The larger of the two commercial areas in Monte Rio does not have pedestrian access. The smaller commercial area contains pedestrian access in front of two properties. The rural areas of Monte Rio do not have pedestrian access, typical of rural communities in Sonoma County. The lack of and gaps in pedestrian access in the small commercial areas of Monte Rio are considered deficiencies.

Temelec. Temelec is a retirement community consisting of four major subdivisions of single family homes located about 3 miles southwest of the City of Sonoma. The Temelec subdivision contains 325 homes built between 1964 and 1974 and sits on land that was originally part of the Temelec Estate, established in 1858 by frontiersman and Bear Flag revolutionary Granville Swift. The Creekside Village subdivision contains 313 homes built between 1981 and 1989, the Chantarelle subdivision contains 122 homes built in 1989, and the Country Meadows subdivision contains 31 homes built in the 1990s. About 75 percent of the community lies outside of the Temelec subdivisions; this portion of the community is rural and agricultural and consists of vineyard in the west and rural residential and public golf course in the southeast. The relatively low household income reported for Temelec is likely based on the fixed income of its seniors.

The entire community is served by the Valley of the Moon Water District. The Temelec subdivisions are served by the Sonoma Valley Sanitation District, and individual on-site septic systems provide wastewater treatment and disposal in the rural area of the community outside the subdivisions. The Sonoma Valley Fire & Rescue Authority and Schell-Vista Fire Protection District provide structural fire protection service to the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies.

The stormwater drainage systems are adequate for the urban and rural areas of the community. All of the Temelec subdivisions except one have pedestrian access on both sides of the street. The subdivision of mobile/manufactured homes in the southwest corner does not have pedestrian access except along the west side of Bear Flag Road. The rural areas of Temelec do not have pedestrian access, typical of rural communities in Sonoma County. The lack of pedestrian access in the southwest subdivision is considered a deficiency.

Valley Ford. Valley Ford is a small dairy ranching community located about 5 miles from the Pacific Ocean. Land uses in Valley Ford consist of a commercial area and rural residential development in the center of the small town, surrounded by dairy ranches. The small commercial area consists of a hotel, small market, seafood market, café, restaurant, and gift shop.

The private Valley Ford Water Association provides water service to a portion of the community, and individual on-site wells are the water supply for the remainder of the rural community. Individual on-site septic systems provide wastewater treatment and disposal in the entire rural community. The Valley Ford Volunteer Fire Company provides structural fire protection service to the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies. The stormwater drainage system is adequate for rural Valley Ford. The small commercial area in the center and other areas of the rural community do not have pedestrian access. The lack of pedestrian access in the small commercial area is considered a deficiency.

Roseland. Roseland is a County island in the southwest area of Santa Rosa and is the largest in size and population of the unincorporated urban “islands” that are either completely or substantially surrounded by the City. The southwest area is one of the most populated areas per square mile in Santa Rosa and is home to a large low-income, multi-cultural community.

The Santa Rosa Utilities Department and the South Park Sanitation District serve the urban portion of the community through a County-City agreement. Individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the smaller rural portion of the community. The Santa Rosa Fire Department provides structural fire protection service to the entire community. Therefore, Roseland does not have water, wastewater, or structural fire protection service deficiencies.

The stormwater drainage systems are adequate for the urban and rural areas of the community. The urban residential areas have pedestrian access, with the exception of the areas along Barham Avenue; Burbank Avenue; Iron Horse Way; James Court; Metaxa Court; Rose Avenue; and along segments of Corby Avenue, Gloria Drive, Kenmore Lane, Naify Lane, Joe Rodota Trail, Roseland Avenue, Sugar Bear Lane, Sunset Avenue, and Valerie Way. Along some roads there are gaps in pedestrian access due to private landscaping that has been established up to the road. In some areas the pedestrian access are in poor to very poor condition. The commercial center along Sebastopol Road has pedestrian access. The rural areas of Roseland do not have pedestrian access, typical of rural communities in Sonoma County. The lack of, gaps in, and poor condition of pedestrian access in some of the community's urban residential areas are considered deficiencies.

GOAL LU-4:

Maintain adequate public services in both rural and Urban Service Areas to accommodate projected growth. Authorize additional development only when it is clear that a funding plan or mechanism is in place to provide needed services in a timely manner.

Objective LU-4.1:

Assure that development occurs only where physical public services and infrastructure, including school and park facilities, public safety, access and response times, water and wastewater management systems, drainage, and roads are planned to be

available in time to serve the projected development.

Objective LU-4.2:

Evaluate the need for and cost of providing social, criminal justice, mental and physical health and other similar services.

Objective LU-4.3:

Maintain acceptable levels of service on roadway segments and intersections as provided in Objectives CT-4.1, CT-4.2, and CT-4.3 of the Circulation and Transit Element.

Objective LU-4.4:

Correlate new development with roadway improvements necessary to maintain the countywide levels of service set forth in Objective LU-4.3.

The following policies, in addition to those included in the Public Facilities and Services and Circulation and Transit Elements, shall be used to achieve these objectives:

Policy LU-4a: If necessary, use zoning to assure that development shall occur only if public services are adequate or improvements are made to maintain an acceptable level of service. One such method could involve the use of "dual zoning" which would specify zoning with services and zoning without services.*

Policy LU-4b: Use the levels of service in Objectives CT-4.1, CT-4.2, and CT-4.3 of the Circulation and Transit Element to determine whether or not congestion is exceeding the desired level of service on County roadway segments. Use area and/or project traffic analyses to determine whether intersection impacts or other localized congestion may also affect these desired levels of service.*

Policy LU-4c: Assure that new development occurs only when it conforms to Policies CT-5f and CT-5g of the Circulation and Transit Element.*

Policy LU-4d: Assure that physical services and infrastructure will accommodate the projected amount of growth authorized by the Land Use Element. Prepare facility master plans or equivalent documentation based upon the holding capacity of the land use plan plus generally accepted engineering contingency factors. Periodically, but no less than every 5 years, assess the status of public services in relation to growth. Encourage public facilities planning and design beyond the 2020 horizon if the additional capacity does not induce increased pressure for population or employment growth in excess of that projected in the Land Use Plan. Facility plans shall clearly delineate the portion of capacity allocated to growth after 2020. Work with the cities, and, where applicable, other counties to assure that such services are adequate for existing and future residents. Use proposed annexations, redevelopment agreements, revenue sharing agreements, and the CEQA process as tools to ensure that development within cities pay its fair share toward provision of these services.*

Policy LU-4e: Prepare a social and administrative services master plan, which sets forth the projected countywide needs for these services and costs. Work with the cities to assure that such services are adequate for existing and future residents. Use proposed annexations, redevelopment agreements, revenue sharing agreements, and the CEQA process as tools to ensure that incorporated development pay its fair share toward provision of these services.

Policy LU-4f: Assure that new development contributes its fair share toward provision of the public services and infrastructure needed for projected growth.*

Policy LU-4g: Work with the Monte Rio community to explore potential funding mechanisms and grant and loan programs for the provision of wastewater treatment and disposal in Monte Rio. Evaluate the following potential grant and loan programs to plan and fund wastewater improvements:

1. Clean Water State Revolving Fund (CWSRF) Program and Hardship Grants Programs for Rural Communities of the U.S. Environmental Protection Agency;
2. Community Development Block Grant (CDBG) Program of the U.S. Department of Housing and Urban Development;
3. Water and Waste Disposal (WWD) Program of the U.S. Department of Agriculture's Rural Utilities Service;
4. Economic Development Administration (EDA) Grants for Public Works and Development Facilities of the U.S. Department of Commerce; and
5. Rural Community Assistance Program (RCAP) loans.

Policy LU-4h: As LAFCO identifies "disadvantaged unincorporated communities", continue to identify and evaluate public service and infrastructure deficiencies in these communities; and identify and evaluate potential funding mechanisms and sources to provide the needed services and infrastructure.

Policy LU-4i: Encourage and work with the City of Santa Rosa to achieve a comprehensive approach to annexation of unincorporated islands in the southwest area, such as the community of Roseland, within its Urban Growth Boundary by 2018.

Policy LU-4j: Consider installing bollard lights, installing emergency call boxes, and establishing police patrolling along the Joe Rodota Trail to increase safety for commuters and other users.

Policy LU-4k: Extension of water, sewer, or fire protection services to a Community Opportunity Area which has public service and infrastructure deficiencies shall comply with policies of the Public Facilities and Services Element for water, sewer, and fire protection services; and policies of the Land Use Element for compact city and community boundaries.

Policy LU-4l: Consider construction of pedestrian access, pathways, and streetlights in some Community Opportunity Areas deficient in such infrastructure, particularly Boyes Hot Springs,

Glen Ellen, Guerneville, Monte Rio, and Roseland. Involve the residents of the communities in planning for pedestrian access, pathway, and streetlight location, design, and funding.

Policy LU-4m: Pursue funding for new pedestrian access infrastructure and pathways in Community Opportunity Areas under the Sonoma County Safe Routes to School program.

Policy LU-4n: Coordinate with the Sonoma County Department of Transportation and Public Works, Sonoma County Bicycle Coalition, Sonoma County Department of Health Services, and Sonoma County Transportation Authority in implementing the Safe Routes to School program on County roads, including incorporating bike lanes, pathways separated from roads, and other types of safe routes to school.

Policy LU-4o: Work with Caltrans to improve safety for pedestrians and bicyclists along State highways.

Policy LU-4p: Consider establishing a Lighting Assessment District to provide streetlights in Community Opportunity Areas deficient in streetlights.

Policy LU-4q: Require pedestrian access infrastructure and streetlights in new development proposed within the Urban Service Area of a Community Opportunity Area, where applicable.

4. LAND USE IMPLEMENTATION PROGRAM

Land Use Program 11: Evaluation of Public Services and Infrastructure in Community Opportunity Areas

Program Description: Expand on the criteria used for identification of “disadvantaged unincorporated communities” under State law, including household size and per capita income, to identify additional Community Opportunity Areas. Evaluate the adequacy of public services and infrastructure in Community Opportunity Areas in addition to those required under State law, including capacity and condition of stormwater drainage systems; road width, condition, and safety; bike lane, path, and trail safety; and parks. Coordinate with school districts to identify and address safety and infrastructure needs. Consider establishing funding priorities among Community Opportunity Areas relative to their public service and infrastructure deficiencies.

GLOSSARY

Community Opportunity Areas: Areas or communities in the County which are relatively low income and that are or may be underserved by public services and infrastructure. They include “disadvantaged unincorporated communities” under Senate Bill 244, which was passed in 2011 and amended California Government Code Section 56430 (Cortese-Knox-Hertzberg Act) and California Government Code Section 65302.10 (Updating Elements of the General Plan).

EXHIBIT A

SUMMARY ANALYSIS OF PUBLIC SERVICES AND INFRASTRUCTURE IN COMMUNITY OPPORTUNITY AREAS

Community Opportunity Area	Median Household Income	Median Household Income Adjusted for Average Household Size (Per Capita Income)	Water	Wastewater	Structural Fire Protection	Stormwater Drainage	Pedestrian Access
Boyes Hot Springs	\$46,794	\$16,362	adequate Valley of the Moon Water District	adequate Sonoma Valley Sanitation District	adequate Sonoma Valley Fire & Rescue Authority	adequate	<i>deficient</i>
Cazadero	\$40,938	\$18,953	adequate Portion - Cazadero Water Company	adequate no Sanitation District	adequate Cazadero Community Services District / Fort Ross Volunteer Fire Department	adequate	adequate
Glen Ellen	\$42,961	\$20,265	adequate Portion - Valley of the Moon Water District	adequate Portion - Sonoma Valley Sanitation District	adequate Glen Ellen Fire Protection District	adequate	<i>deficient</i>
Temelec	\$40,788	\$21,812	adequate Valley of the Moon Water District	adequate Sonoma Valley Sanitation District	adequate Sonoma Valley Fire & Rescue Authority / Schell-Vista Fire Protection District	adequate	<i>deficient</i>
Guerneville	\$39,318	\$20,163	adequate Portion - Sweetwater Springs Water	adequate Portion - Russian River Sanitation District	adequate Russian River & Monte Rio Fire Protection Districts /	adequate	<i>deficient</i>

Community Opportunity Area	Median Household Income	Median Household Income Adjusted for Average Household Size (Per Capita Income)	Water	Wastewater	Structural Fire Protection	Stormwater Drainage	Pedestrian Access
			District		County Service Area #40		
Monte Rio	\$41,094	\$21,975	adequate Sweetwater Springs Water District	<i>deficient</i> no Sanitation District	adequate Monte Rio Fire Protection District	adequate	<i>deficient</i>
Valley Ford	N/A	N/A	adequate Valley Ford Water Association	adequate no Sanitation District	adequate Valley Ford Volunteer Fire Company	adequate	<i>deficient</i>
Roseland	\$57,520	\$15,846	adequate Portion - Santa Rosa Utilities Department	adequate Portion - South Park Sanitation District	adequate Santa Rosa Fire Department	adequate	<i>deficient</i>

Note: State criteria is to identify areas below 80 percent of the statewide median income of \$48,706. If the criterion were adjusted for household size (2.90 persons per household) the threshold would be \$16,795. Only Boyes Hot Springs and Roseland fall under the median when adjusted for household size.

Resolution Number 14-003

County of Sonoma
Santa Rosa, California

March 6, 2014
GPA13-0013 Lisa Posternak

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING THE GENERAL PLAN 2020 EIR IS THE CEQA DOCUMENT FOR THE PROPOSED PROJECT AND RECOMMENDING APPROVAL OF THE GENERAL PLAN LAND USE TEXT AMENDMENT ADDRESSING DISDAVANTAGED UNINCORPORATED COMMUNITIES FOR COMPLIANCE WITH SB 244 (WOLK, 2011) TO THE BOARD OF SUPERVISORS.

WHEREAS, the County of Sonoma filed an application with the Sonoma County Permit and Resource Management Department for a General Plan Land Use Element Amendment in order to comply with the requirements of SB 244 (Wolk, 2011) – Infrastructure Needs for Disadvantaged Unincorporated Communities; and

WHEREAS, Senate Bill 244 (SB 244) requires that cities and counties, before the due date for adoption of the next Housing Element after January 1, 2012, update their General Plan Land Use Element to identify “disadvantaged unincorporated communities”; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection service needs; and identify financial funding alternatives for the extension of needed services to the identified communities; and

WHEREAS, the Sonoma County LAFCO identified Boyes Hot Springs, Cazadero, Glen Ellen, Guerneville, Monte Rio, Temelec, and Valley Ford as the communities meeting the criteria for “disadvantaged unincorporated communities” under SB 244; and

WHEREAS, Sonoma County PRMD staff identified Roseland as an additional disadvantaged unincorporated community to be addressed in the General Plan Land Use Element policy; and added sidewalks to the public infrastructure to be analyzed for each identified community; and

WHEREAS, according to the analysis of adequacy of water, wastewater, and structural fire protection services and stormwater drainage and sidewalk infrastructure in the identified communities, the Monte Rio community has a wastewater service deficiency; and the Boyes Hot Springs, Glen Ellen, Guerneville, Monte Rio, Roseland, Temelec, and Valley Ford communities have sidewalk deficiencies, and

WHEREAS, Roseland also has the following public infrastructure and service deficiencies: a lack of parks, open space, and residential backyards; lack of safe pedestrian routes to and from schools; deferred and uneven maintenance and poor condition of streets, sidewalks, and drainage infrastructure; and uneven law enforcement services due to the combination of City and County responsibilities; and

WHEREAS, the project is to amend the General Plan Land Use Element as shown in Exhibit A to this Resolution; and

WHEREAS, the General Plan 2020 EIR is the California Environmental Quality Act ("CEQA") document for the proposed project pursuant to CEQA Guidelines Section 15168(c)(2) based on the following findings:

1. The proposed policies for evaluating public facility and service deficiencies in communities; exploring potential funding mechanisms and sources to provide the needed facilities and services; constructing sidewalks and pathways; installing streetlights; and collaborating with residents, organizations, and agencies in design of pedestrian and bicycle facilities are consistent with existing policies in the Public Facilities and Services and Land Use Elements of General Plan 2020. Policies in both Elements call for avoiding or limiting the extension of sewer services outside Urban Service Areas; and a proposed new policy explicitly requires that providing public facilities and services to a community which has deficiencies shall comply with the policies of the Public Facilities and Services Element and Land Use Element.
2. The Program Environmental Impact Report (EIR) for Sonoma County General Plan 2020, certified by the Board of Supervisors in 2008, disclosed, evaluated, and mitigated potential environmental impacts of General Plan policies. The potential environmental impacts of and mitigation measures for policies that would result in the provision of new or expanded water supply, wastewater management, and fire protection facilities and services were analyzed in the EIR.
3. The proposed addition of policies to the Land Use Element would not result in any new significant impacts, a substantial increase in the severity of any previously-identified impacts, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan Program EIR.
4. The proposed project is within the scope of the General Plan covered by the EIR, and would not have effects that were not examined in the EIR; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on March 6, 2014, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission recommends that the Board of Supervisors find the proposed project is within the scope of the General Plan 2020 EIR, and all mitigation measures have been incorporated into General Plan policies;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. SB 244 (Wolk, 2011) requires that cities and counties, before the due date for adoption of the next Housing Element after January 1, 2012, update their General Plan Land Use Element to identify "disadvantaged unincorporated communities"; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection service needs; and identify financial funding alternatives for the extension of needed services to the identified communities.
2. Sonoma County LAFCO identified Boyes Hot Springs, Cazadero, Glen Ellen, Guerneville, Monte Rio, Temelec, and Valley Ford as the communities meeting the criteria for "disadvantaged unincorporated communities" under SB 244.

3. Sonoma County PRMD staff identified Roseland as an additional disadvantaged unincorporated community to be addressed in the General Plan Land Use Element policy; and added sidewalks to the public infrastructure to be analyzed for each identified community; and
4. According to the analysis of adequacy of water, wastewater, and structural fire protection services and stormwater drainage and sidewalk infrastructure in the identified communities, the Monte Rio community has a wastewater service deficiency; and the Boyes Hot Springs, Glen Ellen, Guerneville, Monte Rio, Roseland, Temelec, and Valley Ford communities have sidewalk deficiencies.
5. Roseland has the following public infrastructure and service deficiencies: a lack of parks, open space, and residential backyards; lack of safe pedestrian routes to and from schools; deferred and uneven maintenance and poor condition of streets, sidewalks, and drainage infrastructure; and uneven law enforcement services due to the combination of City and County responsibilities.
6. The proposed project is within the scope of the General Plan 2020 EIR, which includes mitigation measures for any public facilities or infrastructure constructed and extension of public services made to communities which may result from the additional policies in the Land Use Element regarding disadvantaged unincorporated communities.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors approve the requested General Plan Land Use Element Amendment as shown in Exhibit "A" to this Resolution; and directs PRMD staff to include in the General Plan Land Use Element a program for consideration of expanding on criteria used by LAFCO for identification of disadvantaged unincorporated communities, including but not limited to household size and per capita income; evaluating the adequacy of additional types of public facilities and services in disadvantaged unincorporated communities, including but not limited to capacity and condition of stormwater drainage systems; road width, condition, and safety; bike lane, path, and trail safety; parks; and community health and other social services; and establishing funding priorities among disadvantaged unincorporated communities relative to their deficiencies in public facilities and services;

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission 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 Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

Resolution No. 14-003

March 6, 2014

Page 4

THE FOREGOING RESOLUTION was introduced by Commissioner Montoya, who moved its adoption, seconded by Commissioner Fogg, and adopted on roll call by the following vote:

Commissioner Fogg	Aye
Commissioner Montoya	Aye
Commissioner Shahhossini	Aye
Commissioner Liles	Absent
Commissioner Davis	Aye

Ayes: 4 Noes: 0 Absent: 1 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.



*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: March 6, 2014
Meeting No.: 14-02

ROLL CALL

Commissioners

Shawn Montoya
Komron Shahhosseini
Jason Liles
Pam Davis
Dick Fogg, Chair

Staff Members

Jennifer Barrett
Scott Hunsperger
Traci Tesconi
Jane Riley
Lisa Posternak
Sue Dahl, Secretary
David Hurst, Chief Deputy County Counsel

1:00 PM Approval of Minutes -

Correspondence

Planning Commission / Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

Items scheduled on the agenda

**PLANNING COMMISSION / BOARD OF ZONING ADJUSTMENTS
COMBINED MEETING REGULAR CALENDAR**

Item No.4 Time: 2:00 p.m. File: GPA13-0013
Applicant: Sonoma County PRMD Staff: Lisa Posternak
Env. Doc: Categorical Exemption
Proposal: General Plan Land Use Element Text Amendment. Land Use Element Amendment to
Address Requirements of SB 244 (Wolk, 2011) – Infrastructure Needs of Disadvantaged
Unincorporated Communities
Location: Countywide
APN: Various Supervisorial District: All
Zoning:

Lisa Posternak summarized the staff report, which is incorporated herein by reference.

Questions from Commissioners: **Commissioner Fogg** expressed concern that road conditions in the Boyes Hot Springs area was not included in the criteria. If sidewalks are a consideration, roads, drainage and maintenance need to be included.

Commissioner Davis asked how flooding figures into the criteria. **Staff Posternak** said that it was not part of the criteria.

Commissioner Davis commented that the Rodota Trail runs through the Roseland DUC, and expressed concern, given the spotty law enforcement, in finding a way to keep it maintained and safe. The trail needs to be patrolled, have emergency call boxes installed, litter management.

Commissioner Fogg indicated that criteria should include the age and quality of housing stock. For example, in the Temelec area, the streets are nice and wide, but in the Springs it is just the opposite.

Staff Posternak indicated that the DUCs should state if housing rehabilitation is inherent to zoning and consideration is being given to adding more areas.

Commissioner Montoya suggested developing priority areas which would have the first use of allocated funding. **Staff Posternak** said that it will be up to the Board to determine how to pursue funding, since they realign redevelopment funds. **Commissioner Fogg** suggested to including housing stock, road conditions, access to schools, median household income, and how many families are living in homes should be in the equation.

Rich Bottarini, LAFco, said they suspect there are more DUCs and during the next census they can look for the data. Bottarini expressed frustration with the Monte Rio area and said that he spent three to four years working with them to try to get their effluent together, with no luck. The community is divided and opposed to suggestions. They could not agree on a plan for a sewer system.

Changes to draft conditions:

- Establish a method for prioritization of funding
- Broaden the criteria to include the age of the housing stock, roads, access to schools, income adjustments for household size, and bike trails.
- Add a program for other criteria that mentions that communities need to be prioritized.
- For Roseland, call out the safety issues on the Rodota Trail
- Establish a broad policy for bike trails that includes community oriented policing.

Action: **Commissioner Montoya** moved to recommend approval to the Board of Supervisors with modifications to the Resolution and the draft Land Use Element Amendment. Seconded by **Commissioner Fogg** and passed with a 4-0-1 vote

Appeal Deadline: n/a
Resolution No.: 14-003

Fogg: aye Montoya: aye Shahhosseini: aye Liles: absent Davis: aye
Ayes: 4 Noes: 0 Absent: 1 Abstain: 0

Minutes approved on April 10, 2014



Sonoma County Planning Commission **STAFF REPORT**

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

FILE: GPA13-0013
DATE: March 6, 2014
TIME: 2:00 p.m.
STAFF: Lisa Posternak, Project Planner

Board of Supervisors hearing will be held at a later date and will be noticed at that time.

SUMMARY

Applicant: County of Sonoma

Locations: Boyes Hot Springs, Cazadero, Glen Ellen, Guerneville, Monte Rio, Roseland, Temelec, Valley Ford

Subject: General Plan Land Use Element Text Amendment

PROPOSAL: Land Use Element Amendment to Address Requirements of SB 244 (Wolk, 2011) – Infrastructure Needs of Disadvantaged Unincorporated Communities

Environmental Determination: General Plan 2020 EIR; CEQA Guidelines Section 15168(c)(2)

General Plan: Various

Ordinance Reference: Not Applicable

Zoning: Various

RECOMMENDATION: Adopt the Resolution recommending the Board of Supervisors approve the proposed General Plan Land Use Element Amendment.

BACKGROUND

Senate Bill 244

In 2011 the California Legislature approved Senate Bill 244. This bill amended the Cortese-Knox-Hertzberg Act and focused on disadvantaged unincorporated communities (see definition below). The purpose of this new law is to address the complex legal, financial, and political barriers that contribute to inequities and infrastructure deficits within disadvantaged unincorporated communities. For example, many communities lack basic public services and infrastructure such as domestic water, sanitary sewer, stormwater drainage, paved streets, sidewalks, and street lights. The lack of investment in these communities can threaten residents' health and safety and foster economic, social, and educational inequality. Including policies addressing public infrastructure and services in these communities in the long-range planning of a city or county, as required by SB 244, is expected to result in better and more timely coordination and delivery of services and infrastructure. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities.

SB 244 requires that Local Agency Formation Commissions (LAFCOs) identify disadvantaged unincorporated communities, and that cities and counties address the infrastructure needs of unincorporated disadvantaged communities in their General Plans. It also requires LAFCOs to consider these needs in their Municipal Service Reviews (MSRs) and annexation decisions.

SB 244 defines a "disadvantaged unincorporated community" as a place that meets all of the following criteria:

1. Contains 10 or more dwelling units in close proximity to one another;
2. Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
3. Has a median household income that is 80 percent or less than the statewide median household income of \$48,706.

Requirements for LAFCOs

SB 244 requires LAFCOs to consider disadvantaged unincorporated communities in their decisions. Where a disadvantaged unincorporated community is contiguous to an area of proposed annexation, the LAFCO may not approve the annexation unless application to annex the disadvantaged unincorporated community has also been filed. For Municipal Service Reviews (MSRs), LAFCOs must include descriptions of applicable disadvantaged unincorporated communities and their public infrastructure and service needs. In Sphere of Influence (SOI) updates for special districts providing public facilities and services, LAFCOs must adopt determinations regarding the present and probable future needs for such facilities and services in applicable disadvantaged unincorporated communities.

Requirements for Cities and Counties

SB 244 requires cities and counties to amend the Land Use Element of their General Plan prior to adoption of the next Housing Element after January 1, 2012. This General Plan Amendment must: 1) identify disadvantaged unincorporated communities; 2) analyze the water, wastewater, stormwater drainage, and structural fire protection infrastructure and service needs of each identified community; and 3) identify financial funding alternatives for the extension of public infrastructure and services to the identified communities. PRMD staff has added sidewalks to the public infrastructure to be analyzed for each community. This General Plan Amendment is the proposed project to be considered by the Planning Commission and Board of Supervisors.

Sonoma County's Disadvantaged Unincorporated Communities

Sonoma County LAFCO has identified the following seven "disadvantaged unincorporated communities" based on the State Department of Water Resources designations of "Disadvantaged Communities" (DACs) which are based on the same criteria as that of SB 244.

Supervisory District 1

1. Boyes-Hot-Springs
2. Glen Ellen
3. Temelec

Supervisory District 5

1. Cazadero
2. Guerneville
3. Monte Rio
4. Valley Ford

Sonoma County LAFCO adopted a policy for designation of "Disadvantaged Unincorporated Communities" in October 2012, and amended the policy in June 2013 (EXHIBIT B). The boundary of a "Disadvantaged Unincorporated Community" is equivalent to the "Census-Designated Place" for that community, which in all cases is larger than the developed area of the community (see maps attached as EXHIBITS B-1).

Working with Sonoma County LAFCO, PRMD staff has identified Roseland as an additional disadvantaged unincorporated community based on its known public service deficiencies, even though it does not meet the SB 244 criteria for a "Disadvantaged Unincorporated Community" (see Issue #1 under "Discussion of Issues" below).

PROJECT DESCRIPTION

The proposed project is to update the General Plan Land Use Element to include descriptions of the seven SB 244 "Disadvantaged Unincorporated Communities" and Roseland, including an analysis of the water, wastewater, stormwater drainage, structural fire protection, and sidewalk infrastructure and service deficiencies in each community; and policies to address these deficiencies where desirable, including potential sources of funding (see Exhibit K).

ANALYSIS

Public Service Deficiency Criteria

Below are the criteria developed by PRMD staff to determine whether the water, wastewater, stormwater drainage, and structural fire protection infrastructure and services in each of the communities analyzed are adequate.

The lack of urban services in portions of communities not zoned for urban services (i.e., rural areas) - Agriculture and Residential (AR), Rural Residential (RR), Diverse Agriculture (DA), Land Extensive Agriculture (LEA), Land Intensive Agriculture (LIA), Resources and Rural Development (RRD), or TP (Timberland Production) zoning districts – was not considered to be a public service deficiency because urban level services are not appropriate in rural areas.

Water

Water service is considered adequate if it meets one of the following criteria:

1. The entire community is within the service area of a City or County Water District or private water company.
2. A portion of the community is within the service area of a City or County Water District or private water company, and the portion of the community outside the service area is not zoned for urban services.

Wastewater

Wastewater service is considered adequate if it meets one of the following criteria:

1. The entire community is within the service area of a City or County Sanitation District.
2. A portion of the community is within the service area of a City or County Sanitation District, and in the portion outside the service area, there are no documented problems with failing septic systems, regardless of whether it is zoned for urban services.
3. The entire community is outside the service area of a City or County Sanitation District, and there are no documented problems with failing septic systems, regardless of whether it is zoned for urban services.

Stormwater Drainage

Stormwater drainage is considered adequate if the portion of the community zoned for urban services has stormwater drainage infrastructure needed for urban areas.

Structural Fire Protection

Structural fire protection service is considered adequate if the entire community is within the service area of a City or County Fire Protection District or a volunteer fire department or company.

Sidewalks

Sidewalks are considered adequate if they are present in all urban areas and small commercial centers in the community.

Community Descriptions and Public Service Deficiency Analyses

Below are descriptions of the communities analyzed and the analyses of public infrastructure and service deficiencies in these communities. Table 1 shows the applicable 2010 Census data for these communities. Table 2 shows the water, wastewater, and structural fire protection districts and adequacy of stormwater drainage systems and sidewalks in these communities.

Table 1. Applicable 2010 Census Data for Disadvantaged Unincorporated Communities in Sonoma County.

Disadvantaged Unincorporated Community	Size (square miles)	Population	Median Age (years)	Median Household Income*	Average Household Size
Boyes Hot Springs	1.1	6,656	34.0	\$46,794	2.86
Cazadero	7.1	354	46.7	\$40,938	2.16
Glen Ellen	2.1	784	51.4	\$42,961	2.12
Temelec	1.6	1,441	71.5	\$40,788	1.87
Guerneville	9.9	4,534	48.2	\$39,318	1.95
Monte Rio	2.0	1,152	50.7	\$41,094	1.87
Valley Ford	2.6	147	39.5	N/A	2.58
Roseland	0.9	6,450	30.2	\$57,520	3.63

* The statewide median household income is \$48,706.

Table 2. Adequacy of Water, Wastewater, and Structural Fire Protection Services and Stormwater Drainage and Sidewalks in Disadvantaged Unincorporated Communities in Sonoma County.

Disadvantaged Unincorporated Community	Water	Wastewater	Structural Fire Protection	Stormwater Drainage	Sidewalks
Boyes Hot Springs	adequate Valley of the Moon Water District	adequate Sonoma Valley Sanitation District	adequate Sonoma Valley Fire & Rescue Authority	adequate	deficient
Cazadero	adequate Portion - Cazadero Water Company	adequate no Sanitation District	adequate Cazadero Community Services District Fort Ross Volunteer Fire Department	adequate	adequate
Glen Ellen	adequate Portion - Valley of the Moon Water District	adequate Portion - Sonoma Valley Sanitation District	adequate Glen Ellen Fire Protection District	adequate	deficient
Temelec	adequate Valley of the Moon Water District	adequate Sonoma Valley Sanitation District	adequate Sonoma Valley Fire & Rescue Authority Schell-Vista Fire Protection District	adequate	deficient
Guerneville	adequate Portion - Sweetwater Springs Water District	adequate Portion - Russian River Sanitation District	adequate Russian River & Monte Rio Fire Protection Districts County Service Area #40	adequate	deficient
Monte Rio	adequate Sweetwater Springs Water District	deficient no Sanitation District	adequate Monte Rio Fire Protection District	adequate	deficient
Valley Ford	adequate Valley Ford Water Association	adequate no Sanitation District	adequate Valley Ford Volunteer Fire Company	adequate	deficient

Disadvantaged Unincorporated Community	Water	Wastewater	Structural Fire Protection	Stormwater Drainage	Sidewalks
Roseland	adequate Portion - Santa Rosa Utilities Department	adequate Portion - South Park Sanitation District	adequate Santa Rosa Fire Department	adequate	deficient

Boyes Hot Springs

Description. EXHIBIT C shows the boundary of the Boyes Hot Springs community. Boyes Hot Springs is a small residential community located adjacent to northwest Sonoma and in the part of Sonoma Valley known as "The Springs" that includes the communities of El Verano, Fetters Hot Springs, and Agua Caliente. The area is also known for its geothermic hot springs. Today Boyes Hot Springs remains a main destination resort, and the surrounding valley's wineries, historic sites, and natural beauty are popular tourist attractions.

The Springs Redevelopment Project Area remains one of the least economically developed areas in the County. It has a relatively high Hispanic population, accounting for 29 percent of the total population compared to 17 percent for the County and 7 percent for the City of Sonoma. The economy of Boyes Hot Springs is closely linked to the area's many vineyards and agricultural workers. Land uses in Boyes Hot Springs consist of low and medium density and planned community residential development in the south and east; retail, office, and other commercial uses along State Highway 12; and rural residential development and agriculture in the north.

Public Services. As shown in Table 2 and EXHIBIT C, Boyes Hot Springs is served by water, wastewater, and structural fire protection service districts. The Valley of the Moon Water District and Sonoma Valley Sanitation District serve the entire community. The Sonoma Valley Fire & Rescue Authority serves the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies.

Public Infrastructure. The stormwater drainage systems are adequate for the urban and rural areas of the community. The commercial center along State Highway 12 has sidewalks. The urban residential areas of the community either have no sidewalks, have sidewalks along some streets, or have sidewalks along some street segments. The lack of and gaps in sidewalks in the urban residential areas are considered deficiencies. The rural areas of the community do not have sidewalks, typical of rural communities in Sonoma County. The first stage of a sidewalk improvement project along State Highway 12 from Verano Avenue to Boyes Boulevard was completed in 2009. The second stage of the project from Boyes Boulevard to Agua Caliente Boulevard will be completed in 2014.

Glen Ellen

Description: EXHIBIT D shows the boundary of the Glen Ellen community. Glen Ellen is a small village along Arnold Drive west of State Highway 12 located about 6 miles northwest of the city of Sonoma. Originally a land grant owned by General Marianno Vallejo, the town grew and attracted many new settlers, especially those involved in the wine industry. With the beginning of the railroads in the late 1880s, the town became a popular destination for residents of San Francisco and later became a town of permanent residents. Many present residents are the 3rd and 4th generations of original settlers.

The median age in Glen Ellen in 2010 was 51.4. Over 60 percent of the population was either middle-aged (over 45 years of age) or senior (over 65 years of age). Seniors are usually retired and on a fixed income. The relatively low household income reported for Glen Ellen may be a reflection of a combination of the fixed income of its senior residents and the long-term property ownership of many residents.

Land uses in Glen Ellen consist of low density residential development in the far eastern portion; rural residential development and agriculture in the central and western portions; State land in the far western portion; and retail, visitor-serving commercial, and other commercial development along Arnold Drive. About 70 percent of the community is rural with rural residential and agricultural zoning.

Public Services. Table 2 and EXHIBIT D show the water, wastewater, and structural fire protection service districts in Glen Ellen. The Valley of the Moon Water District and Sonoma Valley Sanitation District serve the urban portion of the community; and individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the rural portion of the community. The Glen Ellen Fire Protection District serves the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies.

Public Infrastructure. The stormwater drainage systems are adequate for the urban and rural portions of the community. The urban residential areas of Glen Ellen do not have sidewalks. The two downtown commercial centers along Arnold Drive have sidewalks only in some areas. The lack of sidewalks in the urban residential areas and the gaps in sidewalks in the downtown commercial centers are considered deficiencies. The rural areas of Glen Ellen do not have sidewalks, typical of rural communities in Sonoma County.

Temelec

Description. EXHIBIT E shows the boundary of the Temelec community located along Arnold Drive and State Highway 116. Temelec is mainly a retirement community consisting of four major subdivisions of single family homes located about 3 miles southwest of the City of Sonoma. The Temelec subdivision contains 325 homes built between 1964 and 1974 on land that was originally part of the Temelec Estate. Temelec Hall, the mansion that is now the center of the Temelec community, was constructed in 1858 by frontiersman and Bear Flag revolutionary Granville Swift. The Creekside Village subdivision contains 313 homes built between 1981 and 1989, the Chantarelle subdivision contains 122 homes built in 1989, and the Country Meadows subdivision contains 31 homes built in the 1990s. About 75 percent of the community lies outside of the Temelec subdivisions; this portion of the community is rural and agricultural and consists of vineyard in the west and rural residential and a public golf course in the southeast.

The median age in Temelec in 2010 was 71.5. Over 68 percent of the population was senior (over 65 years of age). Seniors are usually retired and on a fixed income. The relatively low household income reported for Temelec is likely based on the fixed income of its seniors.

Public Services. Table 2 and EXHIBIT E show the water, wastewater, and structural fire protection service districts in Temelec. The entire community is served by the Valley of the Moon Water District. The Temelec subdivisions are served by the Sonoma Valley Sanitation District, and individual on-site septic systems provide wastewater treatment and disposal in the rural area of the community outside the subdivisions. The Sonoma Valley Fire & Rescue Authority and Schell-Vista Fire Protection District provide structural fire protection service to the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies.

Public Infrastructure. The stormwater drainage systems are adequate for the urban and rural areas of the community. All of the Temelec subdivisions except one have sidewalks on both sides of the street. The subdivision of mobile/manufactured homes in the southwest corner does not have sidewalks except along the west side of Bear Flag Road. The lack of sidewalks in that subdivision is considered a deficiency. The rural areas of Temelec do not have sidewalks, typical of rural communities in Sonoma County.

Cazadero

Description. EXHIBIT F shows the boundary of the Cazadero community, a small town located in Sonoma County's western coast redwood forest. It is situated deep in Austin Canyon, occupying a narrow strip of land along the steep slopes of Austin Creek, which flows southward through the town and ultimately flows into the Russian River near Duncans Mills. The town was originally a hunting resort called "Ingrams" begun by Silas Deras Ingram in 1869, and gained status as a town site when a post

office was established at the resort in 1881. Cazadero was the northern terminus of the North Pacific Coast Railroad, originally laid as narrow-gauge track in the 1870s.

Land uses in Cazadero consist mainly of natural resource lands and timberland east of Austin Creek and on the steep forested slopes west of Cazadero Highway outside of rural residential areas. Rural residential development (originally vacation and now permanent homes) occurs in patches on the east and west sides of the highway. Commercial development and public uses occur on both sides of the highway in and near the center of town.

Public Services. Table 2 and EXHIBIT F show the water service provider and structural fire protection service districts in Cazadero. The private Cazadero Water Company serves a portion of the rural community, and individual on-site wells are the water supply for the remainder of the community. Individual on-site septic systems provide wastewater treatment and disposal in the entire rural community. The Cazadero Community Service District and Fort Ross Volunteer Fire Department serve the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies.

Public Infrastructure. The stormwater drainage system is adequate for rural Cazadero. Cazadero does not have sidewalks, typical of rural communities in Sonoma County.

Guerneville

Description. EXHIBIT G shows the boundary of the Guerneville community. Guerneville is a small resort town located adjacent to the Russian River. During the Gold Rush there was a large demand for construction lumber to serve the explosive growth in San Francisco, and loggers were attracted to Guerneville's forests. In 1867 George E. Guerne, a Swiss immigrant, arrived in the area and later opened the town's first saw mill. Guerneville was heavily logged during the second half of the 19th century, the timber supply was exhausted by 1900, and Guerneville became a popular vacation destination. The area's resorts remained popular with vacationers who came by automobile through the 1950s. The 1964 winter floods damaged the area extensively, and subsequently many housing units that were once summer only cottages began to be used year round by low-income households. A renaissance took place in the late 1970s as large numbers of San Francisco area residents identified the area as a prime recreational destination.

The Guerneville community includes the small neighborhood of Rio Nido located about 1.3 miles to the east. It consists mainly of summer homes and cabins as well as a bar/restaurant, public pool, small resort hotel, and theatre. The property comprising Rio Nido was purchased in 1908 by the Eagle Lodge of San Francisco.

Household income in Guerneville is relatively low because a significant number of housing units are used as summer vacation rentals, a large portion of the year-round housing stock is occupied by renters, and employment opportunities are seasonal and limited.

Land uses in the urban area of Guerneville consist mainly of small single-family residential subdivisions interspersed with recreational and visitor-serving commercial uses on both sides of River Road and State Highway 116; local-serving commercial uses concentrated in the blocks leading up to and in the center of Guerneville; and single-family dwellings in Rio Nido and along and near Old Cazadero and Hidden Valley Roads. Outside the urban area are small pockets of rural residential development and agricultural and natural resource lands.

Public Services. Table 2 and EXHIBIT G show the water, wastewater, and structural fire protection service districts in Guerneville. The Sweetwater Springs Water District and Russian River Sanitation District serve the smaller urban portion of the community. Individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the larger rural portion of the community. The Russian River Fire Protection District, County Service Area #40, and Monte Rio Fire Protection District serve the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies.

Public Infrastructure. The stormwater drainage systems in the rural and urban portions of Guerneville are adequate. The downtown commercial center has sidewalks – along both sides of State Highway 116 through downtown Guerneville from the intersection with River Road on the east and Brookside Lane on the west; and along both sides of the streets parallel and perpendicular to the highway, with gaps along some street segments. The urban residential areas of the community lack sidewalks. The rural areas of Guerneville do not have sidewalks, typical of rural communities in Sonoma County. The gaps in the sidewalks in the downtown commercial center and lack of sidewalks in the urban residential areas are considered deficiencies.

Monte Rio

Description. EXHIBIT H shows the boundary of the Monte Rio community, a small residential community located adjacent to the Russian River four miles west of Guerneville. It was first a station for the North Pacific Coast Railroad, connecting Cazadero to the Sausalito ferry, when the rail line opened in 1876. By 1902, the station had expanded to include a hotel and restaurant. Similarly to Guerneville, the Monte Rio area was heavily logged during the second half of the 19th century and became a popular, thriving summer resort area for wealthy vacationers from San Francisco in the early 20th century. When the lumber industry declined, the lumber mills began to close and Monte Rio declined dramatically. Today Monte Rio is home to primarily permanent residents and still serves as a summer resort area. Household income in Monte Rio is relatively low for many of the same reasons attributed to Guerneville.

Land uses in Monte Rio consist of small rural residential subdivisions off State Highway 116 and off Moscow and River Roads across the river; recreation and visitor-serving and local commercial development interspersed with rural residential parcels along both sides of State Highway 116 in the center of town (between B and F Streets) and across the river along Main Street from the Monte Rio Bridge to the intersection with Moscow Road; and natural resource land or timberland beyond the subdivisions. The larger commercial area along State Highway 116 consists of a small resort with cabins, convenience store/deli, small market, restaurant, small movie theatre, community hall/theatre, and church. The smaller commercial area along Main Street consists of a small market and bar.

Public Services. Table 2 and EXHIBIT H show the water and structural fire protection service districts in Monte Rio. The Sweetwater Springs Water District serves the entire community. The Monte Rio Fire Protection District serves the entire community. The community does not have water or structural fire protection deficiencies.

Monte Rio has a wastewater service deficiency. Wastewater treatment and disposal for the entire rural community is by individual on-site septic systems. The lack of sewer service within and outside of the Urban Service Area would be considered a public service deficiency, even in rural residential subdivisions, because septic systems are not functioning properly or are failing, degrading water quality in the lower Russian River.

In 1996 the Board of Supervisors directed PRMD to work with the Monte Rio community to resolve septic system problems and assess wastewater treatment and disposal options to improve water quality in the lower Russian River, a portion of which is designated "impaired" for pathogens under Section 303(d) of the Clean Water Act. In 1997 a consultant was retained to provide preliminary engineering and an environmental feasibility study. In 2000 the Board of Supervisors approved the Final EIR and approved the Monte Rio Community Wastewater Project. In 2003 an Assessment District was created, and property owners within the future service area approved annual sewer rates for the project. Due to the increased demand for construction materials and other construction-related resources, construction costs increased significantly since the Assessment District was created. In January 2008 the Board of Supervisors terminated the Monte Rio Community Wastewater Project because the cost to construct the project had exceeded the ability of various funding sources to finance the project. The provision of wastewater service remains a deficiency in Monte Rio.

Public Infrastructure. The stormwater drainage system is adequate for rural Monte Rio. The larger of the two commercial areas in Monte Rio does not have sidewalks. The smaller commercial area contains sidewalks in front of two properties. The rural areas of Monte Rio do not have sidewalks, typical of rural

communities in Sonoma County. The lack of and gaps in sidewalks in the small commercial areas of Monte Rio are considered deficiencies.

Valley Ford

Description. EXHIBIT I shows the boundary of the Valley Ford community, a small dairy ranching community located about 5 miles from the Pacific Ocean. Valley Ford had a grain mill in the mid-19th century. Starting in the 1870s, Valley Ford was a stop on the North Pacific Coast Railroad connecting Cazadero to the Sausalito ferry, enabling local ranchers and fishermen to export products to San Francisco. Many residents of Valley Ford are the 3rd and 4th generations of original settlers.

Land uses in Valley Ford consist of a commercial area and rural residential development in the center of the small town, surrounded by dairy ranches. The small commercial area consists of a hotel, small market, seafood market, café, restaurant, and gift shop.

Public Services. Table 2 and EXHIBIT I show the water provider and structural fire protection service district in Valley Ford. The private Valley Ford Water Association provides water service to a portion of the community, and individual on-site wells are the water supply for the remainder of the rural community. Individual on-site septic systems provide wastewater treatment and disposal in the entire rural community. The Valley Ford Volunteer Fire Company provides structural fire protection service to the entire community. The community does not have water, wastewater, or structural fire protection service deficiencies.

Public Infrastructure. The stormwater drainage system is adequate for rural Valley Ford. The small commercial area in the center and other areas of the rural community do not have sidewalks. The lack of sidewalks in the small commercial area is considered a deficiency.

Roseland

Description. EXHIBIT J shows the boundary of the Roseland community. Roseland is a County island in the southwest area of Santa Rosa and is the largest in size and population of the unincorporated urban "islands" that are either completely or substantially surrounded by the City. It has been an established community for over a hundred years. The southwest area is one of the most populated areas per square mile in Santa Rosa and is home to a large low-income, multi-cultural community. According to the 2010 Census, about 60 percent of the persons in the southwest area are of Hispanic origin.

Public Services. Table 2 and EXHIBIT J show the water, wastewater, and structural fire protection service districts in Roseland. The Santa Rosa Utilities Department and the South Park Sanitation District serve the urban portion of the community through a County-City agreement. Individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the smaller rural portion of the community. The Santa Rosa Fire Department provides structural fire protection service to the entire community. The community does not have water, wastewater, or structural fire protection service deficiencies.

Public Infrastructure. The stormwater drainage systems are adequate for the urban and rural areas of the community. The urban residential areas have sidewalks, with the exception of the areas along Barham Avenue; Burbank Avenue; Iron Horse Way; James Court; Metaxa Court; Rose Avenue; and along segments of Corby Avenue, Gloria Drive, Kenmore Lane, Naify Lane, Joe Rodota Trail, Roseland Avenue, Sugar Bear Lane, Sunset Avenue, and Valerie Way. Along some roads there are gaps in sidewalks due to private landscaping that has been established up to the road. In some areas the sidewalks are in poor to very poor condition. The commercial center along Sebastopol Road has sidewalks. The rural areas of Roseland do not have sidewalks, typical of rural communities in Sonoma County. The lack of, gaps in, and poor condition of sidewalks in some of the community's urban residential areas are considered deficiencies.

While Roseland does not have water, wastewater, or structural fire protection deficiencies based on the SB 244 criteria for disadvantaged unincorporated communities, the community has the following public facility and service deficiencies not associated with SB 244: a lack of parks and open space; lack of safe

pedestrian routes to and from schools; deferred and inconsistent maintenance and poor condition of streets, sidewalks, and drainage infrastructure; and inconsistent law enforcement services due to the combination of City and County responsibilities.

PROPOSED GENERAL PLAN AMENDMENT

Proposed Policies

Disadvantaged Unincorporated Communities in General

Policy LU-X: As LAFCO identifies disadvantaged unincorporated communities, continue to identify and evaluate public facility, infrastructure, and service deficiencies in these communities; and identify and evaluate potential funding mechanisms and sources to provide the needed facilities, infrastructure, and services.

Policy LU-X: Use the following criteria to determine whether a disadvantaged unincorporated community (community) identified by LAFCO has sufficient water, wastewater and structural fire protection services and adequate stormwater drainage systems and sidewalks:

Water

1. The entire community is within the service area of a City or County Water District or private water company.
2. A portion of the community is within the service area of a City or County Water District or private water company, and the portion of the community outside the service area is not zoned for urban services.

Wastewater

1. The entire community is within the service area of a City or County Sanitation District.
2. A portion of the community is within the service area of a City or County Sanitation District, and the portion of the community outside the service area is not zoned for urban services.
3. The entire community is outside the service area of a City or County Sanitation District, and there are no documented problems with failing septic systems in areas either zoned or not zoned for urban services.

Structural Fire Protection

1. The entire community is within the service area of a City or County Fire Protection District or a volunteer fire department or company.

Stormwater Drainage

1. The entire or portion of the community is zoned for urban services and has stormwater drainage infrastructure needed for urban areas; or
2. The entire or portion of the community is not zoned for urban services and does not have stormwater drainage infrastructure needed for urban areas.

Sidewalks

1. All urban areas and small commercial centers in the disadvantaged unincorporated community have sidewalks.

Policy LU-X: Extension of water, sewer, or fire protection services to a disadvantaged unincorporated community which has public facility, infrastructure, and/or service deficiencies shall comply with policies of the Public Facilities and Services Element for water, sewer, and fire protection services; and policies of the Land Use Element for compact city and community boundaries.

Policy LU-X: Consider construction of sidewalks and pathways, in consultation with residents, in some disadvantaged unincorporated communities deficient in sidewalks, particularly Boyes Hot Springs, Glen Ellen, Guerneville, and Monte Rio.

Policy LU-X: Pursue funding for new sidewalks and pathways in disadvantaged urban communities under the Sonoma County Safe Routes to School program.

Policy LU-X: Coordinate with the Sonoma County Department of Transportation and Public Works, Sonoma County Bicycle Coalition, Sonoma County Department of Health Services, and Sonoma County Transportation Authority in implementing the Safe Routes to School program; and incorporating bike lanes, pathways separated from roads, and other types of safe routes to school in County road improvement projects.

Policy LU-X: Work with Caltrans to improve safety for pedestrians and bicyclists along State highways.

Policy LU-X: Consider establishing a Lighting Assessment District to provide streetlights in disadvantaged unincorporated communities deficient in streetlights.

Policy LU-X: Consult with residents of a disadvantaged unincorporated community in planning for the design and funding of new sidewalks and streetlights.

Policy LU-X: Require sidewalks and streetlights in new development proposed within the Urban Service Area of a disadvantaged unincorporated community.

Monte Rio

Policy LU-X: Explore a Mello-Roos Community Facilities District, bond assessment district, or other proposal as a potential funding mechanism for the provision of wastewater treatment and disposal in Monte Rio; and evaluate the following potential grant and loan programs:

1. Clean Water State Revolving Fund (CWSRF) Program and Hardship Grants Programs for Rural Communities of the U.S. Environmental Protection Agency;
2. Community Development Block Grant (CDBG) Program of the U.S. Department of Housing and Urban Development;
3. Water and Waste Disposal (WWD) Program of the U.S. Department of Agriculture's Rural Utilities Service;
4. Economic Development Administration (EDA) Grants for Public Works and Development Facilities of the U.S. Department of Commerce; and
5. Rural Community Assistance Program (RCAP) loans.

Roseland

Policy LU-X: Encourage and work with the City of Santa Rosa to achieve a comprehensive approach to annexation of the southwest area within its Urban Growth Boundary by 2018.

Policy LU-X: Consider construction of sidewalks and the desirability of providing streetlights in Roseland. Involve the residents of Roseland in planning for sidewalk and streetlight design and funding.

Proposed Land Use Element Amendment

EXHIBIT A shows the proposed text changes to the Land Use Element of General Plan 2020 based on the requirements under SB 244.

DISCUSSION OF ISSUES

Issue #1: LAFCO's Identification of Disadvantaged Unincorporated Communities

The SB 244 criteria do not always appropriately identify "disadvantaged unincorporated communities". In some cases known disadvantaged communities do not qualify, and in other cases well-established and well-served communities are flagged as disadvantaged.

Under the SB 244 criteria, communities of mainly younger working families with more than one wage earner per household may not be identified as disadvantaged because the median household income is too high, whereas relatively affluent communities of mainly older non-working families or seniors on retirement incomes may be identified as disadvantaged because the median household income is too low. Using only the SB 244 criteria may perpetuate the inequality among communities relative to public services and infrastructure.

The Sonoma County LAFCO Policy Committee stated at its June 2013 meeting its concern that the statewide average household income used to identify a "disadvantaged unincorporated community" under SB 244 may not accurately reflect local conditions in Sonoma County. The Committee stated it believes the purpose of the legislation is to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities. When applied to Sonoma County, however, the criteria may not accurately capture all communities in need.

For example, Temelec is a disadvantaged unincorporated community based on the SB 244 criteria. However, Temelec is an established senior community with well-maintained streets and homes, an active homeowners association, and quality water and sewer service. Temelec is considered a disadvantaged unincorporated community because the majority of the residents do not have high reportable household incomes. By contrast, using the same state criteria, Roseland is not a disadvantaged unincorporated community because its median household income is too high. In reality, Roseland is home to a large low-income, multi-cultural and mainly Hispanic population and has several public infrastructure and service deficiencies. The relatively large average household size and average family size and relatively high number of occupants per room in Roseland according to the 2010 Census probably indicates that many households have more than one or two wage earners, accounting for the higher reportable household incomes.

The LAFCO Policy Committee directed LAFCO staff to research and develop criteria for qualifying "disadvantaged unincorporated communities" that are more reflective of local conditions. Staff developed three additional criteria for consideration in identifying a "disadvantaged unincorporated community": (1) the area is contiguous to an urbanized area, (2) the area completely lacks or has substandard infrastructure, and (3) the area is a social or economic community of interest as defined by LAFCO. The SB 244 median household income criterion, while still included, would be one of several criteria and not required for qualification of a community. However, after staff further reviewed the law, it appeared that LAFCO cannot modify the criteria for designating a "disadvantaged unincorporated community" to be anything other than a community having a median household income that is 80 percent or less than the statewide average.

Issue #2: General Plan Policies Regarding Extension of Water and Sewer Services

If a disadvantaged unincorporated community is found to have a water or wastewater service deficiency, any project proposed to provide public water and sewer service to the community or to extend these services to a larger portion of the community must be consistent with Public Facilities and Services Element policies PF-1f to 1j and PF-1n, which call for avoiding extension of public water and sewer

services outside of either a Sphere of Influence or an Urban Service Area, with some exceptions (EXHIBIT K).

Issue #3: Public Involvement in Determining Suitability and Design of Public Service Improvements

For potential projects involving extension of services or construction of infrastructure in a disadvantaged unincorporated community, it is necessary to involve the residents, property owners, and business community in project planning and design from the beginning. For example, when considering funding and installing sidewalks in a community, it is necessary to work with the residents and owners to determine if they are in favor of sidewalks, where the sidewalks are needed, and the preferred sidewalk design.

Issue #4: CEQA Compliance

The new General Plan policies proposed to be added to the Land Use Element relate to evaluating public facility and service deficiencies in communities; exploring potential funding mechanisms and sources to provide the needed facilities and services; constructing sidewalks and pathways; installing streetlights; and collaborating with residents, organizations, and agencies in design of pedestrian and bicycle facilities. These proposed policies are consistent with existing policies in the Public Facilities and Services and Land Use Elements of the General Plan. In particular, existing General Plan policies address the need for improvements to wastewater management in Monte Rio and the criteria for the provision of sewer service to Monte Rio. Policies in both Elements call for avoiding or limiting the extension of sewer services outside Urban Service Areas. A proposed new policy explicitly requires that providing public facilities and services to a community which has deficiencies shall comply with the policies of the Public Facilities and Services Element and Land Use Element.

The Program Environmental Impact Report (EIR) for Sonoma County General Plan 2020, certified by the Board of Supervisors in 2008, disclosed, evaluated, and mitigated potential environmental impacts of General Plan policies. The potential environmental impacts of and mitigation measures for policies that would result in the provision of new or expanded water supply, wastewater management, and fire protection facilities and services were analyzed in Section 4.9 (Public Services) of the EIR.

The proposed addition of policies to the Land Use Element concerning the provision of public facilities and services to communities where needed would not result in any new significant impacts, a substantial increase in the severity of any previously-identified impacts, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan Program EIR in 2008. The proposed project is within the scope of the General Plan covered by the EIR, and would not have effects that were not examined in the EIR. As a result, pursuant to CEQA Guidelines Section 15168(c)(2), no new environmental document is required.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the proposed General Plan Amendment language and policies, and adopt the attached Resolution (EXHIBIT L) recommending the Board of Supervisors approve the proposed Land Use Element Amendment to address the requirements of SB 244 - Disadvantaged Unincorporated Communities.

FINDINGS FOR RECOMMENDED ACTION

1. SB 244 (Wolk, 2011) requires that cities and counties, before the due date for adoption of the next Housing Element after January 1, 2012, update their General Plan Land Use Element to identify "disadvantaged unincorporated communities"; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection infrastructure and service needs; and identify financial funding alternatives for the extension of needed infrastructure and services to the identified communities.

2. Sonoma County LAFCO identified Boyes Hot Springs, Cazadero, Glen Ellen, Guerneville, Monte Rio, Temelec, and Valley Ford as the communities meeting the criteria for "disadvantaged unincorporated communities" under SB 244.
3. Sonoma County PRMD staff identified Roseland as an additional disadvantaged unincorporated community to be addressed in General Plan Land Use Element policy.
4. According to the analysis of adequacy of water, wastewater, stormwater drainage, and structural fire protection services in the communities listed above, the Monte Rio community has a wastewater service deficiency.
5. Roseland has the following public infrastructure and service deficiencies not associated with SB 244: a lack of parks, open space, and residential backyards; lack of safe pedestrian routes to and from schools; deferred and uneven maintenance and poor condition of streets, sidewalks, and drainage infrastructure; and uneven law enforcement services due to the combination of City and County responsibilities.
6. The proposed project is within the scope of General Plan 2020 covered by the General Plan EIR, and would not have effects that were not examined in the EIR. As a result, pursuant to CEQA Guidelines Section 15168(c)(2), no new environmental document is required.

LIST OF ATTACHMENTS

- EXHIBIT A: Draft General Plan Land Use Element Text Amendment Language
EXHIBIT B: Sonoma County LAFCO Policy: Designation of Disadvantaged Unincorporated Communities
EXHIBIT C: Boyes Hot Springs - Disadvantaged Unincorporated Community Map
EXHIBIT D: Glen Ellen – Disadvantaged Unincorporated Community Map
EXHIBIT E: Temelec – Disadvantaged Unincorporated Community Map
EXHIBIT F: Cazadero – Disadvantaged Unincorporated Community Map
EXHIBIT G: Guerneville – Disadvantaged Unincorporated Community Map
EXHIBIT H: Monte Rio – Disadvantaged Unincorporated Community Map
EXHIBIT I: Valley Ford – Disadvantaged Unincorporated Community Map
EXHIBIT J: Roseland – Census Designated Place Map
EXHIBIT K: Applicable General Plan Policies
EXHIBIT L: Draft Resolution

EXHIBIT A

2. COUNTYWIDE LAND USE POLICY FRAMEWORK

2.1 GENERAL GOALS AND POLICIES

Phasing of Rural and Urban Growth with Availability of Adequate Public Services

If public services and facilities do not keep pace with development, the quality of service may deteriorate, adversely affecting the quality of life for existing residents. These services include roadways, law enforcement, fire protection, water, sewer, parks, mental and physical health facilities, etc.

In recent years, service expansion costs have been paid primarily by new, rather than existing, development. However, a requirement that all services be in place prior to approval of new development might unduly slow new construction. Since adequate public services are essential to existing and new residents, this element establishes policies that correlate growth and services and that phase development with provision of services.

The Land Use Maps and text designate a number of locations where zoning will be more restrictive (allow less development) than the land use designation. Typically, this circumstance occurs within expansion areas of cities or where urban services will not be available until annexation by the applicable city. In these cases, zoning is used to limit development pending annexation.

Similarly, use of this technique might be applicable to lands under Williamson Act Contracts, lands that are subject to service constraints such as sewer or water moratoria, or traffic congestion, and lands subject to policies that exclude ancillary uses such as mobile homes, or second units.

Disadvantaged Unincorporated Communities. In 2011 the California Legislature approved Senate Bill 244. This bill amended the Cortese-Knox-Hertzberg Act and focused on disadvantaged unincorporated communities (see definition below). The purpose of this new law is to address the complex legal, financial, and political barriers that contribute to inequities and infrastructure deficits within disadvantaged unincorporated communities. For example, many communities lack basic public services and infrastructure such as domestic water, sanitary sewer, stormwater drainage, paved streets, sidewalks, and street lights. The lack of investment in these communities can threaten residents' health and safety and foster economic, social, and educational inequality. Including policies addressing public infrastructure and services in these communities in the long-range planning of a city or county, as required by SB 244, is expected to result in better and more timely coordination and delivery of services and infrastructure. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities.

The state law requires that Local Agency Formation Commissions (LAFCOs) identify disadvantaged unincorporated communities, and that cities and counties address the infrastructure needs of unincorporated disadvantaged communities in their General Plans. It also requires LAFCOs to consider these needs in their Municipal Service Reviews (MSRs) and annexation decisions.

The state law defines a disadvantaged unincorporated community as a place that meets all of the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city SOI, is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80 percent or less than the statewide median household income of \$47,493 in 2000.

The state law requires cities and counties to amend the Land Use Element of their General Plan to: 1) identify disadvantaged unincorporated communities; 2) analyze the water, wastewater, stormwater drainage, and structural fire protection infrastructure and service needs of each identified community; and 3) identify financial funding alternatives for the extension of public infrastructure and services to the identified communities. Permit & Resource Management Department (PRMD) staff added sidewalks to the public infrastructure to be analyzed for each community.

The Sonoma County LAFCo identified the following seven disadvantaged unincorporated communities based on the state law criteria: Boyes Hot Springs, Glen Ellen, and Temelec in Supervisorial District 1; and Cazadero, Guerneville, Monte Rio, and Valley Ford in Supervisorial District 5. The boundary of a disadvantaged unincorporated community is equivalent to the "census designated place" for that community, which in all cases is larger than the developed area of the community.

Working with Sonoma County LAFCO, PRMD staff identified Roseland as an additional disadvantaged unincorporated community based on its known public service deficiencies, even though it does not meet the criteria for a disadvantaged unincorporated community under the state law. Table LU-7 and the paragraphs below provide general information on the communities analyzed.

Table LU-7. Some 2010 Census Data for Disadvantaged Unincorporated Communities in Sonoma County, California.

<u>Disadvantaged Unincorporated Community</u>	<u>Size (square miles)</u>	<u>Population</u>	<u>Median Age (years)</u>	<u>Median Household Income</u>	<u>Average Household Size</u>

<u>Boyes Hot Springs</u>	<u>1.1</u>	<u>6,656</u>	<u>34.0</u>	<u>\$46,794</u>	<u>2.86</u>
<u>Cazadero</u>	<u>7.1</u>	<u>354</u>	<u>46.7</u>	<u>\$40,938</u>	<u>2.16</u>
<u>Glen Ellen</u>	<u>2.1</u>	<u>784</u>	<u>51.4</u>	<u>\$42,961</u>	<u>2.12</u>
<u>Temelec</u>	<u>1.6</u>	<u>1,441</u>	<u>71.5</u>	<u>\$40,788</u>	<u>1.87</u>
<u>Guerneville</u>	<u>9.9</u>	<u>4,534</u>	<u>48.2</u>	<u>\$39,318</u>	<u>1.95</u>
<u>Monte Rio</u>	<u>2.0</u>	<u>1,152</u>	<u>50.7</u>	<u>\$41,094</u>	<u>1.87</u>
<u>Valley Ford</u>	<u>2.6</u>	<u>147</u>	<u>39.5</u>	<u>N/A</u>	<u>2.58</u>
<u>Roseland</u>	<u>0.9</u>	<u>6,450</u>	<u>30.2</u>	<u>\$57,520</u>	<u>3.63</u>

* The statewide median household income was \$47,493 in 2000.

Analysis of Public Services. Below are the criteria developed by PRMD staff to determine whether the water, wastewater, stormwater drainage, and structural fire protection services in each community analyzed are adequate. The lack of urban services in portions of communities not zoned for urban services (i.e., rural areas) - Agriculture and Residential (AR), Rural Residential (RR), Diverse Agriculture (DA), Land Extensive Agriculture (LEA), Land Intensive Agriculture (LIA), Resources and Rural Development (RRD), or TP (Timberland Production) zoning districts - was not considered to be a public service deficiency because urban level services are not appropriate in rural areas.

Water. Water service is considered adequate if it meets one of the following criteria: 1) the entire community is within the service area of a City or County Water District or private water company; or 2) a portion of the community is within the service area of a City or County Water District or private water company, and the portion of the community outside the service area is not zoned for urban services.

Wastewater. Wastewater service is considered adequate if it meets one of the following criteria: 1) the entire community is within the service area of a City or County Sanitation District; 2) a portion of the community is within the service area of a City or County Sanitation District; and in the portion outside the service area, there are no documented problems with failing septic systems, regardless of whether it is zoned for urban services; or 3) the entire community is outside the service area of a City or County Sanitation District, and there are no documented problems with failing septic systems, regardless of whether it is zoned for urban services.

Stormwater Drainage. Stormwater drainage is considered adequate if the portion of the community zoned for urban services has stormwater drainage infrastructure needed for urban areas.

Structural Fire Protection. Structural fire protection service is considered adequate if the entire disadvantaged unincorporated community is within the service area of a City or County Fire Protection District or a volunteer fire department or company.

Sidewalks. Sidewalks are considered adequate if all urban areas and small commercial centers of the disadvantaged unincorporated community have sidewalks.

Table LU-8 shows the water, wastewater, and structural fire protection districts and adequacy of stormwater drainage systems and sidewalks in the communities analyzed.

Table LU-8. Water, Wastewater, and Structural Fire Protection Districts; and Adequacy of Stormwater Drainage Systems and Sidewalks in Disadvantaged Unincorporated Communities in Sonoma County, California Under SB 244.

Disadvantaged Unincorporated Community	Water	Wastewater	Structural Fire Protection	Stormwater Drainage	Sidewalks
Boyes Hot Springs	adequate Valley of the Moon Water District	adequate Sonoma Valley Sanitation District	adequate Sonoma Valley Fire & Rescue Authority	adequate	deficient
Cazadero	adequate Portion - Cazadero Water Company	adequate no Sanitation District	adequate Cazadero Community Services District Fort Ross Volunteer Fire Department	adequate	adequate
Glen Ellen	adequate Portion - Valley of the Moon Water District	adequate Portion - Sonoma Valley Sanitation District	adequate Glen Ellen Fire Protection District	adequate	deficient

Disadvantaged Unincorporated Community	Water	Wastewater	Structural Fire Protection	Stormwater Drainage	Sidewalks
Temelec	adequate Valley of the Moon Water District	adequate Sonoma Valley Sanitation District	adequate Sonoma Valley Fire & Rescue Authority Schell-Vista Fire Protection District	adequate	deficient
Guerneville	adequate Portion - Sweetwater Springs Water District	adequate Portion - Russian River Sanitation District	adequate Russian River & Monte Rio Fire Protection Districts County Service Area #40	adequate	deficient
Monte Rio	adequate Sweetwater Springs Water District	deficient no Sanitation District	adequate Monte Rio Fire Protection District	adequate	deficient
Valley Ford	adequate Valley Ford Water Association	adequate no Sanitation District	adequate Valley Ford Volunteer Fire Company	adequate	deficient
Roseland	adequate Portion - Santa Rosa Utilities Department	adequate Portion - South Park Sanitation District	adequate Santa Rosa Fire Department	adequate	deficient

Boyes Hot Springs. Boyes Hot Springs is a small residential community located adjacent to northwest Sonoma and in the part of Sonoma Valley known as "The Springs" that development includes the communities of El Verano, Fetters Hot Springs, and Agua Caliente. The Springs Redevelopment Project Area remains one of the least economically developed areas in the

County. The economy of Boyes Hot Springs is closely linked to the area's many vineyards and agricultural workers. Land uses in Boyes Hot Springs consist of low and medium density and planned community residential development in the south and east; retail, office, and other commercial uses along State Highway 12; and rural residential and agriculture in the north.

The Valley of the Moon Water District and Sonoma Valley Sanitation District serve the entire community. The Sonoma Valley Fire & Rescue Authority serves the entire community. Therefore, Boyes Hot Springs does not have water, wastewater, or structural fire protection service deficiencies.

The stormwater drainage systems are adequate for the urban and rural areas of the community. The commercial center along State Highway 12 has sidewalks. The urban residential areas of the community either have no sidewalks, have sidewalks along some streets, or have sidewalks along some street segments. The lack of and gaps in sidewalks in the urban residential areas are considered deficiencies. The rural areas of the community do not have sidewalks, typical of rural communities in Sonoma County.

Cazadero. Cazadero is a small town located in Sonoma County's western coast redwood forest. It is situated deep in Austin Canyon, occupying a narrow strip of land along the steep slopes of Austin Creek, which flows southward through the town and ultimately into the Russian River near Duncans Mills. Land uses in the community consist mainly of natural resource lands and timberland east of Austin Creek and on the steep forested slopes west of Cazadero Highway outside of rural residential areas. Rural residential development (originally vacation and now permanent homes) occurs in patches on the east and west sides of the highway. Commercial development and public uses occur on both sides of the highway in and near the center of town.

The private Cazadero Water Company serves a portion of the rural community, and individual on-site wells are the water supply for the remainder of the community. Individual on-site septic systems provide wastewater treatment and disposal in the entire rural community. The Cazadero Community Service District and Fort Ross Volunteer Fire Department serve the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies. The stormwater drainage system is adequate for rural Cazadero. Cazadero does not have sidewalks, typical of rural communities in Sonoma County.

Glen Ellen. Glen Ellen is a small village along Arnold Drive west of State Highway 12 located about 6 miles northwest of the city of Sonoma. The relatively low household income reported for Glen Ellen may be a reflection of a combination of the fixed income of its senior residents and the long-term property ownership of many residents.

Land uses in Glen Ellen consist of low density residential development in the far eastern portion; rural residential development and agriculture in the central and western portions; State land in the far western portion; and retail, visitor-serving commercial, and other commercial development along Arnold Drive. About 70 percent of the community is rural with rural residential and agricultural zoning.

The Valley of the Moon Water District and Sonoma Valley Sanitation District serve the urban portion of the community; and individual on-site wells and septic systems are the water supply

and wastewater treatment and disposal, respectively, in the rural portion of the community. The Glen Ellen Fire Protection District serves the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies.

The stormwater drainage systems are adequate for the urban and rural portions of the community. The urban residential areas of Glen Ellen do not have sidewalks. The two downtown commercial centers along Arnold Drive have sidewalks only in some areas. The rural areas of Glen Ellen do not have sidewalks, typical of rural communities in Sonoma County. The lack of sidewalks in the urban residential areas and the gaps in sidewalks in the downtown commercial centers are considered deficiencies.

Guerneville. Guerneville is a small summer resort town located adjacent to the Russian River. The community includes the neighborhood of Rio Nido located about 1.3 miles to the east, which consists mainly of summer homes and cabins as well as a bar/restaurant, public pool, small resort hotel, and theatre. Household income in Guerneville is relatively low because a significant number of housing units are used as summer vacation rentals, a large portion of the year-round housing stock is occupied by renters, and employment opportunities are seasonal and limited.

Land uses in the urban area of Guerneville consist mainly of small single-family residential subdivisions interspersed with recreational and visitor-serving commercial uses on both sides of River Road and State Highway 116; local-serving commercial uses concentrated in the blocks leading up to and in the center of Guerneville; and single-family dwellings in Rio Nido and along and near Old Cazadero and Hidden Valley Roads. Outside the urban area are small pockets of rural residential development and agricultural and natural resource lands.

The Sweetwater Springs Water District and Russian River Sanitation District serve the smaller urban portion of the community. Individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the larger rural portion of the community. The Russian River Fire Protection District, County Service Area #40, and Monte Rio Fire Protection District serve the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies.

The stormwater drainage systems in the rural and urban portions of Guerneville are adequate. The urban residential areas of the community lack sidewalks. The downtown commercial center has sidewalks - along both sides of State Highway 116 through downtown Guerneville from the intersection with River Road on the east and Brookside Lane on the west; and along both sides of the streets parallel and perpendicular to the highway, with gaps along some street segments. The rural areas of Guerneville do not have sidewalks, typical of rural communities in Sonoma County. The lack of sidewalks in the urban residential areas and the gaps in the sidewalks in the downtown commercial center are considered deficiencies.

Monte Rio. Monte Rio is a small residential community that also serves as a summer resort located adjacent to the Russian River four miles west of Guerneville. Household income in Monte Rio is relatively low for many of the same reasons attributed to Guerneville.

Land uses in Monte Rio consist of small rural residential subdivisions off State Highway 116 and off Moscow and River Roads across the river; recreation and visitor-serving and local

commercial development interspersed with rural residential parcels along both sides of State Highway 116 in the center of town (between B and F Streets) and across the river along Main Street from the Monte Rio Bridge to the intersection with Moscow Road; and natural resource land or timberland beyond the subdivisions. The larger commercial area along State Highway 116 consists of a small resort with cabins, convenience store/deli, small market, restaurant, small movie theatre, community hall/theatre, and church. The smaller commercial area along Main Street consists of a small market and bar.

The Sweetwater Springs Water District and the Monte Rio Fire Protection District serve the entire community. Therefore, Monte Rio does not have water or structural fire protection deficiencies.

Monte Rio has a wastewater service deficiency. Wastewater treatment and disposal for the entire rural community is by individual on-site septic systems. The lack of sewer service within and outside of the Urban Service Area would be considered a public service deficiency, even in rural residential subdivisions, because septic systems are not functioning properly or are failing, degrading water quality in the lower Russian River.

In 1996 the Board of Supervisors directed PRMD to work with the Monte Rio community to resolve septic system problems and assess wastewater treatment and disposal options to improve water quality in the in the lower Russian River, a portion of which is designated "impaired" for pathogens under Section 303(d) of the Clean Water Act. In 1997 a consultant was retained to provide preliminary engineering and an environmental feasibility study. In 2000 the Board of Supervisors approved the Final EIR and approved the Monte Rio Community Wastewater Project. In 2003 an Assessment District was created, and property owners within the Zone approved annual sewer rates for the project. Due to the increased demand for construction materials and other construction-related resources, construction costs in general had increased significantly since the Assessment District was created. In January 2008 the Board of Supervisors terminated the Monte Rio Community Wastewater Project because the cost to construct the project had exceeded the ability of various funding sources to pay for it. The provision of wastewater service remains a deficiency in Monte Rio.

The stormwater drainage system is adequate for rural Monte Rio. The larger of the two commercial areas in Monte Rio does not have sidewalks. The smaller commercial area contains sidewalks in front of two properties. The rural areas of Monte Rio do not have sidewalks, typical of rural communities in Sonoma County. The lack of and gaps in sidewalks in the small commercial areas of Monte Rio are considered deficiencies.

Temelec. Temelec is a retirement community consisting of four major subdivisions of single family homes located about 3 miles southwest of the City of Sonoma. The Temelec subdivision contains 325 homes built between 1964 and 1974 and sits on land that was originally part of the Temelec Estate; established in 1858 by frontiersman and Bear Flag revolutionary Granville Swift. The Creekside Village subdivision contains 313 homes built between 1981 and 1989, the Chantarelle subdivision contains 122 homes built in 1989, and the Country Meadows subdivision contains 31 homes build in the 1990s. About 75 percent of the community lies outside of the Temelec subdivisions; this portion of the community is rural and agricultural and consists of vineyard in the west and rural residential and public golf course in the southeast. The relatively low household income reported for Temelec is likely based on the fixed income of its seniors.

The entire community is served by the Valley of the Moon Water District. The Temelec subdivisions are served by the Sonoma Valley Sanitation District, and individual on-site septic systems provide wastewater treatment and disposal in the rural area of the community outside the subdivisions. The Sonoma Valley Fire & Rescue Authority and Schell-Vista Fire Protection District provide structural fire protection service to the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies.

The stormwater drainage systems are adequate for the urban and rural areas of the community. All of the Temelec subdivisions except one have sidewalks on both sides of the street. The subdivision of mobile/manufactured homes in the southwest corner does not have sidewalks except along the west side of Bear Flag Road. The rural areas of Temelec do not have sidewalks, typical of rural communities in Sonoma County. The lack of sidewalks in the southwest subdivision is considered a deficiency.

Valley Ford. Valley Ford is a small dairy ranching community located about 5 miles from the Pacific Ocean. Land uses in Valley Ford consist of a commercial area and rural residential development in the center of the small town, surrounded by dairy ranches. The small commercial area consists of a hotel, small market, seafood market, café, restaurant, and gift shop.

The private Valley Ford Water Association provides water service to a portion of the community, and individual on-site wells are the water supply for the remainder of the rural community. Individual on-site septic systems provide wastewater treatment and disposal in the entire rural community. The Valley Ford Volunteer Fire Company provides structural fire protection service to the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies. The stormwater drainage system is adequate for rural Valley Ford. The small commercial area in the center and other areas of the rural community do not have sidewalks. The lack of sidewalks in the small commercial area is considered a deficiency.

Roseland. Roseland is a County island in the southwest area of Santa Rosa and is the largest in size and population of the unincorporated urban "islands" that are either completely or substantially surrounded by the City. The southwest area is one of the most populated areas per square mile in Santa Rosa and is home to a large low-income, multi-cultural community.

The Santa Rosa Utilities Department and the South Park Sanitation District serve the urban portion of the community through a County-City agreement. Individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the smaller rural portion of the community. The Santa Rosa Fire Department provides structural fire protection service to the entire community. Therefore, Roseland does not have water, wastewater, or structural fire protection service deficiencies.

The stormwater drainage systems are adequate for the urban and rural areas of the community. The urban residential areas have sidewalks, with the exception of the areas along Barham Avenue; Burbank Avenue; Iron Horse Way; James Court; Metaxa Court; Rose Avenue; and along segments of Corby Avenue, Gloria Drive, Kenmore Lane, Naify Lane, Joe Rodota Trail, Roseland Avenue, Sugar Bear Lane, Sunset Avenue, and Valerie Way. Along some roads

there are gaps in sidewalks due to private landscaping that has been established up to the road. In some areas the sidewalks are in poor to very poor condition. The commercial center along Sebastopol Road has sidewalks. The rural areas of Roseland do not have sidewalks, typical of rural communities in Sonoma County. The lack of, gaps in, and poor condition of sidewalks in some of the community's urban residential areas are considered deficiencies.

While Roseland does not have water, wastewater, or structural fire protection deficiencies based on the state law criteria for disadvantaged unincorporated communities, the community has the following public facility and service deficiencies not associated with the state law: a lack of parks, open space, and residential backyards; lack of safe pedestrian routes to and from schools; deferred and inconsistent maintenance and poor condition of streets, sidewalks, and drainage infrastructure; and inconsistent law enforcement services due to the combination of City and County responsibilities.

GOAL LU-4:

Maintain adequate public services in both rural and Urban Service Areas to accommodate projected growth. Authorize additional development only when it is clear that a funding plan or mechanism is in place to provide needed services in a timely manner.

Objective LU-4.1:

Assure that development occurs only where physical public services and infrastructure, including school and park facilities, public safety, access and response times, water and wastewater management systems, drainage, and roads are planned to be available in time to serve the projected development.

Objective LU-4.2:

Evaluate the need for and cost of providing social, criminal justice, mental and physical health and other similar services.

Objective LU-4.3:

Maintain acceptable levels of service on roadway segments and intersections as provided in Objectives CT-4.1, CT-4.2, and CT-4.3 of the Circulation and Transit Element.

Objective LU-4.4:

Correlate new development with roadway improvements necessary to maintain the countywide levels of service set forth in Objective LU-4.3.

The following policies, in addition to those included in the Public Facilities and Services and Circulation and Transit Elements, shall be used to achieve these objectives:

Policy LU-4a: If necessary, use zoning to assure that development shall occur only if public services are adequate or improvements are made to maintain an acceptable level of service.

One such method could involve the use of "dual zoning" which would specify zoning with services and zoning without services.*

Policy LU-4b: Use the levels of service in Objectives CT-4.1, CT-4.2, and CT-4.3 of the Circulation and Transit Element to determine whether or not congestion is exceeding the desired level of service on County roadway segments. Use area and/or project traffic analyses to determine whether intersection impacts or other localized congestion may also affect these desired levels of service.*

Policy LU-4c: Assure that new development occurs only when it conforms to Policies CT-5f and CT-5g of the Circulation and Transit Element.*

Policy LU-4d: Assure that physical services and infrastructure will accommodate the projected amount of growth authorized by the Land Use Element. Prepare facility master plans or equivalent documentation based upon the holding capacity of the land use plan plus generally accepted engineering contingency factors. Periodically, but no less than every 5 years, assess the status of public services in relation to growth. Encourage public facilities planning and design beyond the 2020 horizon if the additional capacity does not induce increased pressure for population or employment growth in excess of that projected in the Land Use Plan. Facility plans shall clearly delineate the portion of capacity allocated to growth after 2020. Work with the cities, and, where applicable, other counties to assure that such services are adequate for existing and future residents. Use proposed annexations, redevelopment agreements, revenue sharing agreements, and the CEQA process as tools to ensure that development within cities pay its fair share toward provision of these services.*

Policy LU-4e: Prepare a social and administrative services master plan, which sets forth the projected countywide needs for these services and costs. Work with the cities to assure that such services are adequate for existing and future residents. Use proposed annexations, redevelopment agreements, revenue sharing agreements, and the CEQA process as tools to ensure that incorporated development pay its fair share toward provision of these services.

Policy LU-4f: Assure that new development contributes its fair share toward provision of the public services and infrastructure needed for projected growth.*

Policy LU-4g: Explore a Mello-Roos Community Facilities District, bond assessment district, or other proposal as a potential funding mechanism for the provision of wastewater treatment and disposal in Monte Rio; and evaluate the following potential grant and loan programs:

- Clean Water State Revolving Fund (CWSRF) Program and Hardship Grants Programs for Rural Communities of the U.S. Environmental Protection Agency;
- Community Development Block Grant (CDBG) Program of the U.S. Department of Housing and Urban Development;
- Water and Waste Disposal (WWD) Program of the U.S. Department of Agriculture's Rural Utilities Service;

- Economic Development Administration (EDA) Grants for Public Works and Development Facilities of the U.S. Department of Commerce; and
- Rural Community Assistance Program (RCAP) loans.

Policy LU-4h: As LAFCO identifies disadvantaged unincorporated communities, continue to identify and evaluate public facility, infrastructure, and service deficiencies in these communities; and identify and evaluate potential funding mechanisms and sources to provide the needed facilities, infrastructure, and services.

Policy LU-4i: Encourage and work with the City of Santa Rosa to achieve a comprehensive approach to annexation of the southwest area within its Urban Growth Boundary by 2018.

Policy LU-4j: Consider construction of sidewalks and the desirability of providing streetlights in Roseland. Involve the residents of Roseland in planning for sidewalk and streetlight design and funding.

Policy LU-4k: Use the following criteria to determine whether a disadvantaged unincorporated community (community) identified by LAFCO has sufficient water, wastewater and structural fire protection services and adequate stormwater drainage systems and sidewalks:

Water

- The entire community is within the service area of a City or County Water District or private water company.
- A portion of the community is within the service area of a City or County Water District or private water company, and the portion of the community outside the service area is not zoned for urban services.

Wastewater

- The entire community is within the service area of a City or County Sanitation District.
- A portion of the community is within the service area of a City or County Sanitation District, and the portion of the community outside the service area is not zoned for urban services.
- The entire community is outside the service area of a City or County Sanitation District, and there are no documented problems with failing septic systems in areas either zoned or not zoned for urban services.

Structural Fire Protection

- The entire community is within the service area of a City or County Fire Protection District or a volunteer fire department or company.

Stormwater Drainage

- The entire or portion of the community is zoned for urban services and has stormwater drainage infrastructure needed for urban areas; or
- The entire or portion of the community is not zoned for urban services and does not have stormwater drainage infrastructure needed for urban areas.

Sidewalks

- All urban areas and small commercial centers in the disadvantaged unincorporated community have sidewalks.

Policy LU-4l: Extension of water, sewer, or fire protection services to a disadvantaged unincorporated community which has public facility, infrastructure, and/or service deficiencies shall comply with policies of the Public Facilities and Services Element for water, sewer, and fire protection services; and policies of the Land Use Element for compact city and community boundaries.

Policy LU-4m: Consider construction of sidewalks and pathways, in consultation with residents, in some disadvantaged unincorporated communities deficient in sidewalks, particularly Boyes Hot Springs, Glen Ellen, Guerneville, and Monte Rio.

Policy LU-4n: Pursue funding for new sidewalks and pathways in disadvantaged urban communities under the Sonoma County Safe Routes to School program.

Policy LU-4o: Coordinate with the Sonoma County Department of Transportation and Public Works, Sonoma County Bicycle Coalition, Sonoma County Department of Health Services, and Sonoma County Transportation Authority in implementing the Safe Routes to School program; and incorporating bike lanes, pathways separated from roads, and other types of safe routes to school in County road improvement projects.

Policy LU-4p: Work with Caltrans to improve safety for pedestrians and bicyclists along State highways.

Policy LU-4q: Consider establishing a Lighting Assessment District to provide streetlights in disadvantaged unincorporated communities deficient in streetlights.

Policy LU-4r: Consult with residents of a disadvantaged unincorporated community in planning for the design and funding of new sidewalks and streetlights.

Policy LU-4s: Require sidewalks and streetlights in new development proposed within the Urban Service Area of a disadvantaged unincorporated community.

Policy: Designation of Disadvantaged Unincorporated Communities

Policy

The Commission determines that a "disadvantaged unincorporated community" in Sonoma County is a community identified in the 2010 United States Census as a "Census Designated Place," with an annual median household income that is less than 80 percent of the statewide annual median household income pursuant to Section 79505.5(a) of the Water Code. The disadvantaged unincorporated communities in Sonoma County are: Boyes Hot Springs, Cazadero, Glen Ellen, Guerneville, Monte Rio, Temelec and Valley Ford.

Although, currently, there are no disadvantaged unincorporated communities contiguous to or surrounded by a city in Sonoma County, it is the Commission's policy to deny an application for annexation to a city of territory greater than 10 acres if there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community has been filed with the executive officer. An application for annexation of the disadvantaged community shall not be required if an application for the same disadvantaged unincorporated community has been made in the preceding five years or if the Commission finds, based on written evidence, that a majority of the registered voters within the affected territory are opposed to annexation.

The Commission determines that "written evidence," as used in Government Code Section 56375(a)(8)(B)(ii), may be in the form of annexation sentiment survey results from registered voters of the disadvantaged unincorporated community. The survey mailing list should be provided to the Commission, and the annexation survey should include information explaining the costs and benefits of potential annexation with regard to services, land use, voting, etc. The survey must be completed no more than two years prior to the filing of the annexation proposal.

Legal Authority

The Commission is governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as amended (Government Code §56000 et seq.) ("the Act").

The Commission has both the power and duty to review and approve, with or without amendment; wholly, partially; or conditionally; or disapprove proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the Commission (Government Code §56375). The Commission may adopt standards for any of the factors enumerated in Government Code §56668. In approving or disapproving a proposed change of organization or reorganization, the Commission shall consider, as one of the factors, the effect of the proposed action and

of alternative actions on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the County (Government Code §56668(c)).

With the passage of Senate Bill 244 (Wolk) in 2011, the state recognized the need to include "disadvantaged unincorporated communities" into existing cities, when possible. That end, the law states:

Section 56375 (A) Except for those changes of organization or reorganization authorized under Section 56375.3, and except as provided by subparagraph (B), a commission shall not approve an annexation to a city of any territory greater than 10 acres, or as determined by commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community to the subject city has been filed with the executive officer.

(B) An application to annex a contiguous disadvantaged community shall not be required if either of the following apply:

- (i) A prior application for annexation of the same disadvantaged community has been made in the preceding five years.*
- (ii) The commission finds, based upon written evidence, that a majority of the residents* within the affected territory are opposed to annexation.*

The law permits the Commission, by policy, to set the threshold that triggers the requirement to annex territory. This policy establishes the threshold for Sonoma LAFCO.

Government Code Section 56033.5 defines "disadvantaged unincorporated community" as

Inhabited territory, as defined by Section 56046, or as determined by commission policy, that constitutes all or a portion of a "disadvantaged community" as defined by Section 79505.5 of the Water Code.

The law also allows the Commission discretion to determine what constitutes the physical boundaries of a "disadvantaged community." This policy provides definitive and identifiable communities.

Section 79505.5(a) of the Water Code provides that:

Disadvantaged community' means a community with an annual median

* As approved in AB 2698, the 2012 CALAFCO Omnibus Bill, this is changed to "registered voters" as of January 2013.

household income that is less than 80 percent of the statewide annual median household income.

Finally, using the 2010 Census and the benchmark for income standards, the Commission establishes definite criteria for determining the existing disadvantaged unincorporated communities.

Background and Discussion

In 2011, the Cortese-Knox-Hertzberg Act was amended, under Senate Bill 244 (Wolk), to require a number of actions by LAFCO.

- With few exceptions, the Commission cannot approve a proposal for annexation of territory greater than 10 acres or as determined by Commission policy if a disadvantaged unincorporated community is contiguous to the area proposed for annexation unless an application for annexation of the disadvantaged unincorporated community has been filed with the executive officer.
- In updating an agency's sphere of influence after July 1, 2012, the Commission must consider and prepare, as part of a written statement of determinations for a city or special district that provides public facilities or services that relate to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those facilities and services of any disadvantaged unincorporated communities within the agency's existing sphere of influence.
- In conducting a Municipal Service Review, the Commission must prepare a statement of determinations, which includes the location and characteristics of any disadvantaged unincorporated community within or contiguous to an agency's sphere of influence and the present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to an agency's sphere of influence.

In determining what constitutes a "community" so as to then identify a "disadvantaged unincorporated community," the Commission could have considered the numerous neighborhoods and communities that exist throughout the County. However, although small neighborhoods may have more than 10 dwelling units in close proximity and are unincorporated, they typically are not considered a "community." There are in the County, however, 28 identified unincorporated island, fringe or legacy communities, all of which are designated as "census designated places" in the 2010 U.S. Census. These communities are stated in the Table 1.

Of these communities, the only unincorporated island community within or contiguous to the sphere of influence of any city is Roseland, within the sphere of influence of the City

of Santa Rosa. However, based on the definition as stated above, Roseland is not considered a "disadvantaged unincorporated community." Because of the potential that Roseland or another community may, someday, qualify as a disadvantaged unincorporated community, the policy reflects the requirements of the law in confirming that 10-acre minimum and determination of "written evidence."

Table 1. 2010 Census Designated Places

Bloomfield	Glen Ellen	Occidental
Bodega Bay	Graton	Penngrove
Bodega	Fulton	Roseland
Boyes Hot Springs	Geyserville	Salmon Creek
Carmet	Guerneville	Sea Ranch
Cazadero	Jenner	Sereno del Mar
El Verano	Kenwood	Temelec
Eldridge	Larkfield-Wikiup	Timber Cove
Fetters Hot Springs	Monte Rio	Valley Ford
Forestville		











The Commission believes that the purpose of the Wolk bill is to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities. When applied to Sonoma County, in many instances, it does not make sense. For example, Temelec is not an "disadvantaged community" when applying criteria of quality of infrastructure, housing quality, and neighborhood amenities. However, under the limited criteria within the law, Temelec is designated as a "disadvantaged unincorporated community."

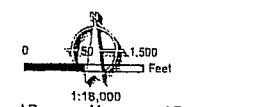
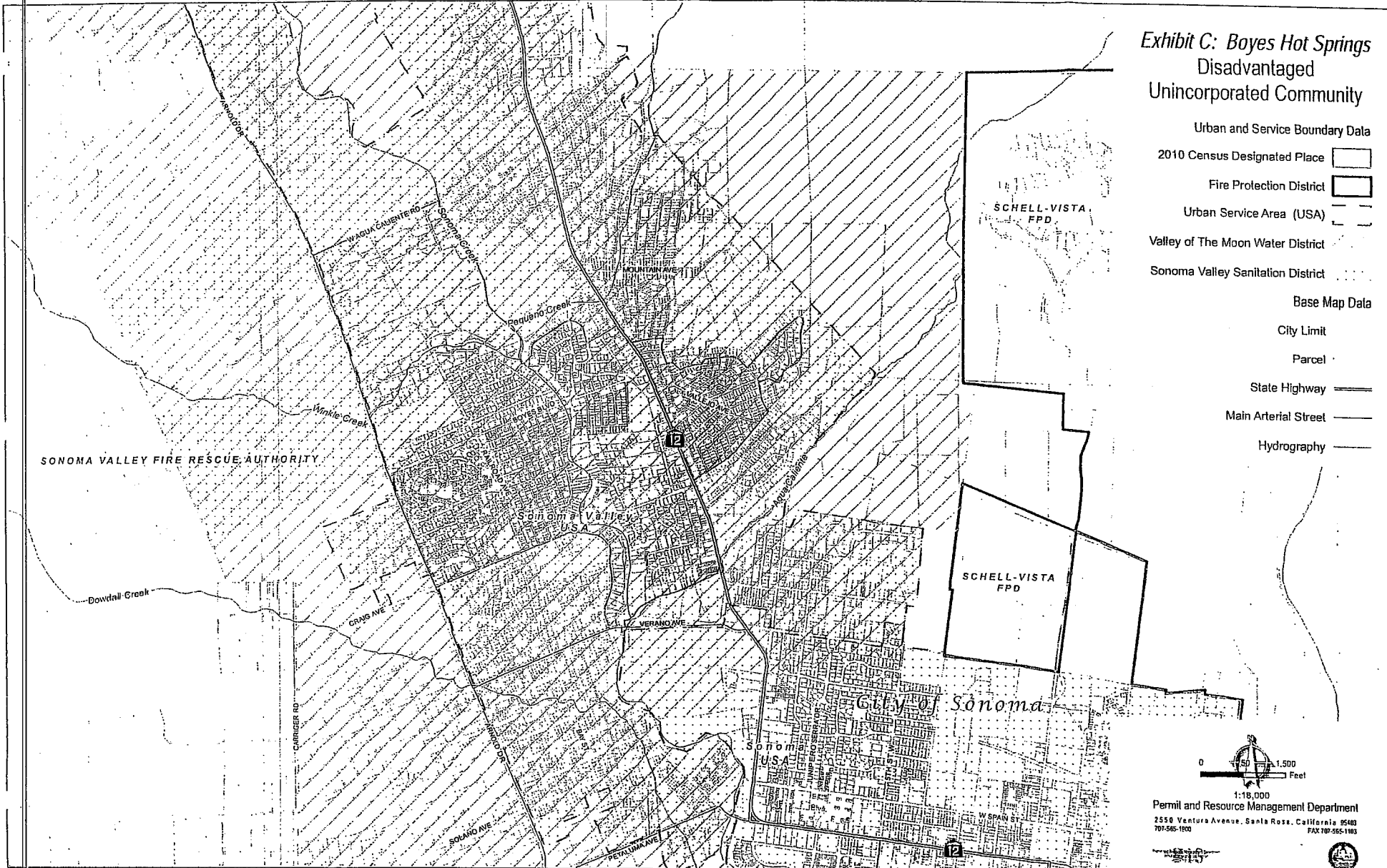
The Commission believes that designation of "disadvantaged unincorporated communities" and the factors that define them should be more reflective of local conditions. The Commission believes that additional criteria for consideration in identifying a "disadvantaged unincorporated community" should be incorporated into the law. These are: (1) the area is contiguous to an urbanized area, (2) the area completely lacks or has substandard infrastructure, and (3) the area is a social or economic community of interest as defined by the Commission. The criteria of a community with an annual median household income that is less than 80 percent of the statewide annual median household income should be one of several criteria, however, not required for qualification.

Policy Adoption

Adopted: October 10, 2012

**Exhibit C: Boyes Hot Springs
Disadvantaged
Unincorporated Community**










- Urban and Service Boundary Data**
- 2010 Census Designated Place 
 - Fire Protection District 
 - Urban Service Area (USA) 
 - Valley of The Moon Water District 
 - Sonoma Valley Sanitation District 
- Base Map Data**
- City Limit 
 - Parcel 
 - State Highway 
 - Main Arterial Street 
 - Hydrography 

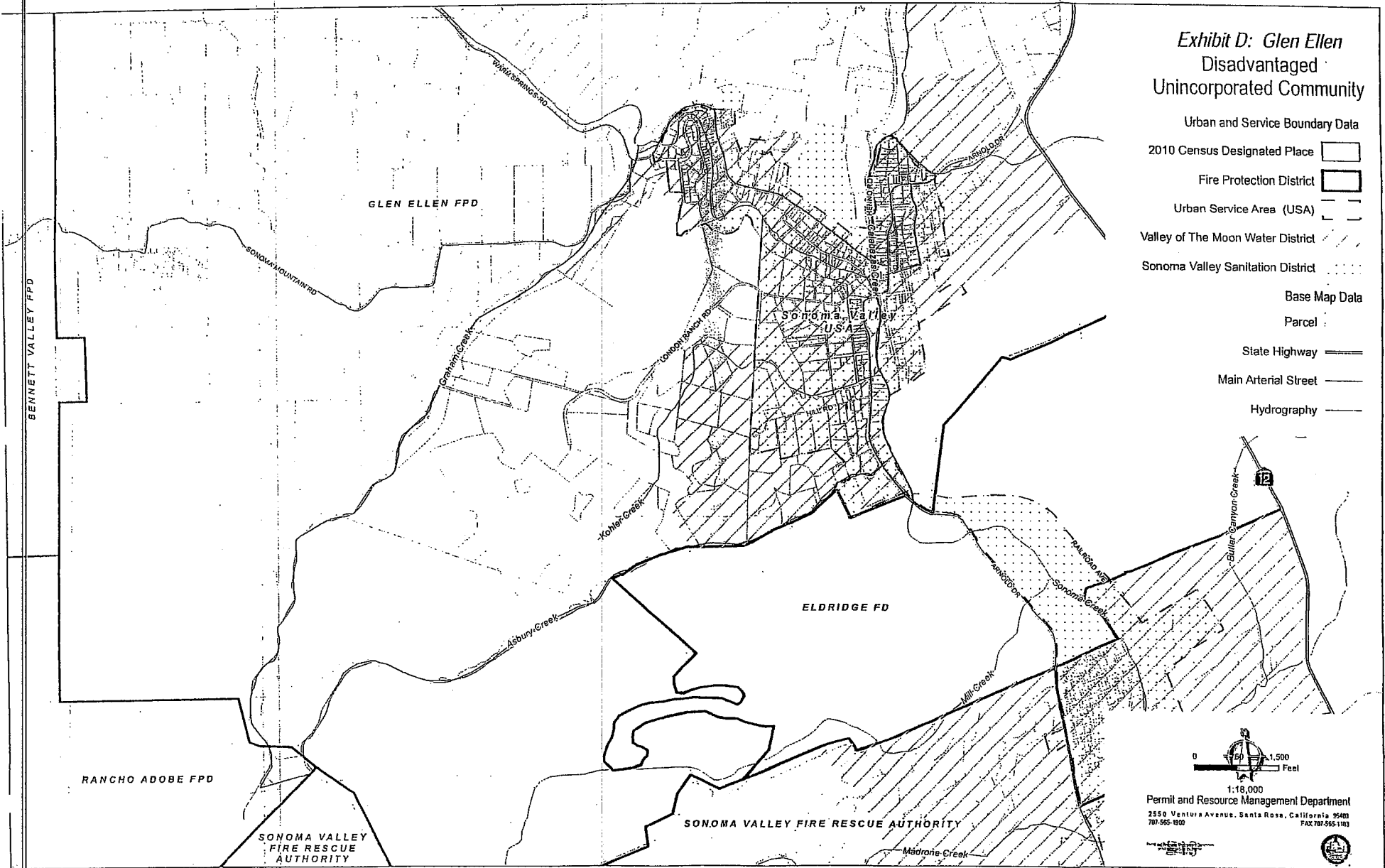


Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1800 FAX 707-565-1103

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Exhibit D: Glen Ellen Disadvantaged Unincorporated Community

- Urban and Service Boundary Data
- 2010 Census Designated Place 
 - Fire Protection District 
 - Urban Service Area (USA) 
 - Valley of The Moon Water District 
 - Sonoma Valley Sanitation District 
- Base Map Data
- Parcel 
 - State Highway 
 - Main Arterial Street 
 - Hydrography 












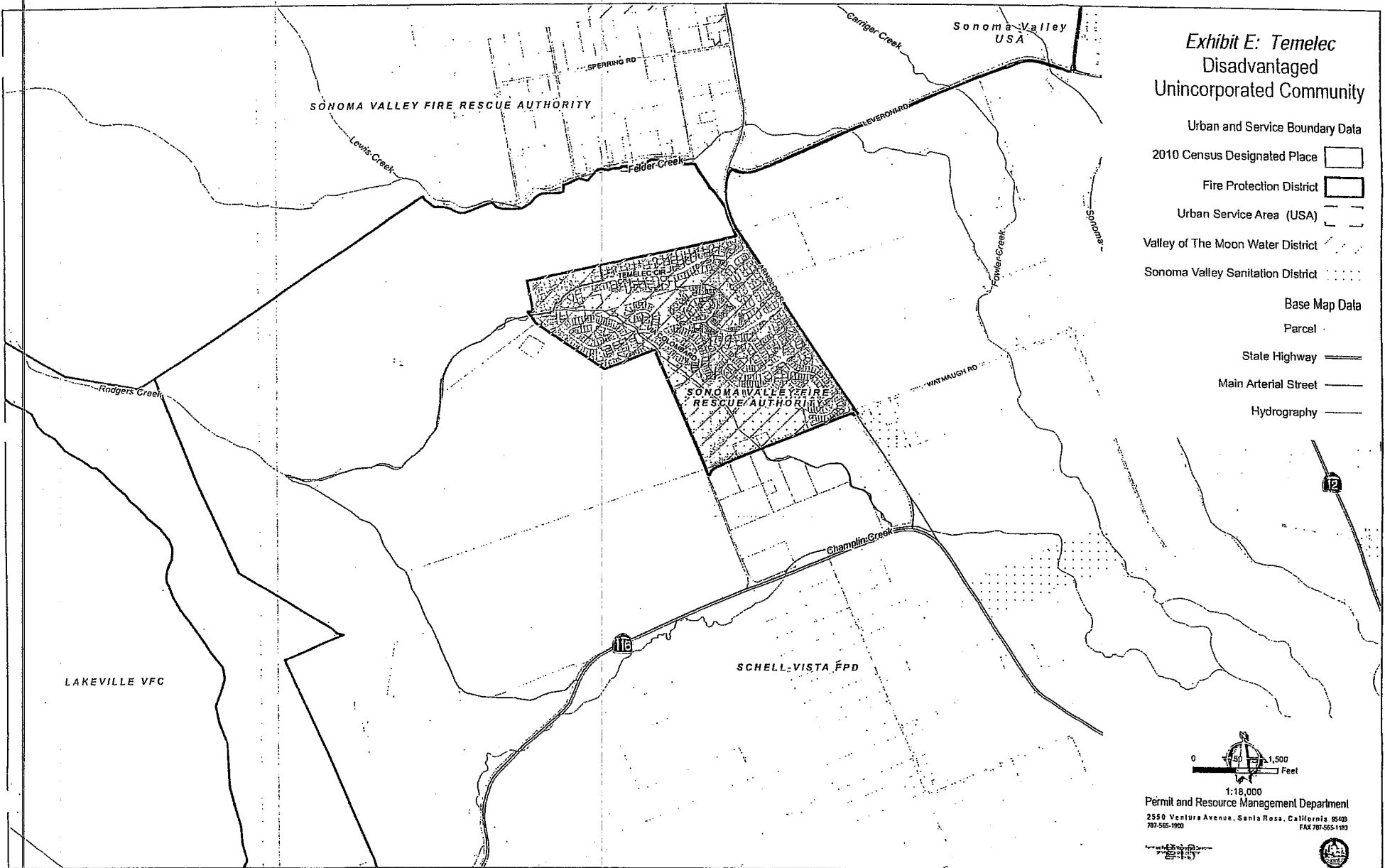
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 Author: PRMD Category: S - Boundary/Map. File Number: SDCS-DI-18-010, BASEP/PRMD Department Project Category: Planning/Census 2010 Disadvantaged Place - Exhibit D.mxd Date: 02/11/2014

Exhibit E: Temelec Disadvantaged Unincorporated Community


- Urban and Service Boundary Data**
- 2010 Census Designated Place 
 - Fire Protection District 
 - Urban Service Area (USA) 
 - Valley of The Moon Water District 
 - Sonoma Valley Sanitation District 
- Base Map Data**
- Parcel 
 - State Highway 
 - Main Arterial Street 
 - Hydrography 



0 1,500 Feet

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Exhibit F: Cazadero Disadvantaged Unincorporated Community


Urban and Service Boundary Data


2010 Census Designated Place 

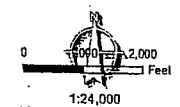
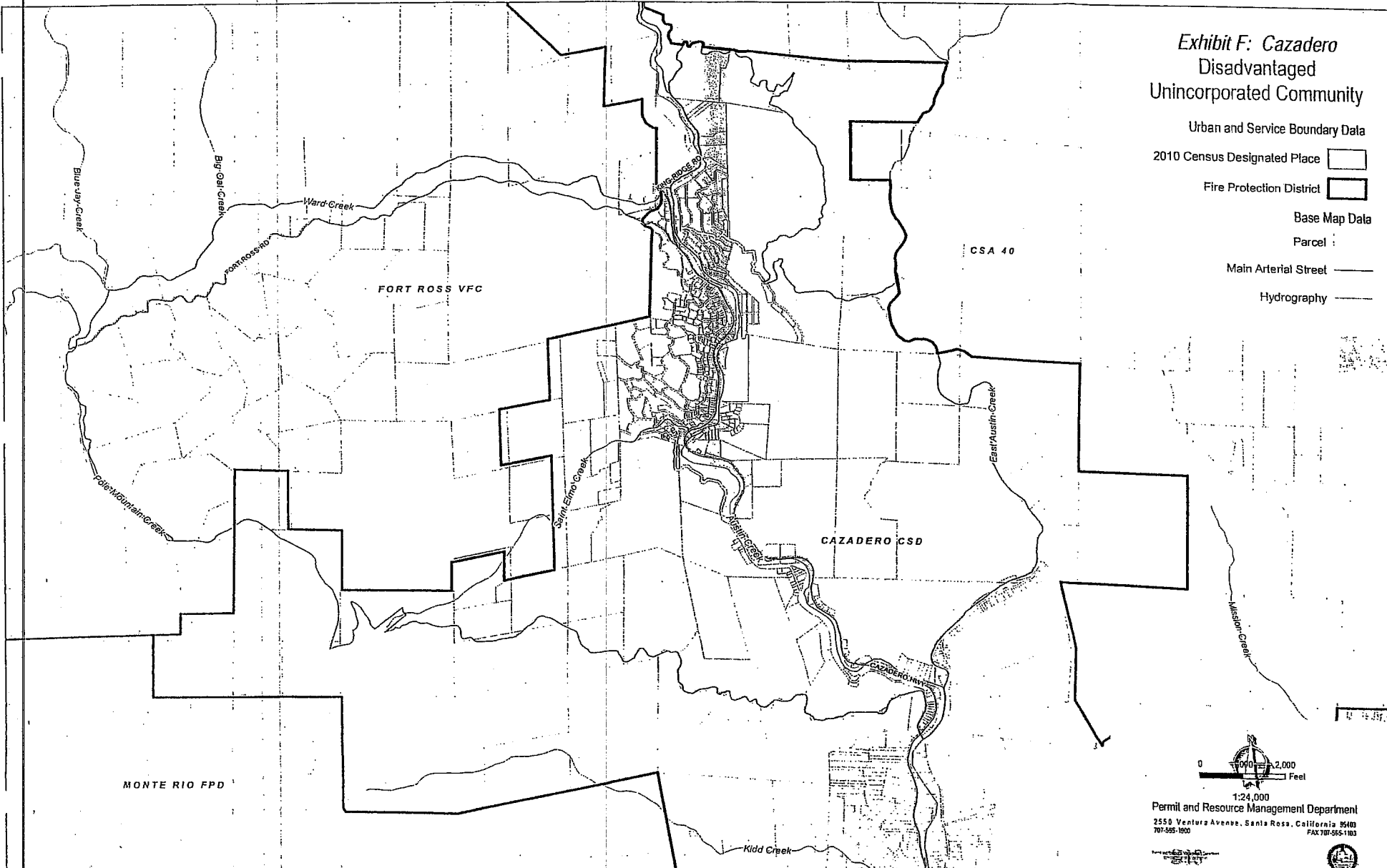
Fire Protection District 

Base Map Data

Parcel 

Main Arterial Street 

Hydrography 



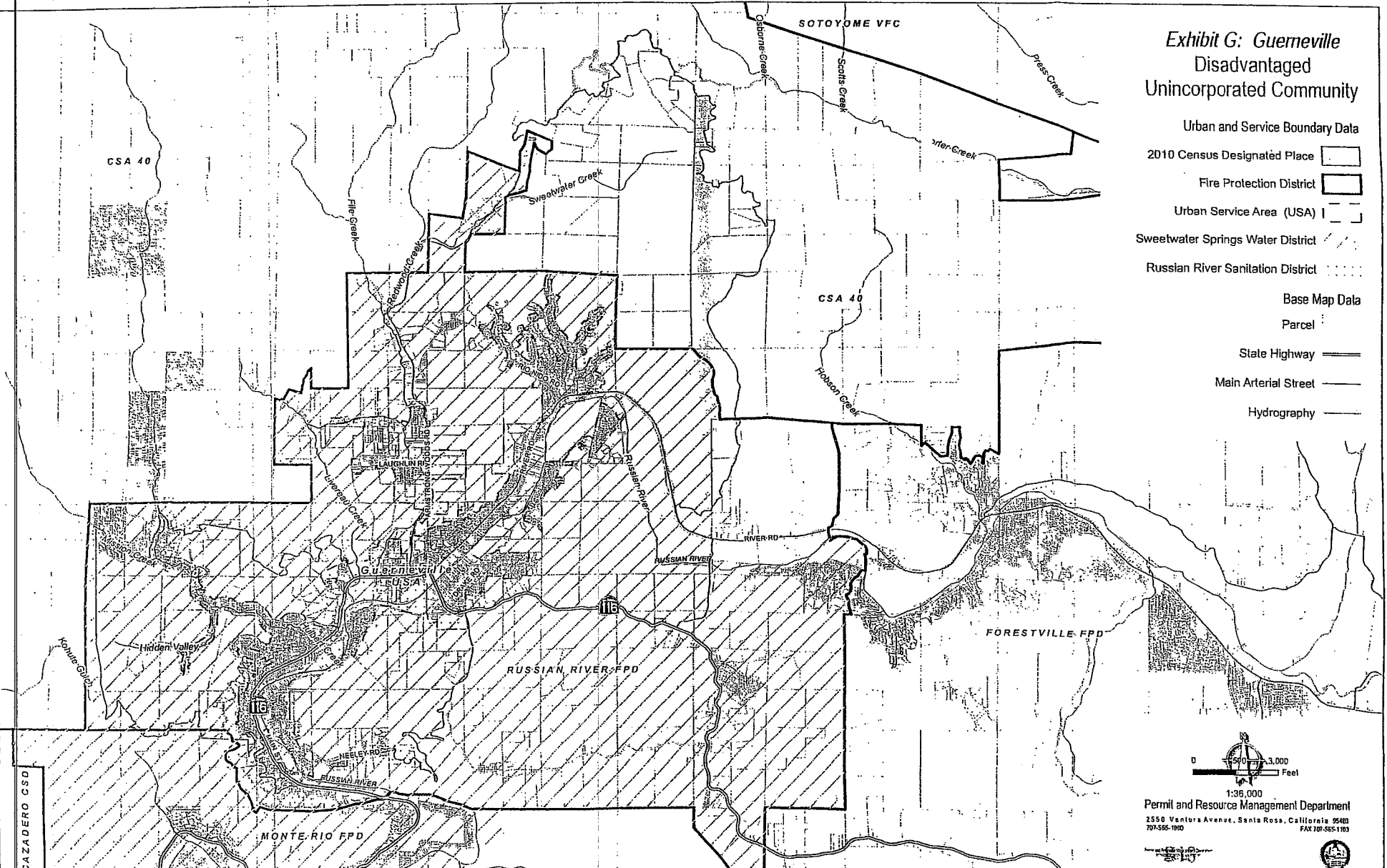
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Author: PRMD Cartography; S. D. Smith/Wilkinson. File Number: S:\GIS\DATA\PRMD\RM\REP\PRMD\Departmental\Projects\Comprehensive\Permitting\Census 2010 Designated Place - Exhibit F\Cazadero.mxd Date: 8/21/13

Exhibit G: Guerneville Disadvantaged Unincorporated Community

- Urban and Service Boundary Data**
- 2010 Census Designated Place
 - Fire Protection District
 - Urban Service Area (USA)
 - Sweetwater Springs Water District
 - Russian River Sanitation District
- Base Map Data**
- Parcel
 - State Highway
 - Main Arterial Street
 - Hydrography




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 Author: PRMD, Catherine S. Dornell-Wilkinson File Number: S GIS DATA/FIRM, BASE/FIRM Department Project/Comprehensive Planning/Census 2010 Designated Place - Exhibit G Guerneville and Date: 2/21/2014

**Exhibit I: Valley Ford
Disadvantaged
Unincorporated Community**

Urban and Service Boundary Data


2010 Census Designated Place 

Fire Protection District 

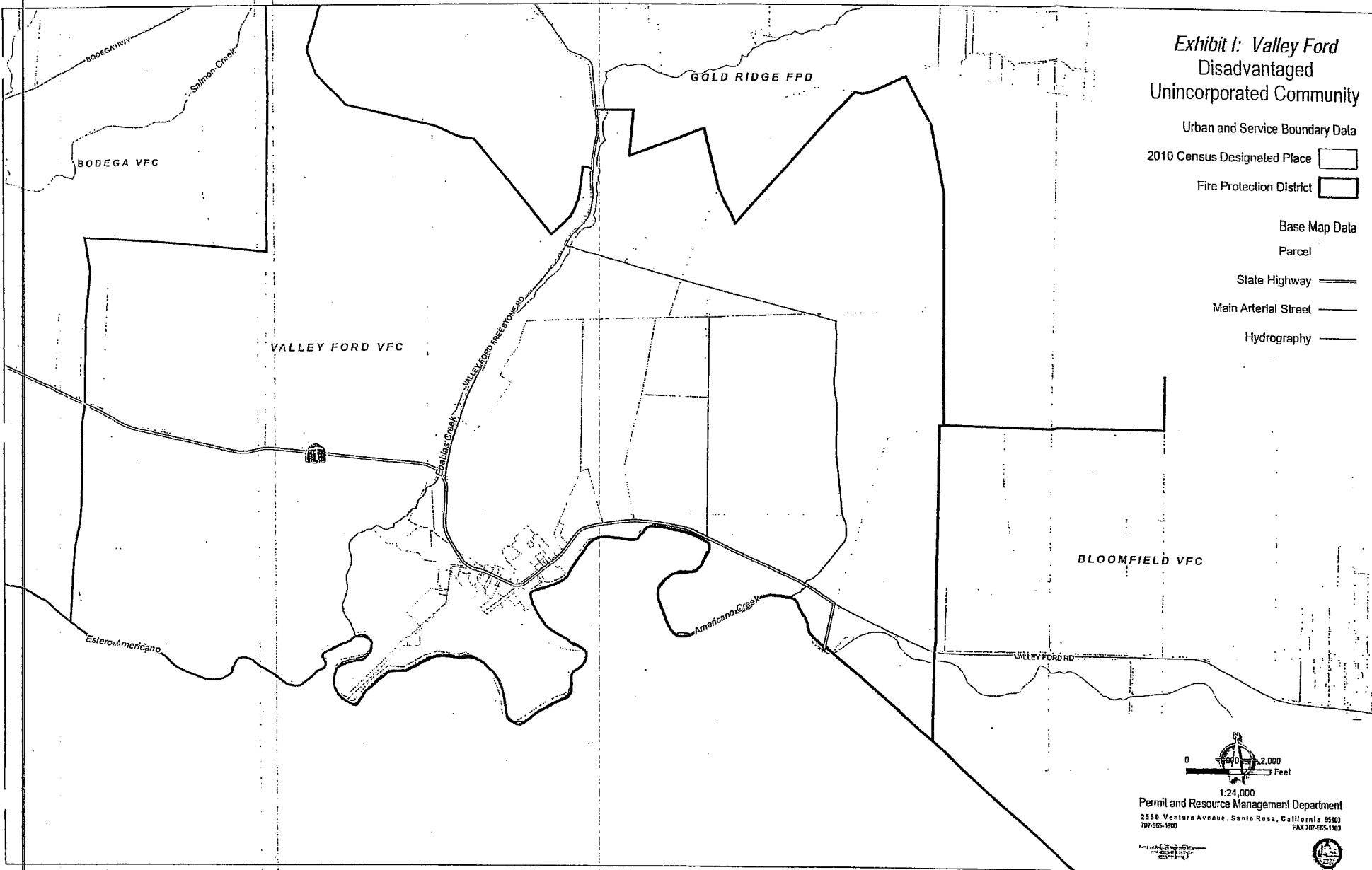
Base Map Data

Parcel

State Highway 

Main Arterial Street 

Hydrography 



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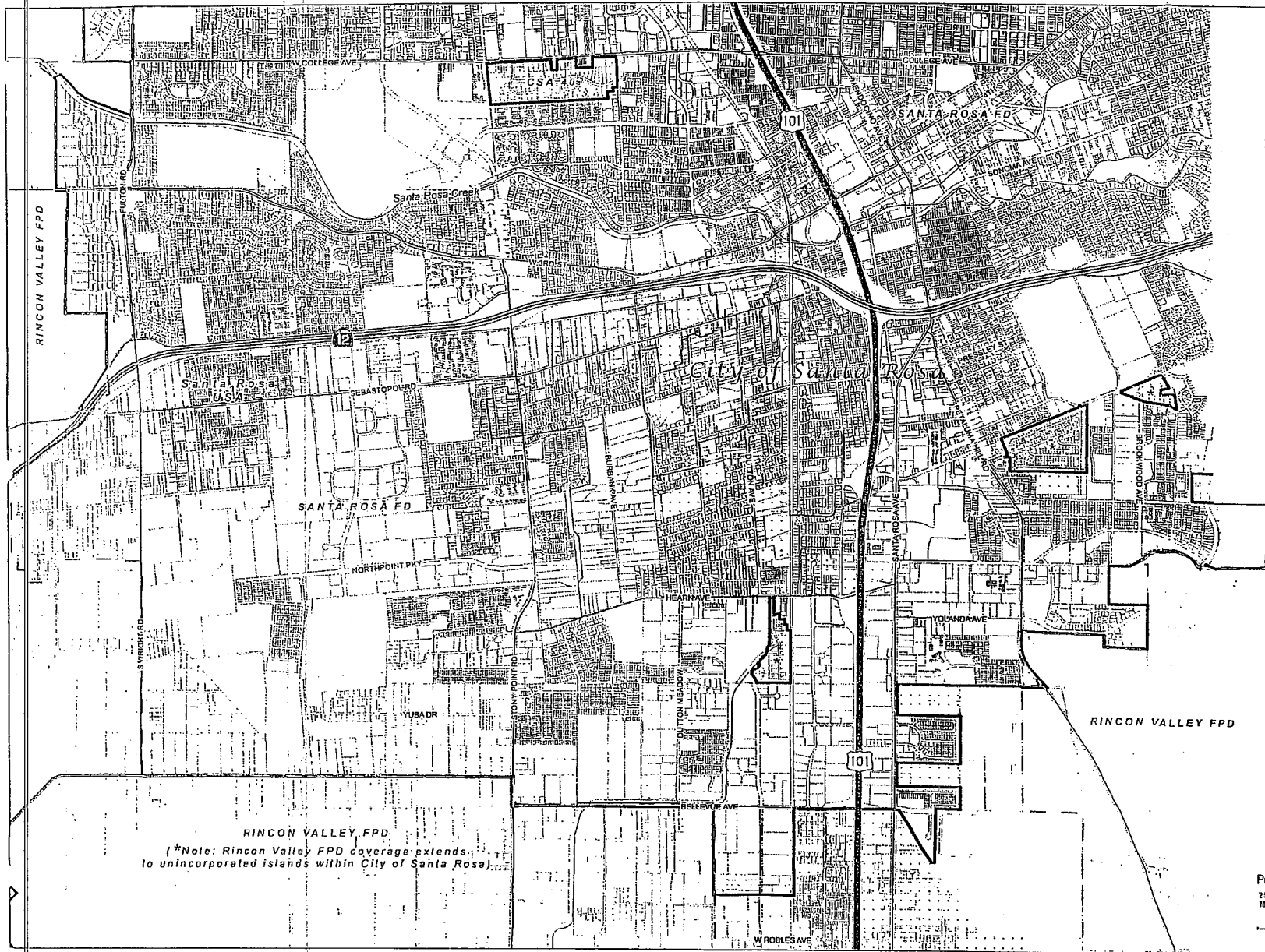
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Author: RVD. Cartography: S. Rind/WITSystems. File Number: 2\GIS\DATA\PRVD_BASE\PRVD Treatment Project\Comprehensive Planning\2010 Disadvantaged Place - E-6-2011 Valley Ford.dwg. Date: 02/11/2014

Exhibit J: Roseland Census Designated Place

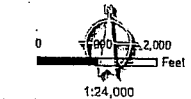
- Urban and Service Boundary Data
- 2010 Census Designated Place
 - Fire Protection District
 - Urban Service Area (USA)
 - South Park Sanitation District

Base Map Data

- City Limit
- Parcel
- US Federal Highway
- State Highway
- Main Arterial Street
- Hydrography



RINCON VALLEY FPD
 (*Note: Rincon Valley FPD coverage extends to unincorporated islands within City of Santa Rosa)



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EXHIBIT K

SB 244 (Wolk, 2011) - Disadvantaged Unincorporated Communities Applicable Policies of General Plan Public Facilities and Services Element

Policy PF-1f: Avoid extension of public sewer services outside of either a sphere of influence adopted by LAFCO or the Urban Service Area. To the extent allowed by law, consider exceptions to this policy only:

- (1) Where necessary to resolve a public health hazard resulting from existing development, or
- (2) Where development authorized by policy OSRC-1c would result, unless LAFCO has adopted a "no annexation" policy, or
- (3) Where appropriate to allow an affordable housing project providing at least 20% of the units for lower income housing on properties adjoining urban service boundaries.

Policy PF-1g: Use the following guidelines for any exception allowed by Policy PF-1f:

- (1) The property must adjoin the Urban Service Boundary or the proposed connection to a public sewer system must be no more than 200 feet from the Urban Service Boundary,
- (2) Size sewage facilities to serve development consistent with the General Plan, and
- (3) Require written certification that adequate service capacity is available for the use to be connected to the system.

Policy PF-1h: Avoid extension of public water service to a property that is outside of both the Urban Service Area and the water provider's sphere of influence adopted by LAFCO. Consider exceptions to this policy, to the extent allowed by law, only:

- (1) Where necessary to resolve a public health hazard resulting from existing development such as failing wells or groundwater contamination, or
- (2) Where development authorized by policy OSRC-1c would result, or
- (3) Where water service is to be extended for a property which is located within a water district boundary in effect in November, 2003, or
- (4) Where appropriate to allow an affordable housing project providing at least 20% of the units for lower income housing on properties adjoining Urban Service Boundaries.

Policy PF-1i: Use the following guidelines for any exception allowed by Policy PF-1h:

- (1) Size facilities to serve development consistent with the General Plan,
- (2) Require written certification that adequate service capacity is available for the use to be connected to the system or planned to be connected in the future, and
- (3) Utilize out-of-service area agreements rather than annexations.

Policy PF-1j: When considering formation of new water service agencies, favor systems owned and operated by a governmental entity over privately or mutually owned systems. Continue to authorize new privately or mutually owned systems only if system revenues and water supplies are adequate to serve existing and projected growth for the life of the system. Ensure this through agreements or other mechanisms setting aside funds for long term capital improvements and operation and maintenance costs.

Policy PF-1n: Where substantial numbers of failing septic systems or other health and safety problems exist outside Urban Service Areas that could be addressed by extension of public sewer service, evaluate the feasibility of enlarging the Urban Service Area to include such areas. The evaluation should assure sufficient capacity to serve existing connections and potential buildout within the existing Urban Service Area.

Resolution Number

County of Sonoma
Santa Rosa, California

March 6, 2014

GPA13-0013

Lisa Posternak

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING THE GENERAL PLAN 2020 EIR IS THE CEQA DOCUMENT FOR THE PROPOSED PROJECT AND RECOMMENDING APPROVAL OF THE GENERAL PLAN LAND USE TEXT AMENDMENT ADDRESSING DISADVANTAGED UNINCORPORATED COMMUNITIES FOR COMPLIANCE WITH SB 244 (WOLK, 2011) TO THE BOARD OF SUPERVISORS.

WHEREAS, the County of Sonoma filed an application with the Sonoma County Permit and Resource Management Department for a General Plan Land Use Element Amendment in order to comply with the requirements of SB 244 (Wolk, 2011) – Infrastructure Needs for Disadvantaged Unincorporated Communities; and

WHEREAS, Senate Bill 244 (SB 244) requires that cities and counties, before the due date for adoption of the next Housing Element after January 1, 2012, update their General Plan Land Use Element to identify "disadvantaged unincorporated communities"; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection service needs; and identify financial funding alternatives for the extension of needed services to the identified communities; and

WHEREAS, the Sonoma County LAFCO identified Boyes Hot Springs, Cazadero, Glen Ellen, Guerneville, Monte Rio, Temelec, and Valley Ford as the communities meeting the criteria for "disadvantaged unincorporated communities" under SB 244; and

WHEREAS, Sonoma County PRMD staff identified Roseland as an additional disadvantaged unincorporated community to be addressed in the General Plan Land Use Element policy; and added sidewalks to the public infrastructure to be analyzed for each identified community; and

WHEREAS, according to the analysis of adequacy of water, wastewater, and structural fire protection services and stormwater drainage and sidewalk infrastructure in the identified communities, the Monte Rio community has a wastewater service deficiency; and Boyes Hot Springs, Glen Ellen, Guerneville, Monte Rio, Roseland, Temelec, and Valley Ford have sidewalk deficiencies, and

WHEREAS, Roseland also has the following public infrastructure and service deficiencies: a lack of parks, open space, and residential backyards; lack of safe pedestrian routes to and from schools; deferred and uneven maintenance and poor condition of streets, sidewalks, and drainage infrastructure; and uneven law enforcement services due to the combination of City and County responsibilities; and

WHEREAS, the project is to amend the General Plan Land Use Element as shown in Exhibit A to this Resolution; and

WHEREAS, the General Plan 2020 EIR is the California Environmental Quality Act ("CEQA") document for the proposed project pursuant to CEQA Guidelines Section 15168(c)(2) based on the following findings:

1. The proposed policies for evaluating public facility and service deficiencies in communities; exploring potential funding mechanisms and sources to provide the needed facilities and services; constructing sidewalks and pathways; installing streetlights; and collaborating with residents, organizations, and agencies in design of pedestrian and bicycle facilities are consistent with existing policies in the Public Facilities and Services and Land Use Elements of General Plan 2020. Policies in both Elements call for avoiding or limiting the extension of sewer services outside Urban Service Areas; and a proposed new policy explicitly requires that providing public facilities and services to a community which has deficiencies shall comply with the policies of the Public Facilities and Services Element and Land Use Element.
2. The Program Environmental Impact Report (EIR) for Sonoma County General Plan 2020, certified by the Board of Supervisors in 2008, disclosed, evaluated, and mitigated potential environmental impacts of General Plan policies. The potential environmental impacts of and mitigation measures for policies that would result in the provision of new or expanded water supply, wastewater management, and fire protection facilities and services were analyzed in the EIR.
3. The proposed addition of policies to the Land Use Element would not result in any new significant impacts, a substantial increase in the severity of any previously-identified impacts, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan Program EIR.
4. The proposed project is within the scope of the General Plan covered by the EIR, and would not have effects that were not examined in the EIR; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on March 6, 2014, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission recommends that the Board of Supervisors find the proposed project is within the scope of the General Plan 2020 EIR, and all mitigation measures have been incorporated into General Plan policies.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. SB 244 (Wolk, 2011) requires that cities and counties, before the due date for adoption of the next Housing Element after January 1, 2012, update their General Plan Land Use Element to identify "disadvantaged unincorporated communities"; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection service needs; and identify financial funding alternatives for the extension of needed services to the identified communities.
2. Sonoma County LAFCO identified Boyes Hot Springs, Cazadero, Glen Ellen, Guerneville, Monte Rio, Temelec, and Valley Ford as the communities meeting the criteria for "disadvantaged unincorporated communities" under SB 244.
3. Sonoma County PRMD staff identified Roseland as an additional disadvantaged unincorporated community to be addressed in the General Plan Land Use Element policy; and added sidewalks to the public infrastructure to be analyzed for each identified

community; and

4. According to the analysis of adequacy of water, wastewater, and structural fire protection services and stormwater drainage and sidewalk infrastructure in the identified communities, the Monte Rio community has a wastewater service deficiency; and Boyes Hot Springs, Glen Ellen, Guerneville, Monte Rio, Roseland, Temelec, and Valley Ford have sidewalk deficiencies.
5. Roseland has the following public infrastructure and service deficiencies: a lack of parks, open space, and residential backyards; lack of safe pedestrian routes to and from schools; deferred and uneven maintenance and poor condition of streets, sidewalks, and drainage infrastructure; and uneven law enforcement services due to the combination of City and County responsibilities.
6. The proposed project is within the scope of the General Plan 2020 EIR, which includes mitigation measures for any public facilities or infrastructure constructed and extension of public services made to communities which may result from the additional policies in the Land Use Element regarding disadvantaged unincorporated communities.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors approve the requested General Plan Land Use Element Amendment as shown in Exhibit "A" to this Resolution.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission 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 Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.



County of Sonoma Agenda Item Summary Report

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

Agenda Item Number: 27
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date:

Vote Requirement:

Department or Agency Name(s): Permit and Resource Management Department

Staff Name and Phone Number:

Jane Riley 565-7388

Supervisorial District(s):

All

Title: 2014 Housing Element Update; GPA13-0009.

Recommended Actions:

Adopt a Resolution considering the Subsequent Negative Declaration and approving the 2014 Draft Housing Element for transmittal to the State Department of Housing and Community Development.

Executive Summary:

The 2014 Housing Element Update (Exhibit A) sets forth how the County will address the housing needs for all economic segments of the community, focusing on low-income and special needs families and individuals. The Housing Element: 1) identifies housing needs, including the County's fair share of the regional housing need; 2) establishes goals and "Quantified Objectives;" 3) evaluates constraints to the production of housing; 4) inventories available sites; and 5) establishes programs and policies to meet the identified needs. It also provides county-wide housing-related data and information to the public.

The 2014 Housing Element updates but does not supplant the 2009 Housing Element. The focus of the update process has been to review existing policies and programs and to retain those that work while making changes to areas that need improvement or address new housing needs. The same six goals and almost all of the objectives of the existing Housing Element have been maintained, with limited new additional policies and programs proposed to meet changing needs. Most ongoing housing policies and programs are highly successful and are continued in the 2014 Housing Element update. Programs that have been completed since 2009 have been removed from the text and converted to policies which are ongoing.

The Planning Commission voted 5-0 to recommend approval of the 2014 Housing Element. Following a public hearing on the Draft Housing Element and Subsequent Negative Declaration, staff request that the Board consider the Subsequent Negative Declaration and approve the 2014 Draft Housing Element for transmittal to the State Department of Housing and Community Development for their compliance review. Any revisions to the Draft Housing Element requested by the State will be returned to the Board for consideration prior to final adoption before the end of 2014.

Streamlined Review

Communities that obtained certification of their Housing Elements by the State in the last planning cycle (2007-2014) and completed all of the basic program implementation in the element are eligible for streamlined review by the State for this 2015-2023 planning cycle. Streamlined review means the State will focus their compliance review only on changes made since the 2009 Element. Staff has requested streamlined review and will submit a legislative style review version to the State in addition to the clean copy showing how the final element will read. The legislative style review version is provided as a separate attachment to the Board, and is on file with the Clerk of the Board.

Organization of the Housing Element

The 2014 Draft Housing Element is organized into four sections.

Section 1 provides an introduction to the overall Housing Element update and public participation efforts, as well as a review of the effectiveness of the 2009 Housing Element and the County's progress in its implementation.

Section 2 sets forth the County's Housing Goals, Objectives, Policies and Action Programs. The County's Quantified Objectives (an estimate of the number of units by income level to be constructed, rehabilitated, and conserved over the planning period) are also included in Section 2.

Section 3 presents a detailed housing site inventory and compares this inventory to the County's projected housing needs. Maps of housing sites are available at the end of Section 3 and on PRMD's website.

Section 4 of the Housing Element is known as the Technical Background Report, and is provided as a separate document (Exhibit B). The Technical Background Report includes the demographic, economic and housing data required by state law; an assessment of housing needs and programs; an analysis of non-governmental and governmental constraints to affordable housing provision; and a discussion of special needs populations.

Public Participation

The County has conducted an extensive public outreach program that has included the following:

1. A joint public workshop with the county, each of its cities, and the state's Housing and Community Development (HCD) staff was held on July 10, 2013 to kick off the Housing Element Update process. The first half of the workshop was focused on the Housing Element update process, and featured a presentation and a question and answer session with HCD staff. The second half of the workshop involved the broader public and introduced key staff and stakeholders involved in the update process. Issues were identified to be addressed in the Housing Element Updates.
2. A Planning Agency meeting was held on August 29, 2013 to introduce the Housing Element update process, schedule, and opportunities for public input.
3. A second public workshop was held on February 13, 2014 to review and receive input on the technical data collected to date and to brainstorm ideas for new policies to address housing needs.

4. Based on input received, the Draft Housing Strategy (a compilation of the proposed Housing Element goals, policies, objectives and programs) was published on April 15, 2014, with a May 2nd deadline for public comment.
5. A third public workshop was held on April 28, 2014 to present and solicit further input on the Draft Housing Strategy. The Draft sites inventory and maps were also presented and reviewed at this workshop.
6. The 2014 Draft Housing Element and Subsequent Negative Declaration (Exhibit G) were circulated to the public on May 15, 2014, a public hearing was held at the June 5th Planning Commission meeting, and the comment period closed on June 16, 2014. No comments were received on the Subsequent Negative Declaration.
7. A public hearing was held before the Planning Commission on June 5, 2014. Public testimony was received prior to and during the hearing, and changes were incorporated into the Planning Commission's recommended Draft Element, which was published on July 10, 2014.

Throughout the process of preparing the 2014 Housing Element Update, there have been ongoing technical consultations among County staff, service providers, nonprofit groups, other local jurisdictions, and various advocacy groups. Newspaper display ads, a mailing list of interested parties, and an extensive e-mailing list have been used to invite members of the public to participate in the preparation efforts and to solicit input. A 2014 Housing Element Update website was also developed and has been continually updated to provide information related to housing elements, including links to workshop materials, questionnaires in both English and Spanish, upcoming meetings and workshops, and draft materials for public review.

Regional Housing Need Allocation and Quantified Objectives

State law requires that the Housing Element address the Regional Housing Need Allocation ("Regional Need") and that each agency adopt Quantified Objectives to meet the housing needs of all economic segments of the community. The Regional Need assigned to the unincorporated County for the upcoming housing element period is 936 new units, which is consistent with Smart Growth principles and the County's city-centered growth policies. The County is required to have adequate sites zoned to facilitate the construction of its Regional Need during the housing element period, but is not required to actually construct the housing. The county already has adequate urban sites with appropriate zoning to allow more than 1,500 new housing units without the need to change current zoning on any sites.

Quantified Objectives are also included within the Housing Element, and are equal to the Regional Need for each income category. The Quantified Objectives set forth the number of housing units that the county will strive to provide during the housing element period, including 220 units affordable to extremely-low and very-low income households, 172 units affordable to low-income households, 160 units affordable to moderate-income households, and 429 units affordable to above-moderate income households. Additional Quantified Objectives are included for non-unit housing types needed to serve special housing needs. The dire need for housing to meet a variety of special needs is outlined in the County's 10-year Homeless Action Plan which, for example, calls for over 150 shelter, transitional, and

Permanent Supportive Housing beds in the Russian River area alone. While many of these special needs forms of housing are not considered to be units under census definitions, and thus do not count towards achievement of the Regional Need, they are nonetheless a vital part of the housing solution in this County and are included as additional “Shared Housing” objectives in the County’s Quantified Objectives. The County will strive to produce sufficient non-unit housing types to help address these needs.

Housing Site Inventory and Adequate Sites for Housing

Pursuant to state law, the inventory of housing sites provided in Section 3 contains a detailed land inventory and a general analysis. The inventory includes an estimated listing of rural housing sites and a site-specific listing of urban properties available for housing production. The listing of urban sites includes Assessor Parcel Numbers along with the Zoning and General Plan designation, sizes and existing uses of each of the identified sites. All sites in the inventory listings are zoned for housing and have or are planned to have sufficient infrastructure to serve planned residential construction within the Housing Element planning period. The County’s full Regional Need for very-low, low-, and moderate-income households can be accommodated on existing urban residential, urban commercial, and urban industrial sites; no rezoning of sites is required.

General Plan Consistency

The proposed 2014 Housing Element is consistent with the Land Use Element and other elements of the County's General Plan. The 2014 Housing Element reflects existing land use policy, and would not change the location, character, timing or amount of new development planned for the unincorporated area. It is consistent with the Land Use Element, as no changes in land use or land use densities are proposed. It provides consistency with the Open Space and Resource Conservation Element by encouraging housing development to be more energy-efficient, and limits urban sprawl by recognizing the constraints and importance of city-centered growth and by focusing on urban sites. This focus on urban lands for future development is also consistent with the Agricultural Resources and Water Resources Elements. The focus on higher density sites located close to transit provides consistency with the Circulation and Transit Element. The proposed 2014 Housing Element is in harmony with the balance of the General Plan.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration for a project for which a subsequent discretionary action is required. Staff prepared a Subsequent Negative Declaration (Exhibit G) to the previous Negative Declaration adopted for the 2009 Housing Element. The Subsequent Negative Declaration is governed by Section 15162 (a) of the CEQA Guidelines and was circulated to the public on May 15, 2014 and the comment period closed on June 16, 2014. No comments were received on the Subsequent Negative Declaration. Although there are substantive changes and new information related to housing needs, there are no land use changes proposed and no new impacts related to the shifting emphasis in housing policies.

Key Issues

Public input during the Housing Element Update and at the Planning Commission Hearing focused on four key areas: 1) retention of existing housing stock, especially the need to prevent the loss of permanent housing units and residential neighborhoods to vacation rental uses; 2) protection for residents of mobile home parks; 3) necessity of providing new housing solutions to meet the long-term needs of the homeless, the disabled, and farmworkers; and 4) the need for new funding and reduced fees for affordable housing. These issues are summarized below and discussed in greater detail in the attached materials.

Issue #1: Avoid Loss of Housing Stock to Vacation Rental Uses

Sonoma County has experienced an increase in the use of permanent residential units for vacation uses. Census data show that the number of homes countywide that are used for seasonal or recreational use increased from 5,324 (3.13 percent of housing stock) in 2000 to 8,247 units (4.05 percent of housing stock) in 2010 (see Table 4-11 in Section 4). However, in the unincorporated area of the county the amount of housing stock used for this purpose did not change significantly. The County adopted a Vacation Rental ordinance in 2011 to regulate the use of homes as vacation rentals, and has since issued permits for over 600 vacation rentals, the majority of which were already operating. A portion of the Transient Occupancy Tax collected from vacation rentals is dedicated to affordable housing programs at the direction of the Board of Supervisors.

While the census data indicates that losses in housing stock to vacation rental uses was not significant, the census data only covers the period between 2000 and 2010. Comments received during the public workshops and during the Planning Commission hearing indicate a growing concern over skyrocketing rents and conversion of units to vacation rentals. The Board recently augmented PRMD staffing to add a code enforcement officer to address the increased volume of complaints. The County did not adopt an ordinance regulating Vacation Rentals until 2011, and complaints to PRMD's Code Enforcement Division indicate that multi-family residences and apartments are increasingly being used as vacation rentals, even where not allowed.

Recommendations. The County's Vacation Rental Program should continue to be used, with the dedicated set-aside from Transient Occupancy Tax continuing to be directed to affordable housing programs. However, review of the Vacation Rental Program is necessary to ensure that the existing housing stock is protected, and that the character of existing residential neighborhoods is not lost. Recommended existing and modified policies to address this need are listed below:

Policy HE-1j: Avoid the loss of residential land in urban land-use designations for vacation or time-share uses.

Policy HE-1k: Continue to regulate the use of existing residences on residential lands for vacation rentals.

Policy HE-1l. Prohibit the use of Second Dwelling Units for vacation rentals.

Policy HE-2j: Prevent the loss of urban housing sites to visitor-serving uses.

Issue #2: Protecting Residents of Mobile Home Parks

Mobile home parks provide a unique and important source of affordable housing in Sonoma County and throughout the state. The loss of mobile home park housing units due to conversion to a non-residential use, or through conversion to ownership subdivisions that are not desired by the residents, continues to be of concern. The County's long-standing policies against conversion of mobile home parks to other uses continue to be needed to ensure that such conversions of rental housing stock to ownership opportunities are of benefit to the residents, and that the residents are afforded all protections provided by law.

A letter submitted to the Planning Commission and Board of Supervisors from William Constantine (Exhibit F) draws attention to some of the recent changes in state law and case law related to mobile home parks, including SB 510 (Jackson 2013), which provides for tenant input in requests for mobile home park conversions. The Commission did receive and consider Mr. Constantine's request to include additional protections for mobile home park residents in the Housing Element, and heard testimony from a number of mobile home park residents. The Commission directed staff to include a new objective and a new policy in the Housing Element, as suggested by Mr. Constantine. One of the suggestions made by Mr. Constantine – to rezone existing mobile home parks exclusively to prevent conversion to another use - was not recommended due to potential conflicts with private property rights. The Commission considered that the County already has a use permit requirement in place that requires a relocation plan and financial mitigation for any adverse impacts on residents in order to close a mobile home park or change it to another use.

Recommendations. The existing use permit requirement as outlined in Article 92-90 of Chapter 26 (Zoning) of the Sonoma County Code provides important protections for park residents and should continue. A new Objective HE-1.6 and a new Policy HE-1m were added by the Planning Commission, as requested by Mr. Constantine and several speakers, to better protect park residents. Policy HE-1h and Program 3 were also revised to address the new state law.

Objective HE-1.6: Retain existing affordable housing stock located in mobile home parks.

Policy HE-1m. Continue to enforce Section 26-92-090 (or successor) of the County Code regarding the conversion, closure or cessation of use of mobile home parks.

Policy HE-1h: Continue to apply state law to Mobile Home Park Conversions to Resident Ownership, including implementation of SB 510 (Jackson 2013), in order to ensure that residents are afforded full consideration and all protections under the law.

Issue #3: Homelessness

According to the Sonoma County Point-in-Time Count there were 4,280 homeless individuals on January 25, 2013. Of these individuals, only 451 represented family households, which is a decrease in the number of homeless families from the last Point-in-Time Count. However, these numbers may not actually reflect the number of people experiencing homelessness during a year. An estimated 9,749 individuals experienced homelessness at some point during 2013, a number equivalent to 2 percent of the County's overall population.

The Draft Housing Element contains policies that will allow the County to expand on traditional homeless shelters and transitional housing facilities, and to provide other modes of housing for the

homeless with a “housing first” approach (Utah model) using rapid re-housing, the vulnerability index, and the coordinated intake system as outlined in the Continuum of Care’s Homeless Action Plan.

Recommendations: Homeless shelters and transitional housing facilities should continue to be allowed by-right in the General Commercial (C3), Limited Commercial (LC) and Limited Urban Industrial (M1) zones to serve the populations who can benefit from them. New policies and programs are recommended to enable new models of housing to serve this vulnerable population, as well as to consider provisions for long-term occupancy of alternative forms of housing such as recreational vehicles and park model trailers.

Policy HE-3e: Continue to allow small-scale homeless shelters (10 persons or less) in the C3, LC and M1 districts as a permitted use, subject to the adopted standards (26.88.127, Homeless Shelters).

Policy HE-3f: Continue to allow emergency homeless shelters (more than 10 persons) in the M1 and PF zoning districts as a permitted use, subject to the adopted standards (26.88.127, Homeless Shelters).

Policy HE-3o: Consider applying the X (Mixed Occupancy Combining Zone) to allow year-round occupancy of travel trailers, recreational vehicles and park model trailers in campgrounds or Special Occupancy Parks, subject to HCD review and demonstration of adequate septic or sewer capacity. Special Occupancy Parks are defined and permitted by the State HCD, and may include recreational vehicles, camping cabins, and similar facilities designed for temporary or seasonal uses.

Policy HE 4d: Identify County owned lands suitable for housing and consider leasing such land to developers or nonprofit housing entities for the production of affordable housing. In cases where surplus county land is available, consider making lands available for affordable or special needs housing and associated services, including transitional and farmworker housing.

Policy HE-6i: Evaluate the feasibility of a pilot program to develop and monitor different types of smaller and energy-efficient structures that could be used to safely shelter homeless persons or provide temporary housing.

Issue #4: Other Special Housing Needs One of the largest special needs challenges facing the County is the threatened closure of the Sonoma Developmental Center in the Sonoma Valley. With 454 residential clients, the Center is the largest remaining Developmental Center in the state and provides residential care, treatment and supportive services to the most severely disabled individuals. As the state moves to close this and all other Developmental Centers, state law and policy encourage patients to move out into community based services. Whether the state deems to close the Center or to reduce care, it will be imperative that new residential care models and facilities be put into place to provide care to this most vulnerable population. New and revised policies are recommended (see below).

Housing for the changing needs of farmworkers continues to be a vital need in Sonoma County. The Office of Education reports that there are 2,672 children from migrant families in the school system countywide, with the largest concentrations in the north county (Windsor, Healdsburg, Cloverdale), in the Sonoma Valley, and in the Bellevue/Roseland area of Santa Rosa. The housing needs of these farmworkers are best addressed by year-round housing units, additional migrant units and allowing an extended season for existing seasonal farmworker units.

Public input received during the 2014 Housing Element Update included concerns regarding Regional

Housing Need numbers being inadequate to address all of the County's current housing needs, including special needs. The state-mandated Regional Need considers only new units that a jurisdiction must plan for, but does not include special needs housing rooms, beds or bunks that may also serve to meet special housing needs. While the development of new community housing types such as group homes, Single Room Occupancy (SRO) rooms, and dormitory-style housing will help fulfill the identified housing needs, the County will not receive credit toward its Regional Need because these types do not meet the census definition of housing unit. The Board should consider placing this issue on its annual legislative agenda to promote a change to state housing element law.

Recommendations: In addition to the policies outlined above, policies and programs specific to new shared housing models, group homes, and SROs, as well as policies for farmworker housing, are recommended to be slightly modified and carried forward in the 2014 Housing Element Update as listed below.

Policy HE 3h: Develop additional incentives and programs that would encourage new Single Room Occupancy (SRO) development, rehabilitate existing motel rooms for SRO occupancy and sustain the housing units provided.

Policy HE-3i: Promote the construction and retention of shared housing such as group homes, congregate care facilities and residential community care facilities while ensuring the health and safety of residents and ensuring land use compatibility for neighbors.

Policy HE-3j: Evaluate potential changes that could be made to county regulations to accommodate long-term occupancy of Park Model homes and similar recreational vehicles, where sewer or septic services and neighborhood compatibility are provided.

Policy HE 5k: Encourage construction of new housing for occupancy by: 1) farmworkers and their families; 2) year round housing for unaccompanied farmworkers and other migrant workers; and 3) seasonal housing for unaccompanied farmworkers.

Policy HE-5l: Affordable and farmworker housing code enforcement activities shall be primarily intended to abate unsafe conditions and to expedite, where practicable, the rehabilitation and continued availability of lawfully constructed housing units.

Policy HE-5m: Work with winegrape growers to seek new opportunities to provide and fund farmworker housing, such as with a new program assessing wine grape acreage similar to that used in Napa County.

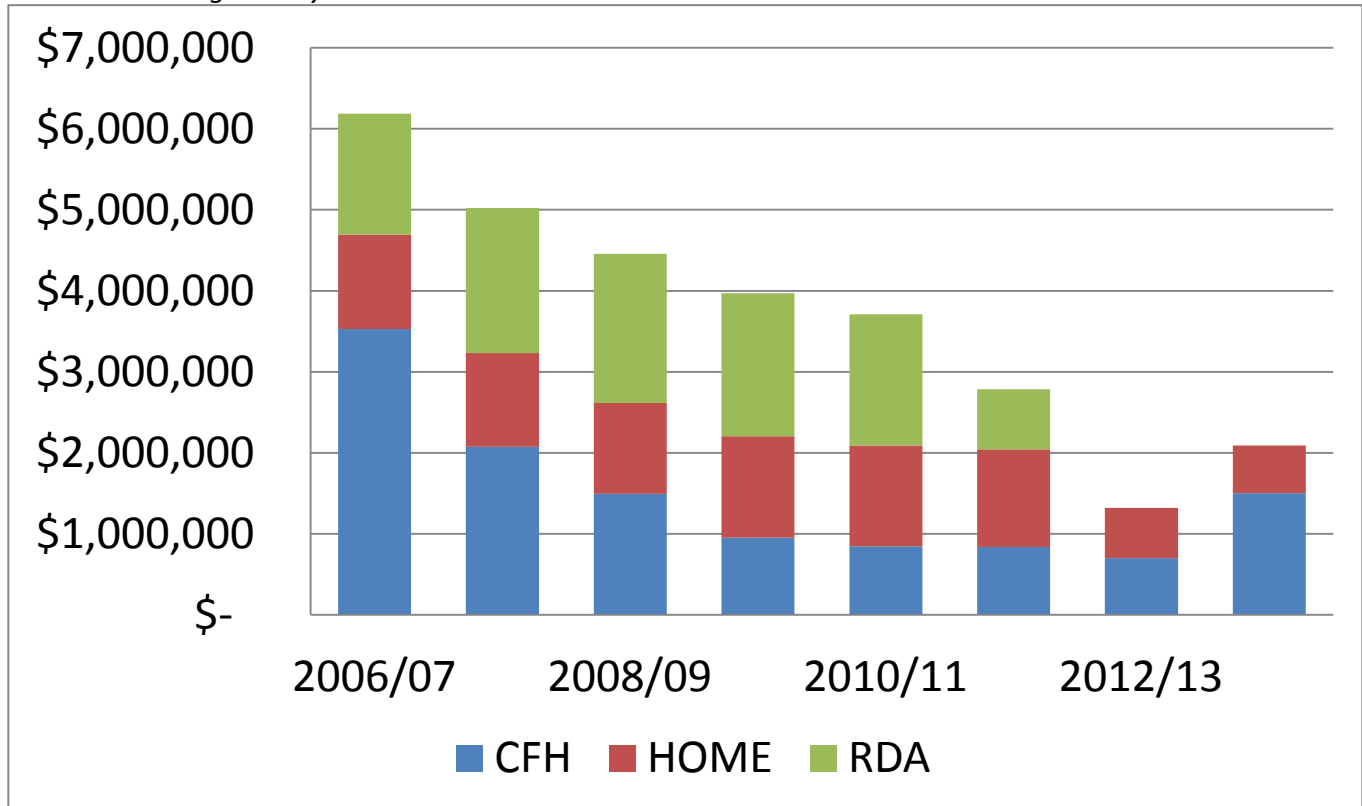
Policy HE-5n: Housing intended for occupancy by farmworkers should be permitted in rural locations which are accessible to agricultural lands, pursuant to the farmworker housing ordinance (bunkhouse ordinance). Where feasible and close to services, allow more bunks and longer periods of farmworker housing occupancy in order to address the non-farm migrant worker housing need in the off-season.

Issue #5: Funding for Affordable Housing

The loss of the former redevelopment set-aside for affordable housing, combined with a 50 percent reduction in HUD funding and declining revenues from housing in-lieu fees, have severely limited the county's ability to provide funding for affordable housing projects (see *Table 1*, below). Coupled with the decrease in jobs and the resulting number of homes lost to foreclosure, pressures on the rental market have steadily increased and the need to develop more rental housing throughout Sonoma

County and its cities is acute. According to a rental survey for Fall 2013, Sonoma County has the North Bay's most limited rental market with a vacancy rate of just 1.5 percent. The vacancy rate reflects an extreme shortage in the housing market in the region, particularly affordable housing. The market rent for a 2-bedroom unit increased 47.4 percent between 2000 and 2010, from \$886 to \$1,306. Strong policies to support the development and retention of rental housing units throughout the County and its cities are needed.

Table 1: Funding History 2006 - 2013



Source: Community Development Commission

Continuing production of affordable housing requires ongoing sources of funding and subsidy programs, as well as cooperative efforts with other agencies and private entities. Decreasing the costs of providing affordable housing is also an important consideration.

Public input gathered during the 2014 Housing Element Update included the desire for a quantifiable commitment from the general fund to support affordable housing. The end of Redevelopment statewide has eliminated redevelopment property tax increment revenues, except for those amounts of the previous increment which are required to meet enforceable obligations, and therefore also eliminated the minimum of 20 percent of tax increment revenues previously set aside for affordable housing. The County now receives new revenue (General Fund) annually as a result of the increased tax revenues which previously funded redevelopment in the project areas. In Sonoma County, these post-dissolution receipts to the General Fund have been set aside for a five-year period in a "Reinvestment and Revitalization" Fund to be used for affordable housing as well as other priority redevelopment purposes. Staff recommends that policies and programs to continue this important permanent source of funding into future years be considered.

Recommendations: A new policy HE-4a is recommended to replace revenue lost from the redevelopment set-aside with Reinvestment and Revitalization Funds. Existing policies to subsidize impact development fees for affordable housing are also recommended to be continued, with consideration of a sliding scale for smaller units with lower impact levels.

Policy HE-4a: Continue to support affordable housing by making a quantifiable annual commitment (either on a percentage basis, or as a dollar amount) from the Revitalization and Recovery (“R & R”) Funds. Funds would be devoted to housing programs that directly produce new permanent affordable units, rehabilitate and sustain existing units, or support non-unit housing objectives including homeless or transitional housing. These units should be affordable to extremely-low, very-low and low income individuals and households.

Policy HE-4b: Continue using County Fund for Housing (CFH) monies to subsidize impact fees for multifamily housing projects where the units are affordable to extremely-low, very-low and low income households. Continue to allow fee deferrals for affordable housing projects.

Policy HE-4c: Consider fee waivers/subsidies for multifamily housing projects where the units are affordable to extremely-low, very low and low income households. Fee waivers or subsidies must be limited to a total amount that does not compromise the ability of the County or local special districts to provide adequate and safe services and infrastructure for affected residents and businesses of the County. Consider using a "sliding scale" waiver depending upon the size of the unit and/or the income level served.

Prior Board Actions:

5/5/09: The Board of Supervisors adopted the Final 2009 Housing Element.
 1/13/09: The Board of Supervisors approved the 2009 Draft Housing Element for transmittal to the State Department of Housing and Community Development for their certification review.

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

The 2014 Housing Element Update furthers the County’s existing policies and programs to provide safe, decent, accessible and affordable housing for all members of the community, including seniors, farmworkers, the homeless, and those with disabilities.

Fiscal Summary - FY 14-15

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 from approval of the 2014 Housing Element Update. Potential fiscal impacts over the next five years as new Housing Element programs are implemented will be addressed in annual Work Plans. Any fee waiver and reductions would be requested and reviewed by the Board of Supervisors on a case-by-case basis.

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:

- Draft Board of Supervisors Resolution
- EXHIBIT A: Draft 2014 Housing Element
- EXHIBIT B: 2014 Housing Element Technical Background Report
- EXHIBIT C: Planning Commission Resolution dated June 5, 2014
- EXHIBIT D: Draft Planning Commission Minutes dated June 5, 2014
- EXHIBIT E: Planning Commission Memo dated June 5, 2014
- EXHIBIT F: Public Comment letters
- EXHIBIT G: Subsequent Negative Declaration dated May 12, 2014

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

Legislative Style Review Draft of 2014 Housing Element



County of Sonoma
State of California

Date: August 5, 2014

Item Number: _____

Resolution Number: _____

GPA13-0009 Jane Riley

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
considering a Subsequent Negative Declaration and Approving the Draft 2014 General Plan
Housing Element for Submission to the State Department of Housing and Community
Development for Compliance Review and Certification**

Whereas, California law requires each county to prepare and adopt a Housing Element of the General Plan, and to update the Housing Element on a regular basis; and

Whereas, Section 65588 of the California Government Code requires the fifth revision of the County's Housing Element to be adopted by December 31, 2014; and

Whereas, the County held a series of public workshops including: (1) A joint public workshop with the county and its cities was held on July 10, 2013 to commence the Housing Element Update process and to identify key issues to be covered in the Update; (2) A second public workshop was held on February 13, 2014 to review and receive input on the technical data collected to date, and to brainstorm ideas for new policies to address new or changed housing needs related to each of the six major housing goals; and (3) A third public workshop was held on April 28, 2014 to review and take comment on the initial housing site inventory, and to take input on the Draft Housing Strategy which sets forth the Housing Element's six major housing goals along with objectives, policies and programs; and

Whereas, following the three public workshops and consideration of the recommended changes staff prepared a Draft Housing Element, which was made available for public review and comment on May 15, 2014; and

Whereas, Staff prepared a Subsequent Negative Declaration for the Draft Housing Element, according to CEQA Guidelines, based on an Initial Study dated May 12, 2014 and made available on May 15, 2014 for public review; and

Whereas, Notice of the County's intent to adopt the Subsequent Negative Declaration was published on May 15, 2014; and

Whereas, on June 5, 2014, the Planning Commission held a public hearing on the Subsequent Negative Declaration and the Draft Housing Element, at which all interested persons were given an opportunity to be heard; and

Whereas, at the conclusion of the public hearing, the Planning Commission adopted Resolution No. 14-011 recommending that the Board of Supervisors consider the Subsequent Negative Declaration dated May 12, 2014 and the 2014 Draft Housing Element for submission to the State Department of Housing and Community Development for review and certification; and

Whereas, on June 16, 2014, the public review period for the Subsequent Negative Declaration closed and no written or oral comments were received; and

Whereas, in accordance with the provisions of law the Board of Supervisors held a public hearing on August 5, 2014, on the Subsequent Negative Declaration and the Draft Housing Element, at which time all interested persons were given an opportunity to be heard.

Now, Therefore, Be It Resolved that the Board of Supervisors makes the following findings:

1. A Subsequent Negative Declaration has been prepared for the project in compliance with State, County, and CEQA guidelines. The Board of Supervisors has reviewed and considered the Subsequent Negative Declaration and information contained therein, and will consider adoption of the Subsequent Negative Declaration before taking final action on the Draft Housing Element after review and certification by the State Department of Housing and Community Development.

2. The Draft Housing Element complies with all applicable provisions of California Law governing Housing Element content, including a review of progress in implementing the prior housing element; quantification and update of population data, employment and housing data; update to housing needs, policies, and programs including special housing needs and the developmentally disabled; an assessment and provision for units at risk of conversion to market rate; analysis of potential governmental and non-governmental constraints to housing; inclusion of a detailed housing sites inventory and analysis; provisions for adequate sites to meet the County's Regional Housing Need and its Quantified Objectives; and provision for an update of housing for low and moderate incomes within the Coastal Zone.

3. The proposed 2014 Housing Element is consistent with the Land Use Element and other elements of the County's General Plan. The 2014 Housing Element reflects existing land use policy, and would not change the location, character, timing or amount of new development planned for the unincorporated area. It is consistent with the Land Use Element, as no changes in land use or land use densities are proposed. It provides consistency with the Open Space and Resource Conservation Element by encouraging housing development to be more energy-efficient, and it recognizes the constraints and importance of city-centered growth by focusing on urban sites. This focus on urban lands for future development is also consistent with the Agricultural Resources and Water Resources Elements. The focus on higher-density sites located close to transit provides consistency with the Circulation and Transit Element. The proposed 2014 Housing Element is in harmony with the balance of the Sonoma County General Plan.

Be It Further Resolved that the Board of Supervisors approves the 2014 Draft Housing Element for submission to the State Department of Housing and Community Development for review and certification.

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.

COUNTY OF SONOMA
2014 Housing Element Update



Planning Commission Recommended Draft
August 5, 2014

SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2550 Ventura Avenue, Santa Rosa, California 95403

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HOUSING ELEMENT

SECTION I

HOUSING ELEMENT

SECTION I

1.1 INTRODUCTION

This section of the Sonoma County General Plan presents goals, objectives, policies, and supporting information related to the provision of housing for existing and future residents of the County. The purpose of the Housing Element is twofold: 1) to present specific policies and actions for housing development in the context of the Land Use Element of the County's General Plan; and 2) to meet regional standards and achieve State certification, pursuant to statutory requirements, which in turn will help the County qualify for State and federal housing aids and grants.

1.2 DEFINITION AND PURPOSE

The Housing Element of the County General Plan is a detailed statement of housing goals, objectives, policies, and programs for the unincorporated areas of Sonoma County. The Element is based on a comprehensive technical assessment of existing housing policies and programs, current and projected housing needs, especially related to low income households and special needs populations, an inventory of sites available for housing construction, an analysis of market, environmental, governmental, and other factors which constrain housing production, and an assessment of new programs and policies that can enhance housing production in the County.

The purpose of the Housing Element is to guide decision-making by elected and appointed officials, in the context of broader General Plan policy and time frame, regarding housing. Specifically, the Housing Element sets forth how the County will address the need for housing, especially by low and moderate income families and special needs families and individuals. The Housing Element also provides housing-related data and information to the public on housing in the County.

1.3 CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

Government Code Section 65580 declares that local and state governments have a responsibility to use their vested powers to facilitate housing development and to make "adequate provision for the housing needs of all economic segments of the community." Furthermore, the Legislature acknowledges the need for jurisdictions to consider "economic, environmental, and fiscal factors and community goals set forth in the General Plan."

The Housing Element is consistent with the Land Use, Public Facilities, Open Space, and Agricultural Resources Elements of the General Plan. Housing Element policies promote

housing consistent with the various designations set forth in the Land Use Element. Possibilities for farm family and farmworker housing are also provided in accordance with the Agricultural Resources Element. However, in some instances, programs calling for further study of specific housing issues may lead to future recommendations for policy change that cannot be assessed for consistency at this time. Consistency determinations on such recommendations will be made on a case-by-case basis in conjunction with the review of specific program proposals

1.4 LOW AND MODERATE INCOME HOUSING WITHIN THE COASTAL ZONE

Government Code Section 65590 et seq. requires documentation of affordable housing in the Coastal Zone. This area is regulated by the County's Local Coastal Plan (LCP), in addition to its General Plan, Zoning Ordinance, and other land use and building regulations. Pursuant to policy contained in the County's LCP, there have been no conversions or demolition of existing housing units occupied by persons or families of low or moderate income during the past decade that have not been replaced in some fashion.

Table 1-1 *Housing in the Coastal Zone* documents building permit activity in the Coastal Zone since 2000. Overall, there has been a gain of 574 residential units in the Coastal Zone, primarily single family units in Sea Ranch and other coastal Urban Service Areas. Since 2000, 28 affordable units have been added as part of the Harbor View development. These units are reserved for low income rental tenants.

Table 1-1 Housing in the Coastal Zone

Year	Units Constructed (Permits Issued) within Coastal Zone						Ag Empl	DEM0d	Net Gain
	SFDs	2nd Units	Manu Home	2-4 Unit	5+Unit				
2000	41							41	
2001	51							51	
2002	38							38	
2003	47							47	
2004	43							43	
2005	32							32	
2006	37			28				65	
2007	22	1						23	
2008	90							90	
2009	17							17	
2010	13							13	
2011	78							78	
2012	9							9	
2013	9						1	8	
2014	5					1	1	5	
Totals	532	1	0	28	0	1	2	574	

1.5 PUBLIC PARTICIPATION

Sonoma County has conducted an extensive public outreach program for the 2014 Housing Element Update:

- A “joint” public workshop with the county, each of its cities and HCD staff was held on July 10, 2013 to kick off the Housing Element Update process. The first half of the workshop was geared toward planners charged with updating the Elements, and featured a presentation and Q&A session with HCD staff. The second half of the workshop drew additional public participants, and introduced key staff and stakeholders involved in the update process. Issues were identified to be covered in each community’s respective Updates.
- A Planning Agency meeting was held on August 29, 2013 to introduce the Housing Element update process, schedule, and opportunities for public input.
- A second public workshop was held on February 13, 2014 to review and receive input on the technical data collected to date, and to brainstorm ideas for new policies to address new or changed housing needs. This workshop featured break-out groups of attendees tasked with providing input for changes under each of the 2009 Housing Element’s six major goals.
- Based on input received to date, the Draft Housing Strategy (a compilation of the proposed housing element goals, policies, objectives and programs) was released for public review on April 15, 2014, with a May 2nd deadline for public comment.
- A third public workshop was held on April 28, 2014 to review and take comment on the Draft Housing Strategy. The Draft sites inventory and maps were also presented and reviewed at this workshop.
- The Draft Housing Element was released for public comment on May 14, 2014, with a public comment period through the June 5th Planning Commission meeting. The Planning Commission staff report and Negative Declaration were released on May 21, 2014.
- A public hearing on the Draft Housing Element was held before the Sonoma County Planning Commission on June 5, 2014.
- A public hearing on the Draft Housing Element was held by the Sonoma County Board of Supervisors on August 5, 2014.

Throughout the process of preparing the Housing Element, there were ongoing technical consultations among County staff, service providers, nonprofit groups, other local jurisdictions, and various advocacy groups regarding housing needs and data available to be used in the Element. Newspaper display ads and a 100+ person e-mailing list were used to notify interested members of the public and to solicit input. A 2014 Housing Element Update website was also developed. This website has been continually updated and is utilized to provide information related to housing elements, including links to HCD materials, questionnaire in both

English and Spanish, upcoming meetings and workshops, draft materials for public review, and the like. See http://www.sonoma-county.org/prmd/docs/housing_update/index.htm

1.6 ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is organized into four main sections. **Section I** provides an introduction to the overall Housing Element update effort, as well as a review of the effectiveness of the 2009 Housing Element and the County's progress in its implementation. **Section II** sets forth the County's Housing Goals, Objectives, Policies and Action Programs. The County's Quantified Objectives are also included in Section 2. **Section III** presents a detailed housing site inventory, including a discussion of the availability of services, and compares this inventory to the County's projected housing needs. **Section IV**, the Technical Background Report, provides statutorily required data including an assessment of housing needs & programs, an analysis of non-governmental and governmental constraints to affordable housing provision, and a discussion of special needs populations.

1.7 DEFINITION OF TERMS

Throughout this Housing Element, a variety of technical terms are used in describing and quantifying conditions and objectives. The definitions of these terms follow:

Affordable Housing -- Housing which costs no more than 30 percent of a low-, very low-, or extremely-low income household's gross monthly income. For rental housing, the residents can pay up to 30 percent of gross income on rent plus tenant-paid utilities. For homeownership, residents can pay up to 30 percent on the combination of mortgage payments, taxes, insurance, and Homeowners' dues.

Area Median Income (AMI) -- The income figure representing the middle point of all Sonoma County household incomes. Fifty percent of households earn more than or equal to this figure and 50 percent earn less than or equal to this figure. The AMI varies according to the size of the household. For the year 2013, the AMI for a four-person household in Sonoma County was \$74,900.

Extremely Low Income Households (ELI) -- Households earning not more than 30 percent of the Sonoma County AMI.

Very Low Income Households (VLI) -- Households earning between 31 and 50 percent of the Sonoma County AMI.

Low Income Households -- Households earning between 51 and 80 percent of the Sonoma County AMI.

Moderate Income Households -- Households earning 81 to 120 percent of the Sonoma

County AMI.

Above Moderate Income Households -- Households earning not less than 120 percent of the Sonoma County AMI.

1.8 CHANGING HOUSING NEEDS AND DEMOGRAPHICS

Demographic data provided by the Association of Bay Area Governments (ABAG) is utilized in the 2014 Housing Element Update, and is supplemented with data from the 2010 census, the American Community Survey (ACS), the Community Development Commission, the Economic Development Board, the North Bay Regional Center, and service providers. Demographic highlights are summarized below, with a comprehensive analysis and referenced figures and tables provided in the Technical Background Report (Section IV).

Population Demographics

Unincorporated Sonoma County experienced a 3.6-percent decrease in its overall population from 2000 - 2010. This growth rate is much lower than that of the State as a whole, which experienced a 10 percent increase. Countywide population increased 8 percent during that 10-year period.

The population change data include a marked decrease (23.1%) in school-aged children 5 – 14. The population age ranges of 55 - 64 and 65 - 74 saw the largest increases from 2000 – 2010 at 61 percent and 34 percent respectively (Table 4-1 in Section IV). The unincorporated County also saw a 41% increase in number of residents with Bachelor's degrees between 2000 and 2010, and the number of residents with graduate or professional degrees increased by more than 62 percent. However, the data also indicate a sharp decrease in the number of people with lower than a 9th-grade education.

Unincorporated Sonoma County has seen a significant increase in the percentage of individuals who classify themselves as Hispanic and of mixed race, from 18 percent in 2000 to 33 percent in 2010. Other non-white categories made up a small but growing proportion of the population in 2000 and 2010 (Figure 4-1 in Section IV).

Special Needs Populations

In addition to the significant increase in the senior population, the demographics of other special needs populations have also changed. While the number of homeless families appears to have decreased, during 2013 it is estimated that 9,749 individuals experienced homelessness countywide. This is a number equivalent to 2 percent of the County's overall population.

The data for farmworkers also indicates a changing demographics. The Office of Education reports that in the 2012/2013 school year there were 2,672 children from migrant families in the school system countywide, with the largest concentrations in the north county (Windsor, Healdsburg, Cloverdale), in the Sonoma Valley, and in the Bellevue/Roseland area. A growing

number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform other farm work or construction and odd jobs.

Senate Bill 812 requires an accounting of the special housing needs of persons living with one or more developmental disabilities. According to the North Bay Regional Center, one of 21 regional centers in California that provide point-of-entry services for people with developmental disabilities, there are 3,477 persons with developmental disabilities living in Sonoma County (Table 4-29 in Section IV; see also Section 2).

Employment

Job losses in the unincorporated county between 2000 and 2011 were significant at 5,646 jobs, nearly half of which occurred in the manufacturing sector in the manufacturing sector (Table 4-3 in Section IV). Wholesale trade was the only sector showing a significant gain (8.6 percent) during that time. However, according to the Economic Development Board (EDB), the County's economic recovery solidified near the end of 2013. The unemployment rate fell below 6 percent in early 2014, the lowest rate since 2008. Nearly all sectors experienced job growth between 2012 and 2013 with Professional and Business Services increasing at the highest rate, while Construction and Manufacturing decreased slightly.

Household Incomes and Housing Affordability

Median household income fell in the unincorporated county from \$60,821 in 2006 to \$59,941 in 2012 (Table 4-5), and housing values remain far below 2006 levels. Home sales prices have decreased sharply from a peak in 2005, when the median sales price for a single-family home had climbed to \$595,000. In 2013, that same home could be purchased for \$431,500. This sales price, however, is still out of reach for most households. According to a calculation by the Sonoma County Community Development Commission, the current County median income will allow for a home purchase of price of \$271,116 including property taxes and utilities.

In 2006, a household earning the County median could not expect to afford a condominium or townhome in the County. By 2012, condominiums and townhomes were within the reach of median income earners, while less dense single family homes continued to be unaffordable despite the significant drop in housing prices. These consumers must rely on the rental housing market, which is experiencing an extreme shortage during 2014. According to the Cassidy Turley Sonoma County Rental Survey for Fall 2013, Sonoma County has the North Bay's most limited rental market with a vacancy rate of just 1.5%. The fair market rent (FMR) for a 2-bedroom unit jumped 47.4% between 2000 and 2010, going from \$886 to \$1306. With the current minimum wage, in 2013 the Fair Market Rent required a household with at least three full-time workers.

1.9 2009 SONOMA COUNTY HOUSING ELEMENT REVIEW

The 2009 Housing Element of the Sonoma County General Plan set forth a number of policies and programs for the furtherance of housing development. This section summarizes the content of the 2009 Housing Element, and describes both the effectiveness of those programs

and their applicability to this 2014 Housing Element.

The overarching goal of the 2009 Housing Element was to provide affordable housing options in the County at all socioeconomic levels. Toward that end, the County designed a variety of more specific goals, objectives, policies, and programs that would contribute to the provision of affordable housing. A program-by-program status report for the 2009 Housing Element implementation programs is provided on the following pages. The 2009 Housing Element objectives were carried out through a series of actions, including several Zoning Code Amendments undertaken during the last Housing Element period:

- Completed removal of the "J" combining zone county-wide (2009)
- SB2 changes for homeless shelters and transitional housing (2010)
- Updated AH fee (2010)
- Adopted a vacation rental program to prevent loss of affordable housing units and sites (2011)
- Adopted zoning code changes to allow SROs in R2 and R3 zones (2012)
- Adopted a new "X" Mixed Occupancy combining zone, which allows permanent residential use on "K" sites zoned for temporary occupancy only (2013)
- Zoning Code changes underway during 2014 include provisions for Universal Design

Other efforts undertaken during the last Housing Element period which are ongoing in this 2014 Housing Element Update include the following:

- Affordable Housing Information. Developed and maintained a public information center at PRMD to provide a wide range of affordable housing referrals, resources, and information.
- Housing Sites Information. PRMD compiled and distributed housing sites "data sheets" for all Urban Residential sites in the County's inventory. Data sheets are available upon request and as handouts, and include site-specific information such as the availability of water and sewer and any known constraints such as slope, flooding, and the potential presence of special status species that might require additional biotic study.
- Staff Assistance to Developers. PRMD continued to provide dedicated staff assistance to developers interested in developing housing on any of the County's Urban residential parcels. Assistance included meetings with interested parties, dissemination of site-specific parcel information for all Urban Residential parcels in the County's Sites Inventory, and referrals for possible funding for affordable projects.
- Fast-Tracking of Affordable Housing Projects. Continued to fast-track applications for development projects with an affordable housing component, achieving processing time reductions of up to one-half the normal processing time.
- Affordable Housing Week. Adopted Resolutions proclaiming Affordable Housing Week throughout Sonoma County on an annual basis, and continued participation in

community outreach efforts and educational tours of successful affordable and special needs housing projects.

- **Maintain County Fund for Housing.** Between the effective date (October 1, 2005) of the Affordable Housing Program and the end of calendar year 2013, the County had collected over \$10 million for its County Fund for Housing (CFH). The funds have been utilized for site acquisition and development costs for a wide variety of affordable housing projects. Examples of recent projects funded with CFH monies are the West Hearn Avenue Transitional Housing for Homeless Veterans project; the Valetti Springs seniors + families mixed-use project in Sonoma Valley; Sonoma Gardens Apartment on Santa Rosa Avenue; and the Fife Creek Commons rental housing project in Guerneville.

A program-by-program listing of the County's status in implementing each program in its 2009 Housing Element is provided in Table 1-2, *2009 Housing Program Evaluation*.

1.10 COUNTY'S PROGRESS IN MEETING ITS QUANTIFIED OBJECTIVES

The County projected that programs outlined in the 2009 Housing Element would result in the production of 1,364 new units over five years. The prescribed affordability mix anticipated 160 units for extremely low income, 159 units for very low income, 217 units for low income, and 264 units for moderate income. This quantified objective was consistent with the number of units called for to meet the County's Regional Housing Need Allocation (RHNA).

Since the date of the last Housing Element (2009) and through the end of 2013, 1,364 housing units were permitted in the unincorporated areas of the County. This number includes 40 units for very low, 127 units for low, and 208 units for moderate income households. Land use entitlements for an additional 80 affordable units have been granted, but permits have not yet been issued.

The County did not meet its objective of retaining all 145 units that were listed as at-risk during the previous housing element cycle. Of the units listed, 40 were lost from the County's restricted inventory, and 40 have been retained with affordability restrictions extended until 2030. For 48 of the units, the affordability restrictions expired but tenant-based assistance was made available to all residents of the 48 units so that they could either remain in their homes or find more suitable housing elsewhere. An additional 17 units are scheduled to expire during late 2014 (see Table 1-3).

1.11 PROGRAM CHANGES IN 2014 HOUSING ELEMENT

The 2014 Housing Element update is not a comprehensive "new" housing element, but rather an update of the 2009 Housing Element. The focus of the update process has been to "keep what works, and fix what doesn't." The same six goals and many of the objectives of the existing 2009 Housing Element have been maintained, with new additional policies and programs proposed to meet changing needs. Most ongoing policies and programs were highly

successful and are continued in the Housing Element update. Limited-term programs that were accomplished have not been carried forward and are shown to be deleted.

The 2014 Housing Element updates housing numbers related to RHNA, outlines public participation, lists goals achieved since 2009, and makes limited changes in programs that do not commit the County to any land use changes. A brief summary of the proposed policy recommendations, changes and additions are listed by Goal below:

Goal 1: Sustain Existing Affordable Housing Programs and Affordable Units

- Existing programs work well and should be retained
- 83 affordable rental units at risk of converting to market rate should be retained
- SB 510 (mobile home park conversions and resident support requirements) should be implemented to protect park residents
- The existing Vacation Rental program should be reviewed to determine if revisions are needed to limit the conversion of housing stock

Goal 2: Promote the Use of Available Sites for Affordable Housing Construction and Provide Adequate Infrastructure

- Better promote sites in housing inventory & provide more info to developers
- The existing Vacation Rental program should be reviewed to determine if revisions are needed to avoid the loss of urban residential lands.
- Include infrastructure needs analysis for Disadvantaged Unincorporated Communities (DUCs) and Roseland in the Land Use Element (not a part of Housing Element)

Goal 3: Promote Production of Affordable Housing Units

- Consider new shared and community housing models
- Review the Growth Management programs for obsolescence
- Promote safety in group homes and congregate housing
- Review the potential use of park model homes for long-term occupancy
- Consider the use of standards other than Level-of-Service ("LOS") for assessing potential traffic impacts
- Consider Special Occupancy Parks for year-round use with "X" Combining Zone

Goal 4: Continue to Provide Funding for Affordable Housing

- Continue County Fund for Housing, which has provided over \$10 million to date
- Consider new methodology for fees based on "sliding scale" for small, affordable units based on actual impacts, if supported by a study to determine actual impacts
- New annual commitment from Reinvestment and Revitalization (R&R) funds to replace Redevelopment funds

Goal 5: Promote Production of Housing Units for Special Needs

- Continue to permit transitional and permanent supportive housing on all residential lands
- Continue to allow small homeless shelters as permitted uses in C3, LC and M1 Zones
- Continue to allow emergency shelters as a permitted use in M1 and PF zones
- New models of shared & community housing to be explored
- Continue quantified objectives for special needs

Goal 6: Improve Conservation of Energy and Natural Resources

- Better encourage the use of alternative building materials such as straw bale, rammed earth and other energy-efficient construction methods
- Continue to develop and promote green building and energy conservation measures
- Consider a pilot program to develop and monitor different types of small, energy-efficient structures that can house people

Table 1-2 2009 Housing Program Evaluation

Program Description	Responsibility	Implementation	Continue/Modify/Delete
Goal H-1: SUSTAIN EXISTING AFFORDABLE HOUSING PROGRAMS AND AFFORDABLE UNITS			
Housing Element Program 1: Sustain Existing Housing Production and Programs that Create Permanent Affordable Housing.			
Support CDC's activities and strategies outlined in the Consolidated Plan and Continuum of Care. Require that at least 30% of the units assisted with CFH funds be affordable to extremely-low income households.	CDC	Ongoing	Continue
Housing Element Program 2: Retain Existing Affordable Units			
Inventory and monitor at-risk affordable units in unincorporated area of county on an ongoing basis. Contact owners of these units at least one year prior to the expiration of affordability restrictions to gauge their interest in continuing affordability restrictions. Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. Assist qualified entities and developers with the acquisition of these properties or the extension of affordability restrictions.	CDC	Ongoing	Continue
Housing Element Program 3: Regulate the Conversion of Rental Housing Stock			

Advocate for state legislation to address mobile home park conversions. Continue to implement state law. Draft condominium conversion ordinance.	PRMD & CDC	Partially Completed	Modify & Continue
Housing Element Program 4: Density Bonus Programs			
Evaluate & Continue Density Bonus Programs.	PRMD	Completed & Ongoing	Continue
Housing Element Program 5: Incentives and Constraint Removal			
Update the Zoning Code to provide compliance with Government Code 65915 provisions related to incentives and development standards for affordable density bonus projects.	PRMD	Completed & Ongoing	Deleted. Program completed; see Policy HE-1c.
Housing Element Program 6: Criteria for Vacation Rentals and Time Shares			
Limit the loss of these residential lands and certain types of residential uses to visitor-serving uses.	PRMD	Completed & Ongoing	Deleted. Program completed; see Policy HE-1k.
Goal H-2: PROMOTE USE OF AVAILABLE SITES FOR AFFORDABLE HOUSING & PROVIDE INFRASTRUCTURE			
Housing Element Program 7: Summary of Housing Sites & Site Data Sheets			
Publish a list summary of available housing sites and sites for mixed-use projects. Update list annually and make available both in printed form and on the Internet. Establish and maintain site data sheets for inventoried sites.	PRMD & CDC	Ongoing	Modify & Continue.
Housing Element Program 8: Information about Affordable Housing			
Provide, maintain and distribute informational materials about its affordable housing programs, as well as materials to educate the public about the need for affordable housing and the importance of good design for housing and conservation.	CDC, PRMD	Ongoing	Continue
Housing Element Program 9: Priority Processing for Affordable Housing			
Require all Departments to provide priority processing for affordable and farmworker housing.	PRMD, other County permitting agencies	Ongoing	Continue
Housing Element Program 10: Staff for Housing Implementation & Processing			

Provide funding for staffing needed to implement the programs outlined in this Housing Element. Provide fast-track processing for affordable housing projects.	CDC, PRMD	Ongoing	Continue
Housing Element Program 11: Additional Sites for Housing			
Work with developers and service providers to identify additional sites within and adjacent to Urban Service Areas that might be appropriately re-designated for higher-density, affordable, and special needs housing.	CDC, PRMD	Partially Completed	Modify & Continue.
Housing Element Program 12: Continued Mitigation Opportunities for Housing Sites			
Participate in regional sensitive habitat and endangered species conservation efforts.	PRMD	Ongoing	Continue
Housing Element Program 13: Utility Providers Responsibility to Prioritize Service			
Notify all public sewer and water providers of their responsibility under State law to give affordable housing projects priority for existing service capacity. Distribute the General Plan Housing Element, and any amendments thereto, within 60 days of its adoption. Encourage providers to retain adequate water and/or sewer service capacities to serve developments which provide affordable units.	PRMD	Ongoing	Continue
GOAL H-3: PROMOTE PRODUCTION OF AFFORDABLE HOUSING UNITS			
Housing Element Program 14: Growth Management Programs			
Review and revise currently implemented growth control programs in the Sonoma Valley and Sebastopol environs, if necessary, to ensure that they do not become an unnecessary constraint to the development of housing.	PRMD	Partially Completed	Modify & Continue
Housing Element Program 15: Review LOS and Noise Standards			
Review General Plan standards such as Level of Service (LOS) standards and maximum outdoor noise standards for urban projects, and consider revising them if they are shown to constitute a constraint to the production of affordable housing.	PRMD	Partially Completed & Ongoing	Noise: Deleted; see Policy HE-3a. LOS: Modify & Continue
Housing Element Program 16: "J" Combining District			
Eliminate the "J" (Mobile Home Exclusion) Combining District in order to allow manufactured homes on any residential lot.	PRMD	Completed & Ongoing	Deleted. Program Completed; see Policy HE-3b.

<p>Housing Element Program 17: Review "Z" Combining District</p>			
<p>Review the "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on lots of less than 10 acres county-wide, and consider removing the restrictions where they are not necessary.</p>	<p>PRMD</p>	<p>Partially Completed</p>	<p>Modify & Continue. Program essentially implemented; BOS adopted this policy to be applied on a case-by-case basis. See Policy HE-3c.</p>
<p>Housing Element Program 18: Type C Housing Program Expansion</p>			
<p>Expand current Type C (100% density bonus) program to also allow Type C projects on UR sites with mapped densities of 2 to 3 units per acre.</p>	<p>PRMD</p>	<p>Considered; not adopted</p>	<p>Deleted. Focus is now on rental housing & this program no longer requested or necessary.</p>
<p>Housing Element Program 19: Homeless Shelters as Use-by-Right</p>			
<p>Amend the Zoning Code to remove the use permit requirement and establish standards for small-scale homeless shelters (up to 10 beds) in the C3, LC and M1 zoning districts. Remove the use permit requirement and establish standards for emergency homeless shelters (no limit on beds) in the M1 and PF zoning districts.</p>	<p>PRMD</p>	<p>Completed & Ongoing</p>	<p>Deleted. See Policy HE-3e.</p>
<p>Housing Element Program 20: Regulations for Farmworker Housing</p>			
<p>Review the existing Zoning Code provisions governing agricultural employee and farm family housing in order to identify any potential changes that would result in greater production of affordable housing units.</p>	<p>PRMD</p>	<p>Completed & Ongoing</p>	<p>Deleted. See Policy HE-3f.</p>
<p>Housing Element Program 21: Single Room Occupancy</p>			
<p>Provide additional incentives and programs to encourage the preservation of existing SRO housing and the creation of new SRO housing.</p>	<p>PRMD</p>	<p>Partially Completed</p>	<p>Modify & Continue.</p>
<p>Housing Element Program 23: Long Term Residency in Campgrounds</p>			
<p>Consider amending its zoning ordinance to allow long-term residential occupancy of travel trailers and recreational vehicles in existing campgrounds as part of a pilot program</p>	<p>PRMD</p>	<p>Partially Completed</p>	<p>Modify & Continue.</p>
<p>Housing Element Program 24: Flexible Development Standards for Infill Projects</p>			

Amend the subdivision ordinance to reduce regulatory impediments and development costs to new residential development on infill parcels unable to meet current subdivision criteria .	PRMD	Completed & Ongoing	Deleted. Completed without changes to subdivision ordinance and tied to affordability; see Policy HE-3j.
Housing Element Program 25: Minimum Residential Densities			
Require that all discretionary projects on Urban Residential lands achieve, at a minimum, the densities established by the General Plan and Zoning.	PRMD	Completed & Ongoing	Deleted. see Policy HE-3k.
Housing Element Program 26: Additional -AH Sites for Housing			
Extend the Affordable Housing Combining District program to allow additional multi-family affordable housing projects in light industrial and/or commercial zones.	PRMD	Partially Completed	Modify & Continue.
Goal H-4: Continue to Provide Funding for Affordable Housing			
Housing Element Program 27: RDA Set Aside to Increase Permanent Housing Stock			
The Redevelopment Agency (RDA) currently generates tax increment through its three Redevelopment Areas. By law, a minimum of 20 percent of this increment is required to be set-aside for housing production programs. The County would devote its housing set-aside funds specifically to the production of new permanent affordable units and/or the rehabilitation of existing units which would be added to the permanent affordable stock through affordability restrictions. Funds would also be used to provide rehabilitation assistance to single-family and mobile homes that are owned and occupied by low- and moderate-income households to enable them to retain safe and affordable housing. Further, the County would consider increasing the 20 percent set-aside.	PRMD	Ongoing until loss of RDA	Modify and Continue.
Housing Element Program 28: Tiered Fee Structure			
Create a tiered fee structure of with two or more levels.	PRMD, CAO	Not Started	Modify & Continue.
Housing Element Program 29: County-Owned Land for Affordable Housing			
Lease land for affordable and farmworker housing on a limited basis, in order to reduce the cost of affordable housing construction through low land lease rates.	CAO, General Services	Ongoing	Continue

Housing Element Program 30: Conversion of Market-Rate Mobile Home Parks			
Assist in the purchase of existing mobile home parks in order to increase affordability. Provide staff resources to non-profits and residents when funding and staffing levels permit.	PRMD, CDC, local on profits	Ongoing	Continue
Housing Element Program 31: Funding Preference to Non-profits			
Promote unit affordability by giving discretionary funding preference to nonprofit developers when it is practicable to do so.	CDC	Ongoing	Continue
Housing Element Program 32: Community Land Trust Model			
Create perpetually affordable housing units using the community land trust (CLT) model.	PRMD, CDC	Ongoing	Continue
Housing Element Program 33: Predevelopment Funding			
Use CDBG, RDA and CFH funds, and consider use of any other funding sources created pursuant to the policies of the Element, for financing predevelopment activities for affordable and special needs housing projects.	CDC	Ongoing	Modify & Continue.
Housing Element Program 34: Recreation and Visitor-Serving Uses			
Increase opportunities for recreation and visitor-serving uses.	PRMD	Ongoing	Modify & Continue
Housing Element Program 35: County Employee Housing Assistance Programs			
Continue to offer these programs, and to increase them as opportunities permit.	CDC	Ongoing	Continue
Housing Element Program 36: Long-Term Affordability Mechanism			
Change long-term affordability mechanism for ownership units to a "below market rate" restricted sales price approach.	PRMD, CDC	Underway	Deleted. Program underway; see ORD12-0005.
Housing Element Program 37: Funding Priorities for Rental and Ownership Projects			
Set CFH funding priorities for rental and ownership affordable housing projects.	CDC	Completed & Ongoing	Deleted. Program completed; see Funding Guidelines.
Goal H-5: Promote Production of Housing Units for Special Needs			
Housing Element Program 38: Group Homes & Transitional Housing			

Amend zoning ordinance to reduce constraints on group homes and licensed residential and healthcare facilities, and to remove constraints on transitional housing and permanent supportive housing	PRMD	Completed & Ongoing	Deleted. Program completed; see Policy HE-5g.
Housing Element Program 39: Inter-Jurisdictional Housing Committee			
Support an inter-jurisdictional housing coordinating committee to facilitate affordable and special needs housing projects.	CAO, CDC	Ongoing	Continue
Housing Element Program 40: Homeless Shelters			
Amend Zoning Code to specify that any standards imposed on a homeless shelter shall not constrain, but shall encourage and facilitate the development and operation of the shelter.	PRMD	Completed & Ongoing	Deleted; see Policy HE-5e.
Housing Element Program 41: Homeless Survey			
Participate with other jurisdictions in funding a comprehensive survey of the homeless in Sonoma County.	CDC	Ongoing	Continue
Housing Element Program 42: Transitional, Supportive Housing By-right			
Amend Zoning Code to allow transitional and permanent supportive housing in all residential land use categories.	PRMD	Completed & Ongoing	Deleted; see Policy HE-5g.
Housing Element Program 43: Existing Group Homes			
Consider amending Zoning Code or providing incentives or other considerations as needed to sustain these existing facilities and to develop additional facilities.	PRMD, CDC	Partially Completed	Modify & Continue.
Housing Element Program 44: Reasonable Accommodations			
Provide reasonable accommodations through implementation of Reasonable Accommodations Ordinance ("Article 93")	PRMD	Ongoing	Continue
Housing Element Program 45: Funding for Fair Housing Program			
Fund operation of a fair housing program.	CDC	Ongoing	Continue
Housing Element Program 46: Fair Housing Information & Referrals			
Provide referrals to nonprofit Fair Housing programs. Make information available to customers at a wide range of public locations throughout the County.	PRMD, CDC	Ongoing	Continue

Housing Element Program 47: Inventory & Encourage Farmworker Housing			
The County would inventory existing farmworker housing units, including privately-provided bunkhouses and ag employee units, housing for farmworker families, and housing for other types of migrant workers. The County would then consider amending its Zoning Code to increase opportunities for these types of housing where needed, and to ensure that any code enforcement activities related to farmworker housing units would be intended to abate unsafe conditions and facilitate continued occupancy and availability.	PRMD	Partially Completed	Modify & Continue
Housing Element Program 48: Consider Assessment for Farmworker Housing			
Work with growers to consider support for an assessment district on a per acre basis.	CAO, CDC, PRMD	Not Started	Continue
Housing Element Program 49: Revised Standards for Farmworker Housing			
Amend Zoning Code to revise standards such as to allow a longer period of occupancy for seasonal farmworker bunkhouses, and to allow a larger number of residents during peak harvest seasons.	PRMD	Partially Completed	Continue
Housing Element Program 50: Farmworker Housing Task Force			
Create a Task Force to work with community partners to further identify and address farmworker housing needs.	CAO, CDC, PRMD	Not Started	Continue
Housing Element Program 51: Universal Design			
Adopt a Universal Design Ordinance for new residential construction.	PRMD	Underway	Deleted. Program underway; see ORD11-0005.
Goal H-6: Improve Conservation of Energy and Natural Resources			
Housing Element Program 52: Weatherization & Rehabilitation Assistance			
Administer programs that provide loans, grants, and matching funds for rehabilitation and retrofitting, which can include energy efficient improvements.	PRMD, CDC	Ongoing	Continue
Housing Element Program 53: Energy & Water Conservation & Efficiency			
Provide a variety of material related to energy and water conservation, energy efficiency, green building, and recycling.	PRMD	Ongoing	Continue

Housing Element Program 54: Priority to Energy & Water Efficient & Green Projects			
Prioritize the award of CFH monies to include affordable housing projects which provide cost-effective energy and water efficiency measures that exceed State standards. Consider other criteria that reduce GHG, such as the use of recycled and green building materials, in establishing funding priorities.	PRMD, CDC	Completed	Continue
Housing Element Program 55: Residential Construction Site Waste Recycling			
Adopt a construction site waste reduction and recycling ordinance that would be applicable to new residential or mixed use developments over a certain size.	PRMD	Complete	Deleted. Program completed; see Green Building Code.
Housing Element Program 56: Green Building Ordinance			
Adopt a Green Building Ordinance.	PRMD	Completed	Deleted. Program completed; see Green Building Code.
Housing Element Program 57: Checklists for Residential Developers			
Provide checklists to implement new housing element policies	PRMD	Partially Completed	Continue

Table 1-3 Update Of At-Risk Units From 2009 Housing Element

Development Name	Address	Total Affordable Units	Status as of 2014
Newmark Apts.	3214 Newmark Dr.	13	Expired 2010
Meadowview Apts.	326 Butterfly Ln.	8	Expired 2012
Parkwood Court Apts.	5217 Old Redwood Hwy.	4	Expired 2011
Quail Knoll Apts. No.	5270 Old Redwood Hwy.	1	Expired 2011
Quail Knoll Apts. So.	5240 Old Redwood Hwy.	2	Expired 2011
West Avenue Apts.	1400 West Ave.	40	Renewed until 2030
Willow Gardens	1363 & 1371 West Ave.	5	Expired 2010
Casablanca Apts.	106, 124, 132 Boyes Blvd.	14	Expiring 2014
Oak Tree Apts.	16914 Sonoma Hwy.	6	Expired 2012
Verano Avenue	805 Verano Ave.	3	Expiring 2014
FAHA Manor	Sonoma Valley	48	Expired*
Lomita Avenue Apts.	Sonoma Valley	1	Expired 2007
TOTAL UNITS AT RISK		145	

*Although units converted to market rate, each existing tenant was issued a tenant-based assistance voucher from HUD. While no units were preserved, a total of 48 vouchers were added to the Sonoma County Housing Authority inventory.

Source: Sonoma County CDC, 2014

HOUSING ELEMENT
SECTION II

HOUSING ELEMENT

SECTION II

2.1 HOUSING GOALS, OBJECTIVES AND POLICIES

Government Code Section 65583(b)(1) requires that Housing Elements contain "a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing." This Section provides the goals, objectives, and policies for Sonoma County. The policy framework sets forth six overarching housing goals. Subordinate to each of these goals are objectives that more clearly state the expected results, including quantified objectives where appropriate. Individual policies, linked to the objectives, express how the objectives will be achieved.

Goal 1: Sustain Existing Affordable Housing Programs and Affordable Units

Discussion: Most of the County's existing housing programs have been successful, and should continue as the basis of the County's affordable housing programs. Additionally, it is important to retain the County's existing affordable and assisted housing units, and to continue rehabilitation programs. Without efforts to retain expiring affordability restrictions, and to continue to rehabilitate deteriorating housing units, affordable units will be lost from the housing stock. Within the next 10 years,, up to 83 affordable units may be lost from the housing stock if measures are not taken to preserve them.

The loss of rental housing units, both in apartments being converted to condominiums and in mobile home parks being converted to subdivisions, continues to be of concern. Continued effort is needed to ensure that such conversions of rental housing stock to ownership opportunities are of benefit to the residents, and that the residents are afforded all protections provided by law.

Sonoma County may also be experiencing an increase in the use of permanent residential units and lands for vacation uses, such as when single-family homes and condominiums are removed from the housing stock to be utilized as vacation rentals. This trend could lead to a loss of residential lands to visitor-serving uses.. . Many vacation homes are purchased as second homes for later retirement, and rented as furnished vacation rentals when not used by the owner. Census data show that the number of homes countywide that are used for seasonal or recreational use increased from 5,324 (3.13% of housing stock) in 2000 to 8,247 units (4.05% of housing stock)

in 2010 (see Table 4-11 in Section 4). However, in the unincorporated county the amount of housing stock used for this purpose increase by only a fraction of a percent, from 9.39% in 2000 to 9.40% in 2010. The County adopted a Vacation Rental ordinance in 2011 to regulate the use of homes as vacation rentals, and has since issued permits for over 500 vacation rentals, the majority of which were already operating. The County's Vacation Rental Program should continue to be used and monitored, with a portion of the Transient Occupancy Tax (TOT) collected continuing to be dedicated to affordable housing programs consistent with the policy direction of the Board of Supervisors. Periodic review of the Vacation Rental Program will be necessary to ensure that the existing housing stock is protected.

The "Type A" Rental Housing Opportunity Program has been very successful, and has been utilized by both non-profit and for-profit developers to produce more than 300 affordable housing units. The Type A program provides an automatic 100% density bonus for rental projects which provide at least 40% of total units as affordable to low or very-low income households. Sites eligible for a Type A bonus are defined as those which have a medium or high density residential general plan designation (UR6 through UR15) and are zoned R2 (Medium Density Residential) or R3 (High Density Residential). Rental housing projects that meet the density and design standards are a permitted use in these zones, allowing projects to move quickly through the permitting process. Development Standards used for rental housing projects allow increased height, reduced parking requirements, and less stringent setbacks so long as privacy is maintained. Incentives are also available pursuant to Government Code Section 65915 (Density Bonus Law).

The "Type C" Ownership Housing Opportunity Program, although still desired by non-profit providers for their sweat-equity (self-help) housing programs, has decreased in popularity during the most recent planning period due to changed housing market conditions. Developers have instead utilized the State and County density bonus programs to achieve a higher level of affordability in their projects.

The State Density Bonus Program has also been successful with for-profit developers of for-sale housing. Under this program, the County provides a density bonus of up to 35% and the granting of up to three (3) incentives for projects that agree to provide a percentage of their units as affordable. The County supplemental density bonus program provides an even greater density bonus (up to 50%) if deeper levels of affordability are provided, and also incentivizes projects utilizing renewable energy to reduce utility costs.

Public input received during the 2014 Housing Element Update included concerns regarding Regional Housing Needs Allocation (RHNA) numbers being inadequate to address all of the County's current housing needs, including special needs. The state-

mandated RHNA considers only new units that a jurisdiction must plan for, and does not set forth specific numbers of special needs housing rooms or beds that are needed within a jurisdiction. Possible ways to address these special (non-RHNA) housing needs include development of shared or community housing types, including group homes, Single Room Occupancy (SRO) rooms, and shared housing.

Another issue to be addressed in the 2014 Housing Element Update is the retention of existing affordable housing units, including mobile homes within mobilehome parks. There is also constant need to preserve the county's inventory of affordable units "At-Risk" from conversion to market-rate housing. Public input suggested the County might consider investing in some of these properties, either through acquisition partnerships or by using purchase of long-term affordability restrictions in perpetuity. The Community Development Commission (CDC) reports that there are 83 units at risk of conversion to market rate between 2015 and 2025. County objectives to retain long-term affordability of At-Risk units should continue, and new programs could be explored.

Objective HE-1.1: Continue existing County and Community Development Commission efforts and programs with the objective of producing at least 507 new affordable units [110 extremely low; 110 very low; 127 low; and 160 moderate income units] between 2015 and 2023.

Objective HE-1.2: Strive to maintain the affordable status of 83 existing subsidized housing units in the unincorporated area that are at risk of losing their affordable status between 2015 and 2025

Objective HE-1.3: Continue existing Community Development Commission efforts and programs, as specified in the Sonoma County Consolidated Plan, to use CDBG, dedicated redevelopment Reinvestment and Revitalization (R&R) Funds, and/or other sources to provide comprehensive rehabilitation loans, to complete flood and earthquake hazard mitigation measures, to eliminate health hazards by connecting properties to public water and/or sewer systems, and to perform access modifications for units occupied by persons with disabilities, when those units are owned and/or occupied by extremely-low, very low- and low-income households. Funding may be provided for conventional single- and multifamily housing, for mobile homes, and for special needs and/or accessible housing units.

Objective HE-1.4: Retain existing rental units to serve lower-income and special needs households, including seniors, farmworkers and their families, single-parent households, transitional and supportive housing, residential care facilities and group homes.

Objective HE-1.5: Limit the loss of existing housing stock to visitor-serving uses.

Objective HE-1.6: Retain existing affordable housing stock located in mobile home parks.

➤ **The following policies shall be used to accomplish the above objectives:**

Policy HE-1a: Continue all existing County and CDC sponsored funding programs, including but not limited to Community Development Block Grant (CDBG), HOME, Low/Moderate Income Housing Asset Funds (LMIHAF), and County Fund for Housing (CFH) funding programs. Continue to require that at least 30% of the units assisted with CFH funds be affordable to extremely-low income households. Evaluate these existing programs in view of changing housing needs and policies, and seek opportunities for program expansion and more efficient use of limited resources.

Policy HE-1b: Continue the County's existing density bonus programs, including the state density bonus program and the County's programs. Continue to evaluate these programs in view of changing housing needs and policies, and expand or modify as needed to increase opportunities for housing

Policy HE-1c: Ensure that design review, development standards, and conditions of approval for affordable housing projects do not result in a reduction of allowable project density, or in the number of affordable units, unless the project as proposed would result in one or more specific adverse impacts on public health or safety, and there is no other feasible method to mitigate the adverse impact(s).

Policy HE-1d: Conserve the existing affordable housing stock by providing funding through the Community Development Commission to nonprofit organizations to subsidize the acquisition of at-risk properties where those units will be restricted to long-term occupancy by low, very-low and extremely-low income households.

Policy HE-1e: Consider increasing funding priority for the acquisition of affordable units or subsidies.

Policy HE-1f: Encourage retention and further construction of small rental units such as granny units, rental studios, and SRO units, as well as large rental units with more than 3 bedrooms.

Policy HE-1g: Continue to administer the County's Mobile Home Rent Stabilization Ordinance.

Policy HE-1h: Continue to apply state law ' to Mobile Home Park Conversions to Resident Ownership, including implementation of SB 510 (Jackson 2013), in order to

ensure that residents are afforded full consideration and all protections under the law.

Policy HE-1i: Continue to prioritize the retention of rental units. Pursuant to State law, the following criteria will be considered when evaluating an application for condominium conversion:

1. The surplus of vacant multifamily residential units offered for rent or lease must be in excess of 5 percent of the available multifamily rental stock in the community in which the proposed project is located, not including areas within cities.
2. At least 30 percent of the units included in the proposed condominium conversion must be reserved for sale to low and very low income households by means of a Housing Agreement to insure that such units remain affordable to very low and low income households for the maximum period allowed by law.
3. Tenants must be granted the right of first refusal concerning the purchase of the units. Tenants who are 60 years or older should be offered lifetime leases. Tenants not qualifying for lifetime leases must be offered a 10-year lease. The subdivider must provide a plan to assist in relocating tenants displaced by the conversion to comparable rental housing.

Policy HE-1j: Avoid the loss of residential land in urban land-use designations for vacation or time-share uses.

Policy HE-1k: Continue to regulate the use of existing residences on residential lands for vacation rentals.

Policy HE-1l. Prohibit the use of Second Dwelling Units for vacation rentals.

Policy HE-1m. Continue to enforce Section 26-92-090 (or successor) of the County Code regarding the conversion, closure or cessation of use of mobile home parks.

Goal 2: Promote the Use of Available Sites for Affordable Housing Construction and Provide Adequate Infrastructure

Discussion: While the Housing Site Inventory effort has identified an adequate number of sites to meet the (RHNA) housing sites identification requirement, policies are needed to enhance the opportunities for affordable housing production on these sites and to ensure that infrastructure is in place to support residential development. Policies

are needed to enhance opportunities for affordable housing production on all suitable sites with adequate infrastructure and proximity to services.

The need to develop more rental housing throughout Sonoma County and its cities is acute. According to the Cassidy Turley Sonoma County Rental Survey for Fall 2013, Sonoma County has the North Bay's most limited rental market with a vacancy rate of just 1.5%. This figure reflects an extreme rental housing shortage in the region, particularly when it comes to affordable housing. The fair market rent (FMR) for a 2-bedroom unit jumped 47.4% between 2000 and 2010, going from \$886 to \$1306. Strong policies to support the development and retention of rental housing units throughout the county and its cities are needed.

SB244 (Wolk, 2011) required policies addressing infrastructure needs in underserved communities ("Disadvantaged Unincorporated Communities") to be added to the General Plan Land Use Elements in order to address the myriad of issues that can contribute to social inequalities and infrastructure deficits in these communities. This analysis has been added to the Land Use Element of the General Plan and is summarized below.

Unincorporated Sonoma County contains seven Disadvantaged Unincorporated Communities that meet the definitions set forth in SB244, and one additional community (Roseland) which meets the intent of the legislation but not all of the designation criteria. The analysis contained within the General Plan Land Use Element provides information for all eight communities.

In addition to concerns about the availability and adequacy of infrastructure to serve residential development within the Disadvantaged Unincorporated Communities and Roseland, there is a question of timing for the development of sites within the Roseland area. This unincorporated area lies within the City of Santa Rosa's Urban Growth Boundary and Urban Service Area, and is served with sewer and water under a 1982 Agreement between the City and the County; parcels within this area could be developed prior to annexation under current County and LAFCO policies. LAFCO policy requires that prior to the Commission's consideration of a change of organization involving annexation of territory to a city, the applicant must provide a plan for services including written evidence that the city has the physical and fiscal capability to adequately serve the subject territory. The City of Santa Rosa has introduced a new plan that would result in the annexation of the majority of Roseland parcels no earlier than 2017, within the planning period covered by this Housing Element. There are a number of listed Housing Sites within this area that will remain in the County's housing site inventory until the area is annexed into the City, at which time the RHNA would be adjusted for both jurisdictions and the housing sites could be added to the City's

housing site inventory.

Objective HE-2.1: Assist developers and other interested parties in locating available sites and accessing programs for the development of affordable housing, especially rental housing.

Objective HE-2.2: Provide ongoing, dedicated PRMD and CDC staff support for Housing Element implementation programs, and to coordinate all County departments involved in the permitting and review of affordable housing projects.

Objective HE-2.3: Enhance opportunities for affordable housing production on all appropriate sites with adequate infrastructure and proximity to services.

Objective-HE-2.4: Strive to ensure that service providers plan for and maintain adequate infrastructure capacity for housing, pursuant to Government Code Section 65589.7.

➤ **The following policies shall be used to accomplish the above objectives:**

Policy HE-2a: Publish a popular summary that identifies available housing opportunity sites in the unincorporated County. Provide site-specific development information and support for development proposals whenever possible in order to reduce up-front costs for interested housing developers.

Policy HE-2b: Maintain a public information program regarding the County's housing programs.

Policy HE-2c: Prepare design guidelines and conservation checklists for new residential development.

Policy HE-2d: Provide priority permit processing for affordable housing projects and units. Expand the current policy utilized by PRMD to other county departments that participate in permit review.

Policy HE-2e: Continue to assign dedicated staffing from PRMD and CDC to be responsible for planning functions associated with implementation of the Housing Element, including affordable housing project approvals.

Policy HE-2f: Consider a variety of sites for higher-density and affordable housing when the following criteria are met:

- site is located within or adjacent to an Urban Service Area (USA);
- adequate utilities are available;
- site is located within 1/2 mile to goods, services and transit; and
- project is consistent with the land use policies of the General Plan.

Policy HE-2g: Continue to participate in regional sensitive habitat and endangered species conservation efforts to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the County's remaining share of the regional housing need.

Policy HE-2h: In accordance with General Plan Policy PF-1f, consider sewer and water district annexations or out-of-service-area agreements on properties adjoining urban service boundaries for moderate or lower-income housing projects, including farmworker housing.

Policy HE-2i: Encourage service providers to retain adequate sewer and water service capacities for housing units affordable to moderate and lower-income households.

Policy HE-2j: Prevent the loss of urban housing sites to visitor-serving uses.

Goal 3: Promote Production of Affordable Housing Units

Discussion: In order to increase the available opportunities for housing, it is essential that the County actively promote affordable housing production. Such promotion has occurred and will continue to occur primarily through implementation of the County's existing programs, as well as through changes in programs and zoning regulations as necessary to meet a full range of housing needs in a changing housing market. Included in this Goal are the elimination of unnecessary regulatory constraints on housing production, and the promotion of the availability of the County's many housing programs.

Public input during the 2014 Housing Element Update included suggestions that the promotion of single room occupancy (SRO) housing may help to increase the affordable housing stock, along with other types of community housing with a shared kitchen. Sonoma County adopted provisions for SROs in commercial zones in 2005, and in the medium and high-density residential zones in 2012. However, only one application has been received since that time. Further efforts to encourage SROs and other forms of shared housing are needed. Impact fee reductions for SROs and for affordable and second dwelling units were suggested as one way to help promote construction or conversion of this type of housing.

Objective HE-3.1: Eliminate unneeded regulatory constraints to the production of affordable housing.

Objective HE-3.2: Review and revise housing programs to address changing needs, including needs that may not be met by traditional housing units. Consider the use of new community housing models and innovative types of structures and building materials to meet a wide variety of housing needs while protecting the public health and safety.

Objective HE-3.3: Increase opportunities for the production of affordable housing.

➤ **The following policies shall be used to accomplish the above objectives:**

Policy HE-3a: Review Growth Management programs for obsolescence.

Policy HE-3b: Continue to allow manufactured homes on any residential lot, in compliance with state law and subject to all other County Codes.

Policy HE-3c: Review "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on agricultural parcels of less than 10 acres county-wide, and consider removing the restrictions where appropriate.

Policy HE-3d: Continue to review and revise the County's density bonus programs in order to encourage builders and developers to take full advantage of such provisions.

Policy HE-3e: Continue to allow small-scale homeless shelters (10 persons or less) in the C3, LC and M1 districts as a permitted use, subject to the adopted standards (26.88.127, Homeless Shelters).

Policy HE-3f: Continue to allow emergency homeless shelters (more than 10 persons) in the M1 and PF zoning districts as a permitted use, subject to the adopted standards (26.88.127, Homeless Shelters).

Policy HE-3g: Expand the supply of housing for farmworkers by continuing the current priority processing of farmworker housing projects.

Policy HE-3h: Develop additional incentives and programs that would encourage new Single Room Occupancy (SRO) development, rehabilitate existing motel rooms for SRO occupancy and sustain the housing units provided.

Policy HE-3i: Promote the construction and retention of shared housing such as group homes, congregate care facilities and residential community care facilities while ensuring the health and safety of residents and ensuring land use compatibility for neighbors.

Policy HE-3j: Evaluate potential changes that could be made to county regulations to accommodate long-term occupancy of Park Model homes and similar recreational vehicles, where sewer or septic services and neighborhood compatibility are provided.

Policy HE-3j: Continue to encourage affordable "infill" projects on underutilized sites within Urban Service Areas by allowing flexibility in development standards pursuant to state density bonus law (Government Code 65915).

Policy HE-3k: Continue to apply the minimum residential density policy to all Urban Residential parcels.

Policy HE-3l: Continue to consider adding the Affordable Housing (-AH) Combining Zone to sites in light industrial and/or commercial zones where the following conditions are met:

- (1) Site is located within or adjacent to a designated Urban Service Area, and adequate sewer and water services exist.
- (2) Site is located near transit; neighborhood-serving commercial land use, such as a community market; and an elementary or secondary school.
- (3) The site must be located a safe distance from major roadways as determined by the Bay Area Air Quality Management District's Highway Screening Analysis Tool.
- (4) Development must be multi-family rental units with a density of up to 24 units per acre, and must provide 100% of units as affordable to lower-income households, including at least 30% of units as affordable to extremely-low income households.

Policy HE-3m: Review existing General Plan Circulation Element standards for Level of Service (LOS) for urban projects, and consider revising them in consultation with the Department of Transportation and Public Works.

Policy HE-3n: Continue to use indoor noise standards for mixed use and urban infill residential development, including but not limited to Single Room Occupancy, Work-Live, Mixed Use Projects, and Caretaker Units in compliance with Noise Element Policy

NE-1b.

Policy HE-3o: Consider applying the X (Mixed Occupancy Combining Zone) to allow year-round occupancy of travel trailers, recreational vehicles and park model trailers in campgrounds or Special Occupancy Parks, subject to HCD review and demonstration of adequate septic or sewer capacity. Special Occupancy Parks are defined and permitted by the State HCD, and may include recreational vehicles, camping cabins, and similar facilities designed for temporary or seasonal uses.

Goal 4: Maintain Funding for Affordable Housing

Discussion: Continuing production of affordable housing units requires ongoing sources of funding and subsidy programs, as well as cooperative efforts with other agencies and private entities. This goal includes decreasing the costs of affordable housing. New funding programs and structures should also be explored.

Public input gathered during the 2014 Housing Element Update includes the desire for a quantifiable commitment (either a percentage, or a dollar amount) from the general fund to support affordable housing. The end of Redevelopment statewide has eliminated the Redevelopment Property Tax Increment Revenues, except for those amounts of the previous increment which are required to meet enforceable obligations, and therefore also eliminated the minimum of 20 percent of Tax Increment Revenues previously set aside for affordable housing programs. An additional result of the dissolution of Redevelopment is new revenue available to the County General Fund annually as a result of the increased tax revenues which previously funded Redevelopment in the County's three project areas, and in the project areas of the incorporated cities and town of the County. In Sonoma County, these post-dissolution receipts to the General Fund have been set aside for a five-year period in a "Reinvestment and Revitalization Funds," or more simply "R & R Fund," to be used for affordable housing as well as other priority redevelopment purposes. Policies and programs to continue this important permanent source of funding into future years should be considered.

Concern has also been expressed about the County's method of calculation of impact or development fees.

Objective HE-4.1: Maintain and, where feasible, increase the public revenue base that can be utilized to accomplish Housing Element programs.

Objective HE-4.2: Actively seek additional public/private partnerships to increase the funding available for building affordable housing.

Objective HE-4.3: Consider making surplus County land available for housing programs and projects as a way of decreasing housing costs.

Objective HE-4.4: Preserve existing mobile home parks to provide permanent affordable housing for low and very low income households.

Objective HE-4.5: Subsidize development impact fees applied to affordable housing units where other sources of funds are available.

The following policies shall be used to accomplish the above objectives:

Policy HE-4a: Continue to support affordable housing by making a quantifiable annual commitment (either on a percentage basis, or as a dollar amount) from the Revitalization and Recovery ("R & R") Funds. Funds would be devoted to housing programs that directly produce new permanent affordable units, rehabilitate and sustain existing units, or support non-unit housing objectives including homeless or transitional housing. These units should be affordable to extremely low, very low and low income individuals and households.

Policy HE-4b: Continue using County Fund for Housing (CFH) monies to subsidize impact fees for multifamily housing projects where the units are affordable to extremely-low, very-low and low income households. Continue to allow fee deferrals for affordable housing projects.

Policy HE-4c: Consider fee waivers/subsidies for multifamily housing projects where the units are affordable to extremely-low, very low and low income households. Fee waivers or subsidies must be limited to a total amount that does not compromise the ability of the County or local special districts to provide adequate and safe services and infrastructure for affected residents and businesses of the County. Consider using a "sliding scale" waiver depending upon the size of the unit and/or the income level served.

Policy HE-4d: Identify County-owned lands suitable for housing and consider leasing such land to developers or nonprofit housing entities for the production of affordable housing. In cases where surplus county land is available, consider making lands available for affordable or special needs housing and associated services, including transitional and farmworker housing..

Policy HE-4e: Assist nonprofit organizations in the purchase of existing mobile home

parks, where desired by the residents, in order to maintain long-term affordability of mobile homes.

Policy HE-4f: Give funding priority for affordable housing projects to nonprofit organizations in order to increase the likelihood that units will remain affordable for a longer period of time.

Policy HE-4g: Consider ways in which the County, acting in cooperation with a nonprofit organization, could assist in the creation of perpetually affordable housing using the community land trust model.

Policy HE-4h: Continue to use CDBG funds, and consider use of any other funding sources created pursuant to the policies of the Element (e.g., Housing Trust, housing bonds, workforce impact fees, in-lieu fees) for financing predevelopment activities for affordable or special needs housing projects.

Policy HE-4i: Strive to increase opportunities for recreational and visitor-serving uses, thus increasing County Transient Occupancy Tax (TOT) revenues. Allocate funds from these increased visitor-based revenue sources to a broad array of Housing Element programs that address needs identified in this Element.

Policy HE-4j: Continue the County employee housing programs: First Time Homebuyer Loan Program, the Rehabilitation Loan Program, and the Rental/Mortgage Assistance Program.

Goal 5: Promote Production of Housing Units for Special Needs

Discussion: While some special needs housing will be provided as a part of the affordable housing unit production targets, there are a number of special housing types that require specific effort, especially housing for the elderly, developmentally or physically disabled persons, the mentally ill, farmworkers, and homeless persons. Some non-unit types of housing for special needs populations may not be reflected in the RHNA, but are reflected in the County's Quantified Objectives.

According to the Sonoma County Point-in-time count there were 4,280 homeless individuals on January 25, 2013. Of these individuals, only 451 represented family households, which is a decrease in the number of homeless families from the last Point-in-time count. Table 4-34 in Section 4 reflects these totals.

It is important to acknowledge that this data provides only a snapshot of a single point in time. These numbers do not actually reflect the number of people experiencing

homelessness during a year. An annual estimation formula used to extrapolate the number of individuals experiencing homelessness in the County throughout the year calculated 9,749 individuals who experienced homeless during 2013, a number equivalent to 2 percent of the County's overall population.

Due to recent and upcoming closures of treatment facilities, better treatments and survival rates, and increased longevity, many households have a family member who now has, or will have, special needs. There has been an increase in the numbers of patients living independently with traumatic brain injuries and other disabilities, as well as an increase in the number of disabled veterans returning from war. Public input during the 2014 Housing Element Update included concern for individuals that may have special needs related to chronic diseases like Lyme Disease and HIV/AIDS. It was suggested that many of these special needs might be addressed through shared or supportive housing. Small independent living units such as "Tiny Homes" were suggested as one possible housing solution for some of the County's increasing special needs and senior population. Congregate housing types were also suggested, as well as the use of shared housing and property to promote social interaction and avoid loneliness for specific groups.

The need for a wide variety of housing types for special needs will only continue to increase. Universally Designed housing and the provision of units that are accessible or fully adaptable have become increasingly important.

One of the largest special needs challenges facing the County is the threatened closure of the Sonoma Developmental Center (SDC) in the Sonoma Valley. With 454 residential clients, the SDC is the largest remaining Developmental Center in the state and provides residential care, treatment and supportive services to the most severely disabled individuals. As the state moves to close this and all other Developmental Centers, state law and policy encourage patients to move out into community based services. It will be imperative that new residential care models and facilities be put into place to provide care to this most vulnerable population. In its January 2014 report, the Task Force on the Future of Developmental Centers notes that Developmental Centers like the SDC need to transition from a large congregate 24-hour nursing and care facility to a new model of community-based homes and services. The Task Force's recommendations include repurposing/reuse of Developmental Center buildings and using public/private partnerships to provide community integrated services on these existing State lands. Ongoing support for these efforts must be provided, as must support for new models of community-based housing and services. Future re-use of the SDC should include affordable housing in accordance with General Plan Land Use Policy LU-20ff or any subsequent Specific Plan adopted by the Board of Supervisors. Housing for the changing needs of farmworkers also continues to be an important need

in Sonoma County. A growing number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform other farm work or construction and odd jobs. The Office of Education reports that there are 2,672 children from migrant families in the school system countywide, with the largest concentrations in the north county (Windsor, Healdsburg, Cloverdale), in the Sonoma Valley, and in the Bellevue/Roseland area. The housing needs of these farmworkers are best addressed by year-round housing units, but additional migrant units or an extended season for existing seasonal farmworker units should be explored.

Objective HE-5.1: Create an additional supply of housing for special needs populations, including but not limited to group care homes, transitional housing, permanent supportive housing, and homeless shelters.

Objective HE-5.2: Continue to support efforts to attract funding for homeless programs.

Objective HE-5.3: In cooperation with social service entities, sustain and expand group home facilities for foster children and other children in need of special care.

Objective HE-5.4: Promote Fair Housing.

Objective HE-5.6: Increase the supply of housing for farmworkers and other migrant workers.

Objective HE-5.7: Strive to ensure that at least 15 percent of the affordable housing units produced are available to persons with special housing needs.

➤ **The following policies shall be used to accomplish the above objectives:**

Policy HE-5a: Periodically review and revise zoning regulations for group homes, transitional housing, permanent support housing, and the full range of licensed healthcare programs and facilities to encourage additional use of residences or construction of new facilities for these purposes.

Policy HE-5b: Support an interjurisdictional affordable housing coordinating committee to facilitate affordable and special needs housing projects in both the County and cities.

Policy HE-5c: Continue to encourage small-scale homeless shelters (10 persons or less) in the C3, LC and M1 districts.

Policy HE-5d: Continue to encourage emergency homeless shelters (more than 10 persons) in the M1 and PF zoning districts.

Policy HE-5e: Ensure that any development or operational standards imposed on a homeless shelter apply to the shelter rather than to the residents. Standards should encourage and facilitate the development and operation of the shelter in a manner consistent with the public health and safety.

Policy HE-5f: Continue to participate with other jurisdictions in comprehensive surveys of the County's homeless population in order to establish the need for homeless facilities.

Policy HE-5g: Continue to permit transitional and permanent supportive housing in all residential land use categories. The construction of new dwellings for such purposes shall conform to the General Plan densities and to all other applicable provisions of the Sonoma County Code. No standards shall be applied to transitional or supportive housing that do not also apply to other dwelling units within the same zoning district.

Policy HE-5h: Develop programs to sustain existing group home facilities and develop additional facilities to meet the County's needs. Advocate for modification of State and Federal reimbursement rates in a manner that recognizes the high costs of operating licensed healthcare facilities and programs in Sonoma County.

Policy HE-5i: Continue to provide reasonable accommodation through implementation of Article 93 (Reasonable Accommodations).

Policy HE-5j: Continue to support efforts by Fair Housing of Sonoma County to enforce anti-discrimination laws through mediation of disputes and provision of assistance in filing discrimination complaints.

Policy HE-5k: Encourage construction of new housing for occupancy by:

- 1) farmworkers and their families;
- 2) year-round housing for unaccompanied farmworkers and other migrant workers; and
- 3) seasonal housing for unaccompanied farmworkers.

Policy HE-5l: Affordable and farmworker housing code enforcement activities shall be primarily intended to abate unsafe conditions and to expedite, where practicable, the rehabilitation and continued availability of lawfully-constructed housing units.

Policy HE-5m: Work with winegrape growers to seek new opportunities to provide and fund farmworker housing, such as with a new program assessing wine grape acreage similar to that used in Napa County.

Policy HE-5n: Housing intended for occupancy by farmworkers should be permitted in rural locations which are accessible to agricultural lands, pursuant to the farmworker housing ordinance ("bunkhouse ordinance"). Where feasible and close to services, allow more bunks and longer periods of farmworker housing occupancy in order to address the non-farm migrant worker housing need in the off-season.

Policy HE-5o: Promote Universal Design principles in new residential construction.

Policy HE-5p: Pursue quantified objectives for special needs populations. (Examples: farmworker bunks, shelter beds)

Goal 6: Improve Conservation of Energy and Natural Resources

Discussion: Housing is a considerable source of demand for energy, water, and other natural resources. While existing regulations (e.g. Title 24, Cal Green) impose rigorous energy and water conservation measures on new housing, additional effort and promotion may yield additional energy and resource savings.

Objective HE-6.1: Promote conservation of energy, water, and other natural resources as a cost-saving measure in existing residential development.

Objective HE-6.2: Promote energy and water conservation and energy efficiency in new residential and mixed-use construction projects.

Objective HE-6.3: Promote solid waste reduction, reuse, and recycling opportunities in residential and mixed-use construction

The following policies shall be used to accomplish the above objectives:

Policy HE-6a: Encourage improvements that result in conservation of energy, water, and other natural resources in existing residential development, particularly in renter-occupied units by offering workshops, individual consultations, and financial assistance for weatherization and other conservation measures. Support and expand existing programs administered by the Community Development Commission.

Policy HE-6b: Continue to provide funding through the Community Development Commission for retrofits of existing affordable housing units that result in conservation

of energy, water, or other natural resources.

Policy HE-6c: Encourage residents and developers to increase energy conservation and improve energy efficiency. Continue to support education programs that promote energy conservation and energy efficiency

Policy HE-6d: Support project applicants in incorporating cost-effective energy efficiency that exceeds State standards.

Policy HE-6e: Promote the use of straw bale, rammed-earth, and other energy-efficient types of construction methods. Encourage use of the County's Alternative Building Materials review process by publishing educational and promotional materials.

Policy HE-6f: Reduce the generation of solid waste in residential construction, and increase solid waste reuse and recycling.

Policy HE-6g: Continue to support education programs related to solid waste reduction, reuse, and recycling opportunities

Policy HE-6h: Continue to review and develop energy conservation, green building, and energy efficient design programs for new residential and mixed-use development.

Policy HE-6i: Evaluate the feasibility of a pilot program to develop and monitor different types of smaller and energy-efficient structures that could be used to safely shelter homeless persons or provide temporary housing.

2.2 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Housing Element Program 1: Continuation of Housing Production and Programs

Program Description: Currently the County provides funding assistance to affordable housing developments through CDBG, HOME, and LMIHAF funds. These funds are awarded and distributed by the County Community Development Commission (CDC) to developers who are then able to provide safe, affordable housing to households in a range of income groups. These funds can be used to construct new affordable housing as well as to rehabilitate existing units, which can be added to the permanent affordable stock through affordability restrictions. The County will continue its support of the CDC's activities and strategies outlined in the Consolidated Plan and Continuum of Care to ensure that existing production levels are maintained, and would continue to require that at least 30% of the units assisted with CFH funds be affordable to extremely-low income households. (Policy reference: HE-1a, -1d, -1g)

Agency: Community Development Commission

Implementation: Ongoing

Housing Element Program 2: Retention of Affordable Units

Program Description: Currently the unincorporated area of the county has 83 affordable units that may be lost from the affordable housing supply within the next ten years due to expiring affordability restrictions. The Community Development Commission will continue to inventory and monitor these units on an ongoing basis. Owners will be contacted at least one year prior to the expiration of affordability restrictions to gauge their interest in continuing affordability restrictions. The County will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The County will continue to assist qualified entities and developers with the acquisition of these properties or the extension of affordability restrictions using CDBG, HOME, and CFH funds. The County will strive to preserve as many "at-risk" units as feasible, subject to the availability of funds. (Policy reference: HE-1d, -1e, -1f)

Agency: Community Development Commission

Implementation: Ongoing

Housing Element Program 3: Mobile Home Parks

Description: The County would continue to implement state law related to the conversion of mobile home parks to resident ownership, including SB510 (2013) to afford full consideration and protections to mobile home park residents. (Policy reference: HE-ih)

Agency: Permit & Resource Management Dept., Community Development Commission

Implementation: Ongoing

Housing Element Program 4: Retention of Rental Housing Stock

Description: The County would consider adoption of a Condominium Conversion Ordinance. (Policy reference: HE-1f, -1i)

Agency: Permit & Resource Management Dept.

Implementation: FY 15/16

Housing Element Program 5: Density Bonus Programs

Program Description: The County currently administers four density bonus programs, including the state density bonus program, the county supplemental density bonus program, and the Type A and Type C Housing Opportunity Programs. These programs would be continued. Additionally, the County would evaluate the programs and determine if the programs can be expanded or modified to create additional opportunities for housing. (Policy reference: HE-1b)

Agency: Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 6: Review Vacation Rental Ordinance

Program Description: The County would review and consider revisions to the vacation rental ordinance to limit conversion of the housing stock and make them more

compatible and enforceable.

Agency: Permit & Resource Management Department

Implementation: FY 14/15

Housing Element Program 7: Summary of Housing Sites & Site Data Sheets

Program Description: The County would continue to publish a list summary of available housing sites and sites for mixed-use projects. The County will establish and maintain site data sheets for inventoried sites. The listing would be updated annually and made available both in printed form and on the Internet. Site-specific development and constraint information should be provided whenever possible in order to reduce up-front costs for interested housing developers (Policy reference: HE-2a, -2g)

Agency: Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 8: Information about Affordable Housing

Program Description: The County would continue to provide, maintain and distribute informational materials about its affordable housing programs, as well as materials to educate the public about the need for affordable housing and the importance of good design for housing and conservation. (Policy reference: HE-2b, -2c)

Agency: Community Development Commission, Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 9: Priority Processing for Affordable Housing

Program Description: The County would continue to require all Departments to provide priority processing for affordable and farmworker housing. (Policy reference: HE-2d)

Agency: Permit & Resource Management Dept.; other County permitting agencies

Implementation: Ongoing

Housing Element Program 10: Staff for Housing Implementation & Processing

Program Description: The County would provide funding for staffing needed to implement the programs outlined in this Housing Element, and to provide fast-track processing for affordable housing projects. (Policy reference: He-2d, 2e)

Agency: Permit & Resource Management Dept., Community Development Commission

Implementation: Ongoing

Housing Element Program 11: Additional Sites for Housing

Program Description: The County will continue to work with developers and service providers to identify additional sites within and adjacent to Urban Service Areas that might be appropriately re-designated for higher-density, affordable, and special needs housing, including housing for farmworkers and their families and for developmentally disabled individuals. Special focus will be made on identifying suitable sites within or proximate to priority development areas. Sites so considered should be located near support services, goods, and transit. (Policy reference: HE-2f, -2h; PF-1f)

Agency: Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 12: Continued Mitigation Opportunities for Housing Sites

Program Description: The County would continue to participate in regional sensitive habitat and endangered species conservation efforts to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the County's remaining share of the regional housing need. (Policy reference: HE-2g)

Agency: Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 13: Utility Providers Responsibility to Prioritize Service

Program Description: The County would notify all public sewer and water providers of their responsibility under State law to give affordable housing projects priority for existing service capacity. The General Plan Housing Element, and any amendments thereto, shall be distributed to providers within 60 days of its adoption. Providers would be encouraged to retain adequate water and/or sewer service capacities to serve developments which provide affordable units. (Policy reference: HE-2i)

Agency: Permit & Resource Management Dept.

Implementation: Distribution of Housing Element within 60 days; thereafter ongoing.

Housing Element Program 14: Growth Management Programs

Program Description: The County would review the growth control programs in the Sonoma Valley and in the Sebastopol environs for obsolescence and would consider removing if they are found to be unnecessary. . (Policy reference HE-3a)

Agency: Permit & Resource Management Dept.

Implementation: FY 14/15

Housing Element Program 15: Review LOS Standards

Program Description: The County would review General Plan standards such as Level of Service (LOS) standards for urban projects, and consider revising them if they are shown to constitute a constraint to the production of affordable housing so long as the public health and safety are not threatened. If necessary, the General Plan Circulation Element could be amended to incorporate any revised standards. (Policy reference: HE-3a)

Agency: Permit & Resource Management Dept.

Implementation: FY 15/16

Housing Element Program 16: Review "Z" Combining District

Program Description: The County would continue to consider removal of the “Z” (Second Dwelling Unit Exclusion) Combining District restrictions on lots of less than 10 acres in agricultural zones that are not within water-scarce areas (Class 3 or 4) or flood prone areas, and where adequate sewage treatment capacity has been demonstrated. (Policy reference: HE-3c)

Agency: Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 17: Single Room Occupancy

Program Description: The County would continue to review current SRO and shared housing regulations in consultation with homeless advocates, care providers, and other interested groups to consider changes that could be made to encourage this type of shared housing. The intent is to provide additional incentives and programs to encourage the preservation of existing SRO housing and the creation of new and innovative types of SRO and shared housing. (Policy reference: HE- -3h)

Agency: Permit & Resource Management Dept.

Implementation: FY 15/16

Housing Element Program 18: Shared and Congregate Housing

Program Description: The County would develop criteria to encourage the improvement, retention and development of shared housing such as group homes, congregate care facilities and residential community care facilities, while ensuring the health and safety of residents and ensuring land use compatibility for neighbors. An inspection program would be considered if sufficient funding is provided.

Agency: Permit & Resource Management Department

Implementation: FY 18/19

Housing Element Program 18: Long Term Residency in Campgrounds

Program Description: The County would consider amending its zoning ordinance to allow long-term residential occupancy of travel trailers, recreational vehicles and similar

facilities in campgrounds when public health, safety and welfare criteria are met and a use permit is obtained. Review of state regulations that currently prevent “park model” homes and similar facilities from being used as permanent residential structures would also be considered. (Policy reference: HE-3o)

Agency: Permit & Resource Management Dept.

Implementation: FY 14/15

Housing Element Program 19: Additional -AH Sites for Housing

Program Description: Continue to consider adding the Affordable Housing (-AH) Combining District to additional sites in light industrial and/or commercial zones where the following conditions are met: (Policy reference HE-3l)

- (1) Site must be located within or adjacent to a designated Urban Service Area, and adequate public facilities must be provided, including sewer and water.
- (2) Sites must be located near transit; a neighborhood-serving commercial use, such as a market; and an elementary or secondary school.
- (3) Site must be located a safe distance from major roadways as determined by the Bay Area Air Quality Management District’s Highway Screening Analysis tool.
- (4) Development must be multi-family rental units with a density of up to 24 units per acre, and must provide 100% of units as affordable to lower-income households, including at least 30% of units as affordable to extremely-low income households.

Agency: Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 20: Fund Permanent Affordable Housing Stock

Program Description: The County would devote at least 20 percent of the tax increment revenue received from dissolution of Redevelopment specifically to the production of housing affordable to lower income households, including development of new permanent affordable units, and the rehabilitation of existing units to be added to the permanent affordable stock through affordability restrictions. Funds could also be

used to support other affordable housing objectives such as homeless shelter beds or transitional housing. Funds would also be used to provide rehabilitation assistance to single-family and mobile homes that are owned and occupied by low- and moderate-income households to enable them to retain safe and affordable housing. Further, the County would consider increasing the 20 percent allocation, modeled after Redevelopment, as funding is available. (Policy reference: HE-4a)

Agency: Board of Supervisors; Community Development Commission

Implementation: FY 14/15, then ongoing

Housing Element Program 21: County-Owned Land for Affordable Housing

Description: The County would consider leasing land for affordable and farmworker housing on a limited basis as sites become available, in order to reduce the cost of affordable housing construction through low land lease rates. Such activities would be considered only where consistent with the Countywide Strategic Plan. (Policy reference: HE-4d)

Agency: County Administrator's Office, General Services

Implementation: Ongoing

Housing Element Program 22: Resident-Owned Mobile Home Parks

Description: The County would consider partnerships with nonprofit organizations to assist in the purchase of existing mobile home parks in order to increase affordability. Additionally, the County would provide staff resources to non-profits and residents when funding and staffing levels permit. (Policy reference: HE-4e)

Agency: Community Development Commission, Permit & Resource Management Dept., local non-profits

Implementation: Ongoing

Housing Element Program 23: Funding Preference to Non-profits

Program Description: In the County's experience, nonprofit owners usually extend

their affordability contracts whereas for-profit owners convert to market rate at the end of their subsidy period. In order to promote unit affordability in perpetuity, the County would continue to give discretionary funding preference to nonprofit developers when it is practicable to do so. (Policy reference: HE-4f)

Agency: Community Development Commission

Implementation: Ongoing

Housing Element Program 24: Community Land Trust Model

Program Description: Working with local non-profit community land trusts, the County would consider ways in which County policies, programs and funding can be used to create perpetually affordable housing units using the community land trust model designed to construct new or to buy existing housing units and then resell (or rent) the improvements to income-eligible households while retaining ownership of the land. A community land trust could also bank vacant land for future development of affordable housing. Affordability for lower and moderate income households would be maintained in perpetuity. (Policy reference: HE-4g)

Agency: Permit & Resource Management Dept., Community Development Commission

Implementation: Ongoing

Housing Element Program 25: Predevelopment Funding

Program Description: The County would continue to use Community Development Block grant and CFH funds, and consider use of any other funding sources created pursuant to the policies of the Element, for financing predevelopment activities for affordable and special needs housing projects. (Policy reference: HE-4h)

Agency: Community Development Commission

Implementation: Ongoing

Housing Element Program 26: Recreation and Visitor-Serving Uses

Program Description: The County will continue to consider increasing opportunities

for recreation and visitor-serving uses, consistent with the GP2020 policies. A portion of the increased Transient Occupancy Tax (TOT) funds would be earmarked for an array of affordable housing programs to address needs identified in this Housing Element. (Policy reference: HE-4i)

Agency: Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 27: County Employee Housing Assistance

Program Description: The County currently offers its employees loans for mortgage or rent payments; loans for first-time homebuyers; and loans for housing rehabilitation. These programs are funded by a one-penny-per-hour employee contribution, matched by county general funds, to help reduce the cost of housing for County employees, and serve as a significant benefit to attract and retain employees. The County should continue to offer these programs, and to increase them as opportunities permit. (Policy reference HE-4j)

Agency: Community Development Commission

Implementation: Ongoing

Housing Element Program 28: Inter-Jurisdictional Housing Committee

Program Description: The County would continue to support an interjurisdictional housing coordinating committee to facilitate affordable and special needs housing projects, including homeless shelters, that serve both the County and city(ies) and that receive coordinated supportive services from other agencies. (Policy reference: HE-5b)

Agency: County Administrator's Office; Community Development Commission

Implementation: Ongoing

Housing Element Program 29: Homeless Survey

Program Description: There continues to be a need to conduct a comprehensive survey of the homeless in Sonoma County so that policies and programs can be

designed appropriately to meet their needs and to enable the County to receive funding from the Department of Housing and Urban Development under its Continuum of Care program. As possible, the County would participate with other jurisdictions in funding such a study. (Policy reference HE-5f)

Agency: Community Development Commission

Implementation: Ongoing

Housing Element Program 30: Residential Care Facilities and Group Homes

Program Description: The County will work with service providers and consider amending its Zoning Code or providing incentives or other considerations as needed to sustain ' and upgrade existing residential care facilities and to promote the creation of new facilities necessary to meet a variety of housing needs, including the needs of developmentally disabled individuals. When funds are available, the County will consider establishing an inspection program for these facilities if necessary to ensure the health and safety of residents and to promote greater land use compatibility for neighbors. (Policy reference: HE-5h)

Agency: Community Development Commission, Permit & Resource Management Dept.

Implementation: FY 15/16, then ongoing

Housing Element Program 31: Reasonable Accommodations

Program Description: The County has adopted a Reasonable Accommodations Ordinance ("Article 93"). The County would continue to provide reasonable accommodations through implementation of this ordinance, and would continue to provide training to county staff. (Policy reference: HE-5i)

Agency: Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 32: Funding for Fair Housing Program

Program Description: The County would continue funding for operation of a fair

housing program. (Policy reference: HE-5j)

Agency: Community Development Commission

Implementation: Ongoing

Housing Element Program 33: Fair Housing Information & Referrals

Program Description: The County would continue to provide referrals to nonprofit Fair Housing programs, and to make information available to customers at a wide range of public locations throughout the County. (Policy reference: HE-5j)

Agency: Community Development Commission, Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 34: Abatement of Affordable and Farmworker Housing

Program Description: The County would continue to ensure that any code enforcement activities related to affordable and farmworker housing units are primarily intended to abate unsafe conditions and facilitate continued occupancy and availability. (Policy reference: HE-5k, -5l)

Agency: Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 35 Consider Assessment for Farmworker Housing

Program Description: The County would work with growers to consider support for an assessment district on a per acre basis, similar to that utilized in Napa County, to help fund farmworker housing projects. Growers providing on-site bunkhouses for their workers would not be assessed. (Policy reference: HE-5m)

Agency: County Administrators Office, Community Development Commission, Permit & Resource Management Dept.

Implementation: FY 17/18

Housing Element Program 36: Revised Standards for Farmworker Housing

Program Description: The County would consider amending its Zoning Code to revise standards such as to allow a longer period of occupancy for seasonal farmworker bunkhouses, and to allow a larger number of residents during peak harvest seasons. (Policy reference: HE-5n)

Agency: Permit & Resource Management Dept.

Implementation: FY 15/16

Housing Element Program 37: Farmworker Housing Task Force

Program Description: The County would convene a Task Force as needed to work with community partners to further identify and address farmworker housing needs (Policy reference: HE-5n)

Agency: County Administrators Office, Community Development Commission, Permit & Resource Management Dept

Implementation: Ongoing

Housing Element Program 38: Weatherization & Rehabilitation Assistance

Program Description: Energy and water conservation can be encouraged in existing development through weatherization and rehabilitation programs. Successful programs include County sponsored workshops, individual energy consultations provided free of charge, and weatherization and rehabilitation loan programs that provide low interest financing for making improvements. In particular, these programs should target renter-occupied units. Additionally, the County Community Development Commission would continue to administer programs that provide loans, grants, and matching funds for rehabilitation and retrofitting, which can include energy efficient improvements. (Policy reference: HE-6a, -6b, -6c)

Agency: Permit & Resource Management Dept., Community Development Commission

Implementation: Ongoing

Housing Element Program 39: Energy & Water Conservation & Efficiency

Program Description: The County would continue its current practice of providing a variety of materials related to energy and water conservation, energy efficiency, green building, and recycling. The County would expand this practice as new programs are adopted and new educational and informational materials become available. (Policy reference: HE-6c, -6d, -6e, -6f, -6g)

Agency: Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 40: Priority Efficient & Green Projects

Program Description: The County would continue to prioritize the award of CFH monies to include affordable housing projects which provide cost-effective energy efficiency measures that exceed State standards. Other criteria that reduce GHG, such as the use of recycled and green building materials, are also considered in establishing funding priorities. (Policy reference HE-6b, -6c, -6d, -6f)

Agency: Community Development Commission

Implementation: Ongoing

Housing Element Program 41: Checklists for Residential Developers

Program Description: The County currently provides pre-application checklists to residential developers for such things as design review considerations, fire-safe standards, and low-water use landscaping. This program would be expanded to provide checklists to implement several new housing element policies, including Universal Design concepts, energy conservation and energy efficient design, green building, Healthy Communities, pedestrian-friendly design and the like. (Policy reference: HE-6d, -6f, -6h)

Agency: Permit & Resource Management Dept.

Implementation: FY 15/16, then ongoing

2.3 QUANTIFIED OBJECTIVES

2.3.1 QUANTIFIED OBJECTIVES CONSISTENT WITH RHNA

The quantified objective for affordable housing production was prepared consistent with an assessment of the County's identified housing needs, an inventory of its available sites, and a review of its existing and new housing policies and programs. Within the Housing Element planning period (January 31, 2015 – January 31, 2023), a total of 507 units affordable to extremely low, very low, low, and moderate income households are expected to be produced. An additional 429 units priced for above moderate income households are anticipated, based on historical production by private developers in the County in response to market demand. This anticipated production is consistent with the ABAG RHNA for this planning period.

2.3.2 QUANTIFIED OBJECTIVES FOR SPECIAL HOUSING NEEDS

In addition to examining projected affordable housing needs, Government Code Section 65582 requires that jurisdictions conduct an analysis of any existing special housing needs such as those of the elderly, disabled (including individuals with HIV/AIDS), large families, single parent households, and farmworkers. The quantitative analysis of these groups' current housing needs is found in Section 4. The County also recognizes the housing needs of several subpopulations not specifically mentioned in State law such as the mentally ill, developmentally disabled, veterans returning from conflict overseas, and youth transitioning from foster care. Efforts have been made to highlight and address these special needs where appropriate.

Some of the special needs populations mentioned above do not require housing that is operationally different from that required by the general low income population. Single parent households, large families, and able bodied elderly households, for example, do not require significant operational intervention. While such households may benefit from housing that is proximate to schools, workplaces, or services (e.g., day care, after school activities, senior centers, etc.), they typically do not need to be located in different types of developments than the general population. The use and promotion of Universal Design programs can be especially helpful in accommodating these households.

Permanent Supportive Housing (PSH) housing units can supply many of the County's identified housing needs. Permanent supportive housing is safe, affordable long term

rental housing linked with flexible support services that are available when they are needed. By definition, "supportive housing" means housing with no limit on length of stay, that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. PSH housing may include apartments, single room occupancy residences, or single family homes. Residents may include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Like other affordable housing, PSH is designed to look like existing housing in the surrounding neighborhood. It may be single family homes or duplexes, apartment buildings, or single room occupancy buildings. The difference between permanent supportive housing and other affordable housing is the linkage to a services component. Integrating services with affordable housing provides formerly homeless individuals and families the ongoing help they need to remain housed and live independently. The County will strive to include this services component in 30% of new and converted rental housing units for extremely low income (ELI) and very low income (VLI) individuals and households, including SRO units.

ADDITIONAL QUANTIFIED OBJECTIVES FOR SPECIAL HOUSING NEEDS (SHARED/NON-RHNA HOUSING TYPES)

In addition to the "units" anticipated above, the County will strive to produce sufficient shared or community housing types to address the identified needs of extremely low income households, the elderly, the disabled, farmworkers, non-farm migrant workers, the homeless, and those making the transition from homelessness. These shared housing types are expected to include homeless shelters beds, transitional housing beds, beds within group homes and community care facilities, farmworker housing bunks, and SRO units with shared kitchen facilities.

Table 2-1 and Table 2-2 present the quantified objective for housing units and non unit housing beds or bunks in Sonoma County, by housing unit prototype and affordability category.

Table 2-1 Quantified Objectives 2015 - 2023

Quantified Objectives 2015-2023 (Units)						
		Income Level				
	Total	ELI (30%)	VLI (50%)	LI (80%)	Mod (120%)	Above
Housing Types						
Rural Housing	395	0	0	0	0	395
Urban Housing MF	192	40	52	60	40	0
Urban Housing SF	33	0	2	3	16	12
Second Units	176	6	20	60	80	10
Ag Employee	55	27	26	2	0	0
Farm Family	10	0	0	0	10	0
Mixed Use, W/L	28	0	0	2	14	12
SRO units	47	37	10	0	0	0
Unit Subtotals	936	110	110	127	160	429
<i>RHNA</i>	<i>936</i>	<i>110</i>	<i>110</i>	<i>127</i>	<i>160</i>	<i>429</i>
Retained Affordable	77	10	60	7	0	0
Rehabilitated	53	13	40	0	0	0
Unit Totals	1066	133	210	134	160	429

Table 2-2 Quantified Objectives 2015-2023 (Shared/non-RHNA)

Quantified Objectives 2015-2023 (Shared/non-RHNA)						
		Income Level				
	Total	ELI (30%)	VLI (50%)	LI (80%)	Mod (120%)	Above
* Non-Unit Types						
Shelter Beds	70	70	0	0	0	0
Farmworker Bunks	40	30	10	0	0	0
Transitional/Group	70	50	20	0	0	0
Non-unit Totals	180	150	30	0	0	0

HOUSING ELEMENT
SECTION III

HOUSING ELEMENT

SECTION III

3.1 OVERVIEW OF SITES FOR HOUSING

This Section presents an inventory of lands suitable for housing development and an analysis of the capacity for different types of housing units to be provided on different types of development parcels throughout unincorporated Sonoma County. The inventory and analysis are broken into three general categories: (1) urban residential sites; (2) commercial and industrial sites which allow residential uses; and (3) rural sites. The inventory of urban residential sites shows that there are sufficient available sites with appropriate zoning to accommodate 1,570 new residential units, including 819 new multi-family units accommodated by-right with densities of at 12 to 20 units per acre. . Up to 751 new ownership units can be accommodated by-right with densities of up to 11 units per acre. Commercial and industrial sites offer opportunities for further residential development of 1,404 new housing units, including mixed use, work live, single room occupancy (SRO) and –AH Combining Zone units as shown in Table 3-1. The rural housing site inventory provides for approximately 2000 units, as described in Section 3.4 below.

Table 3-1 Urban Sites with Appropriate Zoning to Address Housing Needs

Type of Housing	Number of Sites	Potential (net) New Units
Urban Residential Totals	49	1,570
Single Family Ownership (Type C)	26	751
Multi Family Rental (Type A)	23	819
Commercial & Industrial Allowing Residential Totals	87	1,404
Mixed-Use (Office or Retail + Residential)	22	387
Work-Live (Industrial Lofts)	21	337
Single Room Occupancy (SRO)	30	158
Affordable Housing Combining Zone (AH)	14	522
Totals for urban sites	136	2,974

Pursuant to state law, this Section contains both a detailed land inventory and a general analysis. The inventory includes site-specific listings of urban properties available for housing production, by Assessor Parcel Number (APN), along with the zoning and general plan

designation, sizes and existing units for each of those sites. All sites in the inventory listings have or are planned to have sufficient infrastructure within the planning period. To supplement the site-specific inventory, a general analysis of environmental constraints is set forth in Section 3.6. Additional information regarding the availability of sewer and water for each of the urban services areas represented in inventory is included in Section 3.7. Maps of housing sites are provided at the end of this document and on the County's webpage.

3.2 CAPACITY OF URBAN SITES ZONED FOR HOUSING

Urban residential sites - parcels zoned solely for housing and located within the County's Urban Service Areas - are estimated to have potential capacity for almost 1,600 new housing units, in addition to any units already located on these parcels. These potential new units include units permitted by right under the County's Type A and Type C Housing Opportunity programs. The inventory listings for urban residential sites are composed entirely of sites that are:

- located within designated Urban Service Areas, served by sewer and water;
- designated in the General Plan as "Urban Residential;" and
- able to accommodate at least 5 new residential units;
- zoned for urban residential land uses, including higher-density housing.

It should be noted that minimum residential densities apply to all parcels within these areas. Therefore for the purposes of the following sites discussion, "base" units is synonymous with "minimum" units within all of the County's Urban Residential designations, because minimum residential density requirements apply to all parcels within these areas.

In some locations, environmental constraints may increase the cost of developing affordable housing on some of the listed sites; see Section 3.6 below. Examples include areas of known flooding (located mainly within the Guerneville Urban Service Area) and the California Tiger Salamander (CTS) mitigation areas (mainly located within the South Santa Rosa Urban Service Area). However, given the incentives granted to affordable housing developers (clustering, reduction of setbacks, etc.), and based on the County's recent experience with affordable and infill housing developments, the densities represented can be realistically achieved.

Of the "Urban Residential" sites listed in the inventory (see Table 3-2 at the end of this Section), there are 12 sites with capacity for at least 16 units each that are able to be developed by right at a density of 20 or more units per acre (see Table 3-2 of larger high density sites, and Appendix A). Together, these 12 sites have a capacity for 630 new rental units under the Type A rental program. Of those 630 units, a minimum of 40% (252 units) would be required to be provided as affordable to very low and low income households under long-term (55 year) affordability contracts. The Type A rental housing program has been very popular in Sonoma County, and has been utilized by both non-profit and for profit housing developers. Experience shows that when non profits utilize the program, 100% of the units are provided as affordable to very low and low income households. The County's entire RHNA for low- and very-low income households (347 units) could be accommodated on these sites alone.

A number of residential parcels within urban service areas are also zoned and available for the development of higher density ownership housing, both as small lot subdivisions of detached homes and as attached condos and townhouses. Under the County's "Type C" development program, sweat equity affordable homeownership projects, as well as small lot ownership development utilizing manufactured units, can be accommodated by right at densities of up to 11 units per acre. Table 3-3 lists an additional 26 urban sites with utilities and appropriate general plan and zoning designations that have a capacity for up to 360 base units, and for up to 751 affordable by-right "Type C" ownership units. The "Type C" program requires at least 20% of project units to be sold at prices affordable to lower-income households, with the remaining 80% of units for sale to moderate-income households.

Experience within Sonoma County over the last planning period, however, has shown that only non profit developers are likely to utilize the Type C density bonus program due to its 100% affordability requirement. When developed by for-profit developers, these inventoried sites are more likely to be used for planned developments (PDs) of attached homes on small lots, with densities of between 8 and 11 units per acre, under the State and County Supplemental density bonus programs. The use of a density bonus program is assumed because the county requires the provision of affordable housing in exchange for the granting of PD Planned Development status. At base density, these 26 sites have capacity for 324 additional units. Because Sonoma County requires at least the mapped density for discretionary development on all urban residential parcels, this is the minimum unit capacity for these sites. Assuming the state density bonus program is utilized, a 30% density bonus would provide capacity for up to 421 new units.

3.3 OTHER URBAN SITES WHICH ALLOW HOUSING

In addition to sites that are zoned exclusively for housing, there are a large number of sites within unincorporated Sonoma County that are zoned for commercial or light industrial uses but which also allow certain types of housing. The attached tables show that there are 22 commercially-zoned sites with a capacity for 387 mixed use units (at 12 units per acre) and 21 light industrial sites with a capacity for up to 327 work live units (at 8 UPA) (See Table 3-4 and Table 3-5). The potential also exists for some 158 SRO units (at 20 UPA) to be located on 30 smaller commercial parcels within urban service areas (See Table 3-6). The County adopted its provisions for Mixed Use, Work-Live, and SRO developments in 2005, and while several mixed-use projects have been approved, only a limited number of projects were constructed during the recession. Because the County lacks sufficient experience with these types of developments, some conservative assumptions have been made to provide a realistic estimate of dwelling units per acre, based on experience with mixed-use and work-live development projects within the incorporated cities in the local area.

In addition to the Mixed-Use, Work-Live and SRO provisions and sites summarized above, the County's Affordable Housing Overlay (AHO) program allows densities of 20 to 24 units per acre for 100% affordable housing projects on designated sites. A total of ten sites that have been rezoned to add the -AH designation currently remain undeveloped, which will allow up to 522 units of affordable rental housing at the above densities. These sites are shown in Table 3-7.

As noted within the Inventory Tables and consistent with Government Code 65583 (a) (3), the Housing Site Inventory includes both vacant sites and sites with existing uses which are suitable for additional development or for redevelopment. The "comments" columns within the Inventory Tables provide additional site-specific information where applicable. The County's experience during the last 10 years demonstrates the trend of underdeveloped sites to redevelop to more intense residential uses. For example, the Faught Road Place density bonus infill project subdivided a .46 acre lot with 2 existing homes into a 7-lot planned development, renovating and relocating the 2 existing units on site as a part of the development (PLP07-0079, approved October 2008). Mark West Village, a density bonus project in Larkfield, is currently developing a 3.95 acre site that already contains 27 existing apartments to add an additional 10 rental units and 16 new single-family units (PLP06-0011; approved December 2006 and extended). Penelope Acres was a major subdivision of a 5.46 acre commercially-zoned parcel containing an active church and private school into 32 single-family townhome parcels, an 8-unit apartment parcel affordable to very low incomes, and a remaining parcel which retained the existing church & school (PLP05-0017, approved February 2009). And finally, the Guerneville 5th & Mill affordable apartment project on a 1.71 acre flood-prone site containing 13 existing units, a historic building, and an automotive repair facility was just approved to redevelop with 48 rental units, including 17 special needs units and at least 26 units affordable to extremely-low and very-low income households. (PLP08-0088, approved May 2009; opened 2012). These examples clearly demonstrate that sites with existing uses can and do develop with affordable housing projects.

3.4 CAPACITY OF RURAL HOUSING SITES

The realistic residential development capacity during the upcoming planning period for unincorporated areas outside urban service boundaries is estimated to be 2,000 units. This figure includes only vacant or underutilized residential parcels that are over 1.5 acres are not constrained by steep slopes or severe flooding, and which have not been deemed to be unusable by the assessor for taxation purposes. Because these rural sites lie outside urban service area boundaries, rural housing parcels typically do not have the infrastructure in place to keep development costs appropriately low for affordable housing development, nor do they offer the amenities and conveniences often desired by residents in affordable units (e.g., proximity to services and places of employment). For these reasons, the County assumes that only above moderate income housing units are likely to be developed on these rural parcels, with the following exceptions (all are allowed in addition to the main home):

- Second Dwelling Units (1 per qualified parcel; estimate 1,123 parcels/potential for 350 units)
- Ag Employee & Farm Family Units (per qualified ag use; estimate 304 parcels/potential for 500 units)
- Farmworker "bunkhouses" (not limited by statute; potential for 40 bunkhouses/960 bunks)

3.5 AVAILABLE SITES ADEQUATE TO MEET RHNA

The County's Regional Housing Need, or RHNA, has been established at 936 total units, including 220 units for very-low income, 127 units for low-income, 160 units for moderate income, and 429 units for above-moderate income households. Quantified Objectives are provided in Section 2.3.

The full RHNA for very-low, low, and moderate-income households can be accommodated on existing Urban Residential, urban commercial, and urban industrial sites; no rezoning of sites is required. Because the County has adopted minimum residential density standards for all Urban Residential zoning designations, the density calculation for these sites utilizes the established minimum density. Realistic potential densities are based on the County's experience with its by-right Type A and Type C programs, which double the minimum densities (see discussion in Section 4). Additional units affordable to lower- and moderate-income households can be accommodated in second dwelling units, farm-family and farmworker housing in rural areas, as shown in Table 2-1 in Section 2. Units for above-moderate income households can easily be accommodated on rural parcels located outside of urban service areas (see discussion under Section 3.4, capacity of rural housing sites), and are not required to be included within the parcel-specific sites inventory.

3.6 GENERAL DISCUSSION OF ENVIRONMENTAL CONSTRAINTS

There are four appreciable environmental constraints to the development of housing in the unincorporated area of Sonoma County. These include the potential for flooding along certain portions of the Russian River; steep slopes in some rural areas; poor septic suitability in some rural areas; and the presence of the California Tiger Salamander (CTS) and possibly listed plants within the Santa Rosa Plain. All four types of constraints have been accounted for in the housing site inventory.

Flooding

The Guerneville area is subject to flooding from the Russian River and its tributaries. Smaller areas of flooding from urban creeks also exist within Unincorporated Sonoma County. While the Guerneville urban service area allows high enough densities to support affordable housing development, many parcels within this area are subject to at least some flooding during a 100 year flood event. While County Code does prevent construction within the F1 (Floodway) Zone, construction is allowed within the F2 (Flood Plain) Zone so long as the finished floor elevation is at least one foot greater than the 100 year flood elevation. This was taken into consideration when the housing site inventory was compiled; parcels that were located entirely within the F1 floodway were not included in inventory. All inventoried parcels in the Guerneville area, as well as within other designated 100-year flood areas, have been evaluated to ensure that they have sufficient buildable site areas to support development at the densities listed.

Steep Slopes and Septic Suitability

Much of unincorporated Sonoma County's more remote land area is characterized by steeply wooded slopes which provide poor building sites and poor septic suitability. Allowable densities within these steep wooded areas are very low, on the order of 1 unit per 160 to 640 acres of land. While there is some development activity within these areas, they were not included in the housing inventory.

Sonoma County is known to have poor septic suitability in much of its land area. Therefore, in order to provide a realistic assessment of development capacity in rural areas, parcels of less than 1.5 acres were not included in the inventory. Moreover, because of the costs of providing on-site sewage disposal systems in rural locations, it was assumed that development of single units (not including second dwelling units, farmworker units and the like) on individual parcels would be affordable only to above-moderate income households. No urban residential lands in inventory rely on septic systems for sewage disposal.

California Tiger Salamander (CTS)

Some housing sites within the Santa Rosa Plain are identified as potential habitat for the California tiger salamander (CTS). The Santa Rosa Plain Conservation Strategy was published in 2005, and provides the biological framework for conservation of the CTS and four rare plant species found in conjunction with wetland habitat on the Santa Rosa Plain. It identifies conservation areas and mitigation requirements for development projects that will impact the habitat of protected species. Until the Conservation Strategy is fully implemented, PRMD uses the mitigation guidelines contained in the Fish and Wildlife Services' Interim Guidance and the Programmatic Biological Opinion (PBO) for projects that require environmental review pursuant to CEQA. The mitigation standards described below apply to discretionary projects.

For projects that are proposed in areas that have Strategy Designations or are within the 2011 Fish and Wildlife Service (FWS) designated Critical Habitat area that indicate the possible presence of CTS, an applicant may assume the presence of CTS and use the mitigation requirements contained in the PBO as summarized below, or hire a qualified professional biologist (typically an individual possessing a FWS Recovery Permit) to conduct a CTS Site Assessment (in accordance with Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander, October 2003). The USFWS and/or CDFG will make one of three findings based upon the Site Assessment, which will result in a corresponding County action as follows:

1. Determine that the project will not likely result in take of CTS and CTS habitat. The County will not require further information or mitigation for CTS.
2. Determine that a protocol survey for CTS is needed and direct the applicant to undertake the survey. If the survey is negative, the County will not require further information or mitigation for CTS. If the survey finds CTS, the applicant will be required to mitigate as

appropriate, based upon the Interim Mitigation Guidelines.

3. If a survey is infeasible or the applicant simply wishes to assume CTS presence and mitigate, the applicant can obtain all necessary permits and implement mitigations as outlined within the PBO Mitigation Guidelines. To compensate for the loss of habitat, applicants may mitigate by purchasing credits in local mitigation banks, with projects closer to known breeding sites required to mitigate at a higher level.

Local mitigation banks have been developed, and projects routinely purchase mitigation credits to allow development within the potential CTS range. Presence/Absence Surveys, if chosen by the applicant, can be accomplished within 2 years; mitigation credits can be purchased within a matter of months.

While mitigating for CTS does add to the development costs of projects, County Fund for Housing (CFH) funding may be available to assist affordable projects. Additionally, the County's largest non-profit housing developer, Burbank Housing Development Corporation, has undertaken the development of its own mitigation bank.

3.7 GENERAL DISCUSSION OF INFRASTRUCTURE

This subsection provides an overview of the availability of public services (sewer and water) to serve the housing sites in inventory. In some cases, improvements or expansions may need to be made within the planning period to serve the anticipated housing units.

There are 12 urban service areas in the unincorporated county, served by a total of 22 wastewater management and water service providers that are not under the jurisdiction of the County of Sonoma. Each unincorporated community and each sewer or water system is unique in terms of size, geography, topography, water sources, age and condition of lines and equipment, rate structure and current status of long range planning. Some sewer or water systems in the unincorporated county have existing treatment facilities or water supplies that are adequate to serve growth at buildout of the 2020 General Plan; some do not. It is not always feasible for service providers to plan, finance and build facilities with substantial unused capacity long before it is needed.

PRMD has worked with the Sonoma County Water Agency (SCWA) and other service providers to compile and review sewer and water capacity data for unincorporated communities. A comprehensive analysis of the capacities of each of the sewer and water systems serving the County's 12 unincorporated communities was conducted as part of the recently completed General Plan Update, adopted by the Board of Supervisors on September 23, 2008. The analysis relied on data provided to staff during 2003, and analyzed each service provider's ability to provide service for General Plan build-out through the year 2020. Note that potential density bonus units were included in the analysis.

In the 2003 analysis, the status for each sewer and water service provider is identified as

"adequate," meaning there is sufficient capacity to serve projected growth through calendar year 2020 without difficulty; "adequate with concerns," which means the provider is likely to have resolved any capacity issues within the planning period; or "significant concerns," meaning that the provider lacks capacity to serve projected growth through 2020, and is likely to experience some difficulties in expanding the system to meet projected demand within the time period. For the purposes of determining water and sewer availability for sites within the housing site inventory within the planning period (2014), this analysis will address only those service areas where 1) housing sites are listed in inventory; and 2) where the 2003 water and sewer analysis identified "significant concerns" with either water or sewer capacity. Those areas are located in Geyserville, the Russian River area, Larkfield, and the Sonoma Valley.

Geyserville Urban Service Area:

Water Supply & Availability. Water service is provided by the Geyserville Water Works (GWW). The Geyserville water system operates under a state permit which allows for 350 service connections. The system currently serves just under 300 connections and so the ability to serve new development is currently limited to approximately 50 new connections. The 2003 analysis found that Geyserville's water system will eventually require additional capacity in order to accommodate full development of all housing sites listed in inventory. System staff has indicated that in order to increase the permitted capacity, additional water sources and storage facilities would need to be established; however, it is not practical to establish such supplies prior to their being needed. New water sources would be established at such time as they are needed through the development of a new municipal well or wells. The development of such wells generally requires approximately 2-3 years to complete. Alternately, larger residential development projects would have the option of drilling their own wells in this Class 1 water availability area to provide service to their units.

Russian River Urban Service Area (Guerneville):

Sewer Capacity & Availability. Russian River County Sanitation District (RRCSD) provides sewer services in this area. RRCSD currently has a permitted average dry weather flow of 0.71 Million Gallons per Day (MGD). The current (2013) average dry weather flow is approximately 0.2 MGD. The facility is currently limited to a dry weather disposal capacity of approximately 0.51 MGD. The additional .20 MGD of total sewage capacity would serve an estimated 1,795 ESDs, which is more than adequate to provide for all anticipated units in the 2014 Housing Element inventory. A recycled water study was completed and RRCSD staff noted that plans are underway for a possible expansion of the reclamation system, which would greatly increase the beneficial use of recycled water.

Water Supply & Availability. Sweetwater Springs Water District (SSWD) serves the River area, including Guerneville. SSWD's permit from the California Regional Water Quality Control Board allows them to divert 3 cubic feet per second and a maximum of 1,249 acre/feet per year. One of the district's major problems in meeting capacity is its aging, leaky infrastructure which is responsible for the loss of 26.5% of the water that is pumped. The district has planned water demand management measures including leak detection and repair, auditing of residential and

agricultural customers, plumbing retrofits and public education. Once these improvements have been put into place, efficiency is expected to be much improved. The SSWD staff acknowledges that its ability to serve this growth is temporarily constrained by the need to limit pumping from the underflow the Russian River to historic levels, and that additional disposal capacity will eventually be needed. Environmental review for these additional facilities is currently underway. Based on the SSWD's Urban Water Management Plan, the district anticipates that it will be able to provide for an additional 311 residential units, which is adequate to serve all sites in the 2009 Housing Element inventory.

Airport/Larkfield/Wikiup Urban Service Area:

Sewer Capacity & Availability. Airport/Larkfield/Wikiup County Sanitation Zone (ALWSZ) provides sewer services to the Airport Business Park, Wikiup, and Larkfield area. The current dry weather flow capacity of the treatment facility is 0.9 MGD, of which roughly 0.67 MGD is currently being used. The ultimate planned dry weather design capacity of the treatment facility is 1.2 MGD. ALWSZ is in the process of analyzing its treatment facility to determine if the current infrastructure can reliably treat 1.2 MGD. If the analysis shows that the facility can reliably treat 1.2 MGD, then a fourth aerated lagoon may not be required. The 0.53 MGD remaining to full capacity corresponds to an estimated 1,884 ESDs (single family residential units), more than enough to provide for the 2014 Housing Element sites in inventory.

Water Supply & Availability. – California American Water, Larkfield provides water service to residential uses in this area. Approximately 40% of California American Water, Larkfield's current water supply is from the Sonoma County Water Agency (SCWA), and 60% is from wells. Based on their 1999 Water Master Plan and recent annual reports, the system now serves approximately 2,400 connections, with average peak day use of 1,013 gallons per connection (this average includes residential and commercial connections). This leaves approximately 875 connections until the planned capacity of the system is reached. The ability to serve this number of new connections depends on the development of at least one new well, and the development of at least 250,000 gallons of new storage. A 400,000 gallon storage tank was built at the North Wikiup tank site in 2007, and development of the new well is currently underway. The California American Water, Larkfield system can accommodate the projected Housing Element growth with development of this additional source of water supply.

Sonoma Valley Urban Service Area:

Sewer Capacity & Availability. Sonoma Valley County Sanitation District (SVCSD) serves the area. In 2007, SVCSD increased its treatment capacity for wet weather flow to 16 MGD. SVCSD currently has a permitted average dry weather flow of 3 MGD, of which 2.6 is being used. The 0.4 MGD permit capacity is adequate to serve all sites in inventory; however, SVCSD staff have indicated that there are a number of existing parcels within the District that have not yet hooked up to service. The number of existing units that may request connections within the planning period is difficult to estimate, although given historic trends and the costs to connect, it is unlikely that all eligible parcels will do so.

The District has completed numerous upgrades to its facilities during the last 5 years. These improvements have reduced infiltration and inflow, increased treatment process reliability, and significantly improved effluent quality. By increasing conservation and recycling efforts, a reduction in ADWF of over 8% was realized in the last year alone. Further efforts are planned and further reductions are anticipated.

Water Supply & Availability. Valley of the Moon Water District (VOMWD) provides water service in unincorporated portions of the Sonoma Valley. At the time of the 2003 analysis, VOMWD had an annual entitlement to SCWA water of 3,200 acre feet per year, of which 2,923 acre feet was used. The difference between these two figures was made up by well production of 563 acre feet. In order to provide for future growth, VOMWD will need to increase its SCWA entitlement, or add additional wells. The VOMWD have formally requested that the SCWA increase its annual entitlement by 1,000 acre feet per year to accommodate its ultimate water needs. Based on VOMWD's Urban Water Management Plan, the district anticipates that it will be able to provide for an additional 616 units within the planning period, more than enough to provide for the anticipated number of units in the 2009 Housing Sites inventory.

3.8 GENERAL PLAN POLICIES TO ENSURE ADEQUATE SERVICES

In order to address the need for service providers to continue to plan for and accommodate projected growth consistent with the General Plan, including the Housing Element, a number of General Plan policies have been adopted within the Water Resources Element, the Public Facilities Element, the Land Use Element and this Housing Element. The policies encourage the development of master facilities plans and discourage the approval of projects without certification of the availability of services. The policies also encourage service providers to plan for and maintain adequate infrastructure capacity for housing necessary to meet the County's regional need.

Table 3-2 Potential Housing Sites: Type A Multi-family

APN	Site ID	Type	USA	Acres	GPL U	Density	Zoning	Base Units	Potential Units	Existing Units	Net Addtn'l Units	Comments
039-025-003	54	Type A	Larkfield	1.21	UR	11	R2	13	26	1	25	Single Family (1954, 1954, 1930)
039-025-005				0.57				6	12	1	11	
039-025-071				0.65				7	14	1	13	
039-025-053	55	Type A	Larkfield	3.04	UR	11	R2	25	50	1	49	Ok condition, Single family (?, 1975)
039-025-054				1.27				12	25	2	23	
058-171-006	57	Type A	Larkfield	0.47	UR	11	R2	5	10	2	8	Good Condition, Single family & Apartment (1963, 1965, 1964, 1963, 1910)
058-171-023				1.94				21	42	11	31	
058-171-024				1				11	22	8	14	
058-171-025				1.01				11	22	8	14	
058-171-032				0.51				5	11	1	10	
043-064-007	58	Type A	Santa Rosa	0.73	UR	15	R3	10	21	1	20	Ok Condition (1961, 1956, 1952, ?, 1955)
043-064-008				0.54				8	16	1	15	
043-064-009				1.48				22	44	1	43	
043-064-010				0.66				9	19	0	19	
043-064-011				0.74				11	22	3	19	
125-381-003	59	Type A	Santa Rosa	0.89	UR	15	R3	13	26	0	26	No Structures
043-064-004	60	Type A	Santa Rosa	1.09	UR	15	R3	16	32	1	31	Mobile home (1970)
125-131-053	61	Type A	Santa Rosa	1.32	UR	15	R3	19	39	1	38	SFD 1935 ok cond.
058-171-033	57b	Type A	Larkfield	1.27	UR	11	R2	13	27	6	21	Multi-family 1975 ok condition
125-131-029	60b	Type A	Santa Rosa	0.63	UR	15	R3	9	18	3	15	Older SFDs pre-1950
125-131-030				0.36				5	10	1	9	
125-131-031				0.56				8	16	1	15	
125-131-032				0.43				6	12	1	11	
125-131-033				0.5				7	15	2	13	
044-101-021				SR-8				Type A	Santa Rosa	0.48	UR	
044-101-023	1.26	12	25		1	24						
044-101-062	SR-11	Type A	Santa Rosa	0.92	UR	10	R2	9	18	3	15	Single family ok

044-101-071				0.96				9	19	3	16	condition (1960s)
134-132-021	SR-7	Type A	Santa Rosa	1.33	UR	10	R2	13	26	2	24	Single family, ok Condition (1946, 1940, 1943, 1999)
134-132-022				1.12				11	22	1	21	
134-132-049				0.61				6	12	1	11	
134-132-063				0.95				9	19	1	18	
140-100-004				0.87				5	10	1	9	
140-130-005	39	Type A	Geyserville	1.39	UR	6	R2	8	16	1	15	Available
140-150-012				1.46			PF	8	17	1	16	
140-100-013	40	Type A	Geyserville	1.11	UR	6	PF	6	13	1	12	Available
047-173-016	41	Type A	Penngrove	1.36	UR	6	R2	8	16	1	15	Available
052-173-008	42	Type A	Sonoma	0.88	UR	6	R2	5	11	2	9	Tax Parcels not separate legal parcels
052-173-009												
052-173-010												
052-173-011												
052-173-012												
052-173-013												
052-173-014												
052-173-015												
052-272-027	43	Type A	Sonoma	0.54	UR	6	R2	3	6	1	5	Available
072-120-048	63	Type A	Guerneville	0.35	UR	17	R3	5	11	2	9	Available
043-053-048	B119	Type A	Santa Rosa	0.37	UR	15	R3	5	11	1	10	Available
125-141-017	B133	Type A	Santa Rosa	0.36	UR	15	R3	5	10	1	9	Available
070-090-026	B28	Type A	Guerneville	1.61	UR	8	R2	6	13	0	13	Split Land Use 45% of site RVSC
039-390-019	B34	Type A	Larkfield	0.52	UR	11	R2	5	11	0	11	R/S 406-19
039-320-051	N44 *	Type A	Larkfield	2.59	UR	11	PC	28	56	0	56	40 units approved, not built. Classroom bldg used by church
Totals								442	902	83	819	

*APN 039-320-051 split into two sites (Type A and Mixed Use), both have a smaller acreage from previous sites inventory.

Table 3-3 Potential Housing Sites: Type C

APN	Site ID	Type	USA	Acres	GPLU	Density	Zoning	Base Units	Potential Units	Existing Units	Net Addn'l Units	Comments
140-160-011	1	Type C	Geyserville	1.11	UR	4.8	R1	5	12	0	12	Redevelop
070-070-040	3	Type C	Guerneville	1.38	UR	4	R1	4	9	0	9	Redevelop
070-160-035+	4	Type C	Guerneville	3.65	UR	4	R1	6	12	0	12	Reduced by F1 area. Was 070-160-027
070-160-036+												
070-160-037+												
100-180-022	7	Type C	Bodega Bay	12.39	UR	5	R1	57	136	0	136	40% UR4, 60% UR5
100-200-037	8	Type C	Bodega Bay	1.92	UR	4	R1	7	21	1	20	Redevelop
140-150-001	9	Type C	Geyserville	1.31	UR	4.8	R1	6	14	2	12	Redevelop
140-150-004				1.07				5	11	2	9	
140-150-008				1.56				7	17	1	16	
069-280-043	11	Type C	Guerneville	2	UR	4	R1	8	22	1	21	Redevelop
070-010-005	12	Type C	Guerneville	1.86	UR	4	R1	7	20	1	19	Redevelop
071-080-078	13	Type C	Guerneville	0.09	UR	4	R1	1	1	0	1	Redevelop
071-080-079				2.89				11	31	1	30	
071-140-017	14	Type C	Guerneville	3.16	UR	4	R1	12	28	1	27	Redevelop
071-250-008	15	Type C	Guerneville	1.87	UR	4	R1	7	20	2	18	Redevelop
054-381-010	16	Type C	Sonoma	1.26	UR	4	R1	5	13	1	12	Redevelop
054-381-011	17	Type C	Sonoma	1.38	UR	4	R1	5	15	1	14	Redevelop
130-165-001	18	Type C	Graton	1.12	UR	5	R1	5	12	0	12	Redevelop
039-025-088	21	Type C	Larkfield	7.46	UR	5	R1	37	22	2	20	Redevelop
133-150-038	25	Type C	Sonoma	1.37	UR	5	R1	6	15	0	15	Redevelop
130-101-037	26	Type C	Graton	1.15	UR	5	R1	5	12	1	11	Redevelop
130-294-016	28	Type C	Graton	1.01	UR	5	R1	5	11	1	10	Redevelop
039-025-019	29	Type C	Larkfield	1.02	UR	5	R1	5	11	1	10	Redevelop
039-380-018	30	Type C	Larkfield	1.51	UR	5	R1	7	16	1	15	Redevelop
039-380-026	31	Type C	Larkfield	1.09	UR	5	R1	5	11	1	10	Redevelop
039-380-027	32	Type C	Larkfield	1.04	UR	5	R1	5	11	1	10	Redevelop

125-301-043	33	Type C	Santa Rosa	1.71	UR	5	R1	8	18	1	17	Redevelop
043-041-001	34PV*	Type C	Santa Rosa	3.71	UR	5	R1	18	40	1	39	168 units approved not built Paseo Vista (portion)
043-041-046				2.37				11	26	0	26	
125-501-007				6.12				30	67	0	67	
043-041-034				1.62				8	17	2	15	
125-451-002	34*	Type C	Santa Rosa	4.06	UR	5	R1	20	44	7	37	Redevelop
125-451-009				4.5				22	49	1	48	
125-501-021				1.98				9	21	1	20	
052-211-045				0.25				1	2	1	1	
Totals								360	787	36	751	

* Portion of Site 34 approved as Paseo Vista Development (34PV). Remainder of Site 34 remains available.

Table 3-4 Potential Housing Sites: Mixed Use

APN	Site ID	Type	USA	Acres	GPLU	Zoning	Base Units	Potential Units	Existing Units	Net Addtn'l Units	Comments
039-040-040	MU-01	MU	Larkfield	0.76	LC	CQ	1	8	0	8	Vacant
039-320-051	MU-02*	MU	Larkfield	1.81	LC	LC	1	18	0	18	Existing church can remain
045-290-002	MU-03	MU	Santa Rosa	1.02	LC	LC	1	6	1	5	Storage Lot
047-213-009	MU-04	MU	Petaluma	1	LC	LC	1	10	0	10	Vehicle Storage
047-213-010	MU-05	MU	Petaluma	3.85	LC	LC	1	42	0	42	Vehicle Storage
056-611-082	MU-06	MU	Sonoma	0.62	LC	LC	1	7	1	6	Vacant
070-090-002	MU-10	MU	Guerneville	0.14	LC	LC	1	1	0	1	Storage Lot
070-090-005	MU-11	MU	Guerneville	0.66	LC	LC	1	6	0	6	Storage Lot
070-300-061	MU-12	MU	Guerneville	1.26	LC	LC	1	14	0	14	Vacant
071-180-014	MU-13	MU	Guerneville	4.1	LC	LC	1	30	1	29	Vacant
071-200-003	MU-14	MU	Guerneville	1.1	LC	LC	1	12	1	11	Redevelop
083-080-001	MU-15	MU	Forestville	1.43	PF	PC	1	17	0	17	Vacant-42 total units approved, not built
083-090-085	MU-16	MU	Forestville	0.8	LC	C1	1	9	0	9	Vacant
125-111-037	MU-17	MU	Roseland	6.96	GC	PC	1	82	0	82	per Urban Vision Plan
125-111-046	MU-18	MU	Roseland	1.17	GC	PC	1	11	0	11	per Urban Vision Plan
125-131-068	MU-19	MU	Santa Rosa	0.81	GC	C2	1	7	1	6	Redevelop
134-123-023	MU-22	MU	Santa Rosa	0.77	GC	C2	1	9	0	9	Vacant
134-123-024	MU-23	MU	Santa Rosa	1.46	GC	C2	1	17	0	17	Vacant
134-132-070	MU-24	MU	Santa Rosa	4.11	GC	C2	1	49	0	49	Vacant
134-181-046	MU-25	MU	Santa Rosa	1.53	GC	C2	1	19	0	19	Vacant
134-181-047	MU-26	MU	Santa Rosa	0.71	GC	C2	1	8	0	8	Vacant
182-540-021	MU-27	MU	Santa Rosa	0.95	GC	C2	1	11	1	10	Add MU to SFD site
Totals							22	393	6	387	

*APN 039-320-051 split into two sites (Type A and Mixed Use), both have a smaller acreage from previous sites inventory.

Table 3-5 Potential Housing Sites: Work/Live Development

APN	Site ID	Type	USA	Acres	GPLU	Zoning	Base Units	Potential Units	Existing Units	Net Addn'l Units	Comments
043-143-008	LW-01	WL	Santa Rosa	1.33	GI	M1	1	10	0	10	Vacant
125-091-033	LW-10	WL	Santa Rosa	0.95	GC	M1	1	7	0	7	Vacant
125-091-035	LW-11	WL	Santa Rosa	2.4	GC	M1	1	18	1	17	Existing Structure
134-123-003	LW-12	WL	Santa Rosa	2	GI	M1	1	16	0	16	Vehicle Storage
134-123-010	LW-13	WL	Santa Rosa	2.88	GI	M1	1	20	1	19	Mobile Home Sales
134-132-013	LW-14	WL	Santa Rosa	2.4	GI	M1	1	19	1	18	Vehicle Storage
134-181-025	LW-15	WL	Santa Rosa	1.52	LI	M1	1	11	1	10	Storage
134-181-026	LW-16	WL	Santa Rosa	1.96	LI	M1	1	12	1	11	80% vacant for development
134-182-033	LW-17	WL	Santa Rosa	2.45	LI	M1	1	21	0	21	Vehicle Storage
134-192-004	LW-19	WL	Santa Rosa	8.26	LI	M1	4	66	4	62	Vacant
043-143-012	LW-02	WL	Santa Rosa	1.53	GI	M1	1	13	0	13	Vehicle Storage
134-192-005	LW-20	WL	Santa Rosa	0.48	LI	M1	1	4	0	4	Vacant
134-192-006	LW-21	WL	Santa Rosa	0.59	LI	M1	1	4	1	3	Vacant
134-192-010	LW-22	WL	Santa Rosa	1.88	LI	M1	4	13	4	9	90% vacant for development
044-101-006	LW-03	WL	Santa Rosa	0.9	GI	M1	1	6	0	6	Vacant
044-101-007	LW-04	WL	Santa Rosa	2.8	GI	M1	1	22	1	21	Vehicle Storage
045-034-025	LW-05	WL	Santa Rosa	3.06	LI	M1	1	24	0	24	Storage
045-290-003	LW-06	WL	Santa Rosa	1.12	GI	M1	1	8	1	7	Vehicle Storage
083-080-060	LW-07	WL	Forestville	0.61	LI	M1	1	4	0	4	1 Existing Structure
084-020-011	LW-08	WL	Forestville	4.94	LI	M1	1	39	0	39	Vacant
125-091-030	LW-09	WL	Santa Rosa	2.29	GI	M1	1	16	0	16	Sm. Existing Structure
Totals							27	353	16	337	

Table 3-6 Potential Housing Sites: Single Room Occupancy (SRO)

APN	Site ID	Type	USA	Acres	GPLU	Zoning	Base Units	Potential Units	Existing Units	Net Addtn'l Units	Comments
043-153-029	SRO-01	SRO	Santa Rosa	0.4	GC	C2	2	8	1	7	Residential
043-153-032	SRO-02	SRO	Santa Rosa	0.37	GC	C2	2	7	0	7	Vacant
045-021-008	SRO-03	SRO	Santa Rosa	0.2	LC	LC	2	4	0	4	Used Car Lot
045-290-026	SRO-04	SRO	Santa Rosa	0.2	LC	LC	2	4	1	3	Vacant
047-173-008	SRO-05	SRO	Penngrove	0.18	LC	LC	2	3	1	2	Vacant area behind FD
047-181-009	SRO-06	SRO	Penngrove	0.19	LC	LC	2	3	1	2	Office and Retail
047-181-046	SRO-07	SRO	Penngrove	0.33	LC	LC	2	6	0	6	Private School was -015
047-181-033	SRO-08	SRO	Penngrove	0.3	LC	LC	2	6	0	6	Office and Retail
052-364-031	SRO-09	SRO	Sonoma	0.37	LC	LC	2	7	1	6	Single Family
054-290-051	SRO-10	SRO	Sonoma	0.23	LC	LC	2	4	1	3	Office
054-340-016	SRO-11	SRO	Sonoma	0.22	LC	LC	2	4	0	4	Vacant
054-340-032	SRO-12	SRO	Sonoma	0.39	LC	LC	2	7	2	5	Retail and Residential
056-201-095	SRO-13	SRO	Sonoma	0.41	LC	LC	2	8	0	8	Public School was -007
056-401-026	SRO-15	SRO	Sonoma	0.39	LCTS	LC	2	7	2	5	Residential was 056-303-027
056-321-038	SRO-16	SRO	Sonoma	0.31	LCTS	LC	5	6	5	1	Apartment
056-401-025	SRO-17	SRO	Sonoma	0.38	LCTS	LC	2	7	1	6	Residential was 056-401-001
056-251-038	SRO-18	SRO	Sonoma	0.37	GC	C2	2	7	0	7	Vacant
058-071-017	SRO-19	SRO	Larkfield	0.37	LC	LC	2	7	0	7	Public Utility
058-183-011	SRO-20	SRO	Larkfield	0.41	LC	LC	2	8	1	7	Office and Retail
058-191-001	SRO-21	SRO	Larkfield	0.38	LC	LC	2	7	1	6	Vacant
059-281-004	SRO-22	SRO	Larkfield	0.36	LC	LC	2	7	1	6	Auto Repair
070-090-003	SRO-23	SRO	Guerneville	0.36	LC	LC	2	7	0	7	Retail
070-140-009	SRO-24	SRO	Guerneville	0.23	LC	LC	2	4	0	4	Vacant
083-090-021	SRO-25	SRO	Forestville	0.25	LC	LC	2	5	1	4	Parking Lot
083-090-057	SRO-26	SRO	Forestville	0.16	LC	LC	2	3	0	3	Office and Retail
125-131-067	SRO-27	SRO	Roseland	0.4	GC	C2	2	8	0	8	Vacant
125-131-069	SRO-28	SRO	Roseland	0.38	GC	C2	2	7	0	7	Retail - add SRO units
125-141-023	SRO-30	SRO	Roseland	0.39	GC	C2	4	7	4	3	Add Apartments
125-172-014	SRO-31	SRO	Roseland	0.4	GC	C2	2	8	0	8	Vacant
140-140-009	SRO-33	SRO	Geyserville	0.35	GC	C2	2	7	1	6	Residential
Totals							65	183	25	158	

Table 3-7 Potential Housing Sites: Affordable Housing Overlay

APN	Site ID	Type	USA	Acres	GPLU	Zoning	Base Units	Potential Units as AH	Existing Units	Net Addtn'l Units	Comments
083-073-017	A3	AH	Forestville	2.68	LI	MP-AH	1	54	1	53	Redevelop
130-152-008	A6	AH	Graton	0.64	GI	M1-AH	1	13	0	13	Relocatable Labor Cntr Bldg
039-025-060	A7	AH	ALW	0.46	LC	CO-AH	1	10	1	9	Redevelop
056-511-046	A10	AH	Sonoma	1.04	LC	LC-AH	1	21	0	21	Redevelop
140-180-035	B1	AH	Geyserville (adj)	5.11	LC	LC-AH	1	103	0	103	Redevelop
130-151-005	B2	AH	Graton	0.64	LC	LC-AH	1	13	0	13	Redevelop
130-151-006				0.48	LC	LC-AH	1	10	0	10	Redevelop
130-151-007				0.16	LC	LC-AH	1	4	0	4	Redevelop
047-153-004	B6	AH	Penn	5	UR	RR-AH	5	100	1	99	Major Sub request 2013
047-214-005	B7	AH	Penn	7.75	RR	RR-AH	1	40	3	37	Redevelop
058-290-051	B5	AH	ALW	2.21	LC	LC-AH	1	74	0	74	Minor Sub request 2008
058-300-076				1.47							
125-421-018	NB8	AH	S Rosa	2.3	UR 1	RR-AH	5	86	0	86	79 MF affordable units approved not built
125-421-019				2.5							
Totals							21	528	6	522	

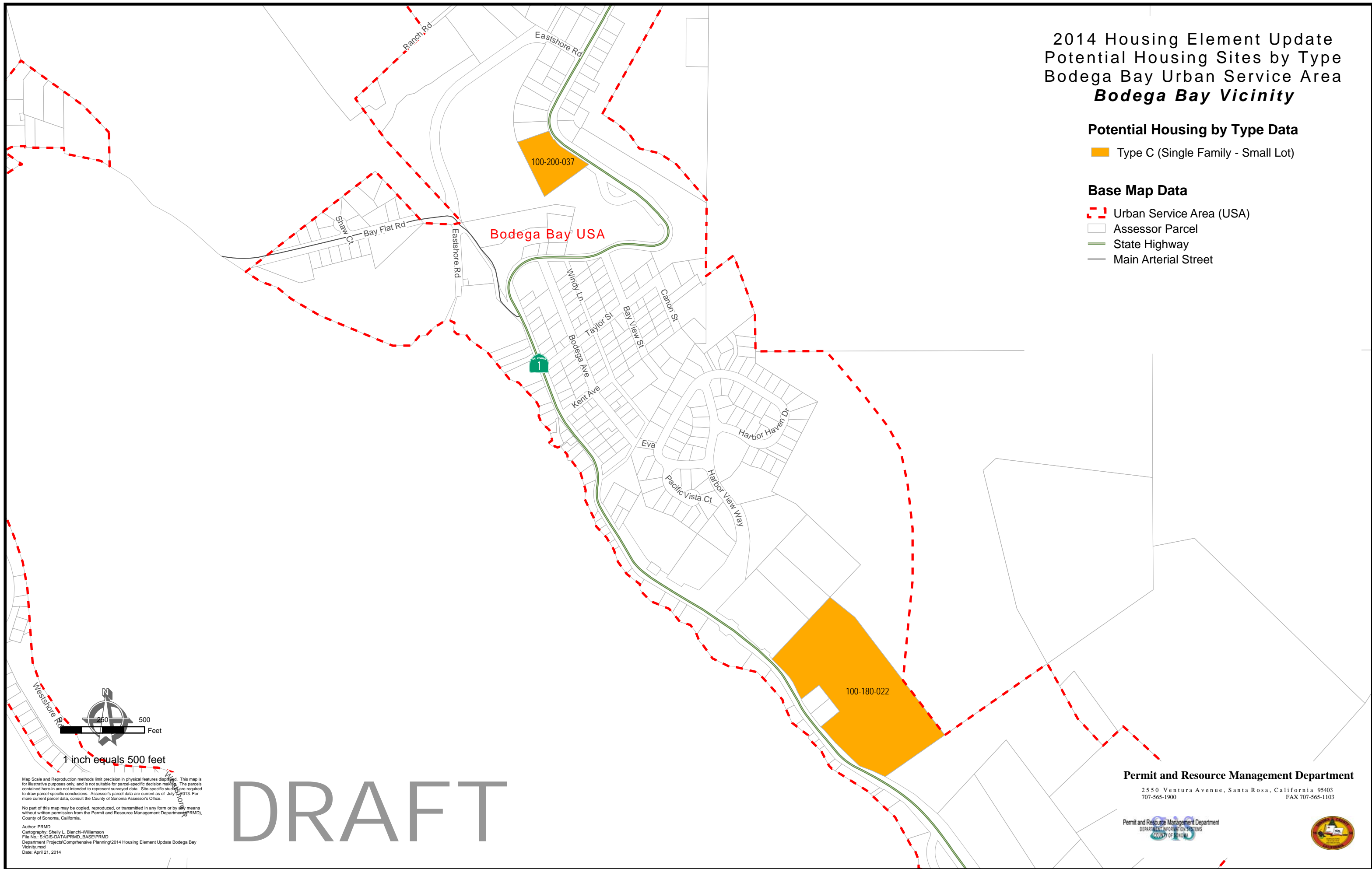
2014 Housing Element Update
 Potential Housing Sites by Type
 Bodega Bay Urban Service Area
Bodega Bay Vicinity

Potential Housing by Type Data

■ Type C (Single Family - Small Lot)

Base Map Data

- ⬮ Urban Service Area (USA)
- ▭ Assessor Parcel
- State Highway
- Main Arterial Street



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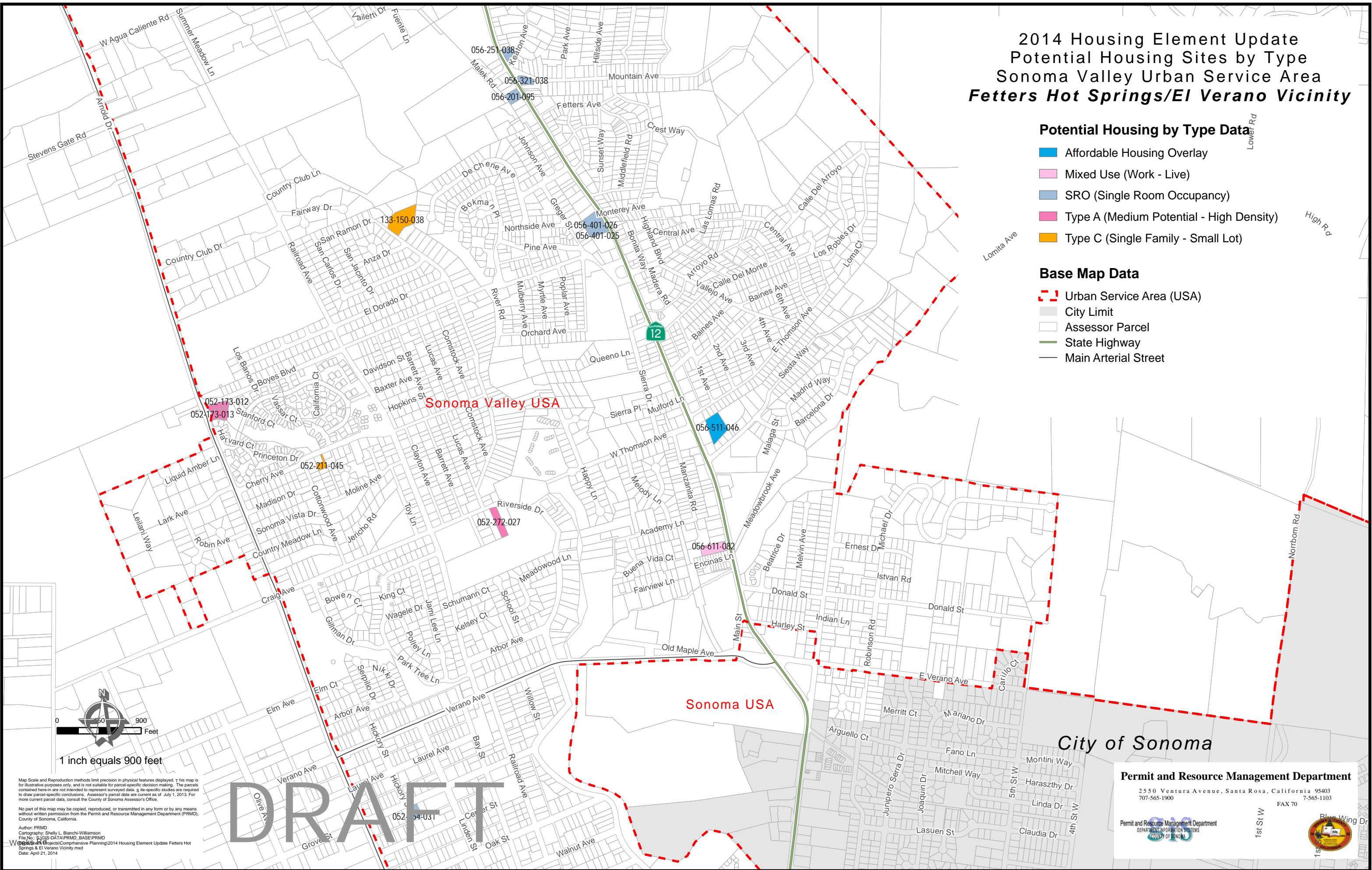
2014 Housing Element Update Potential Housing Sites by Type Sonoma Valley Urban Service Area Fetters Hot Springs/El Verano Vicinity

Potential Housing by Type Data

- Affordable Housing Overlay
- Mixed Use (Work - Live)
- SRO (Single Room Occupancy)
- Type A (Medium Potential - High Density)
- Type C (Single Family - Small Lot)

Base Map Data

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- City Limit
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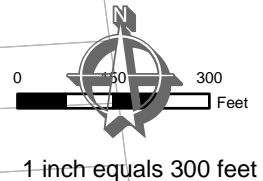
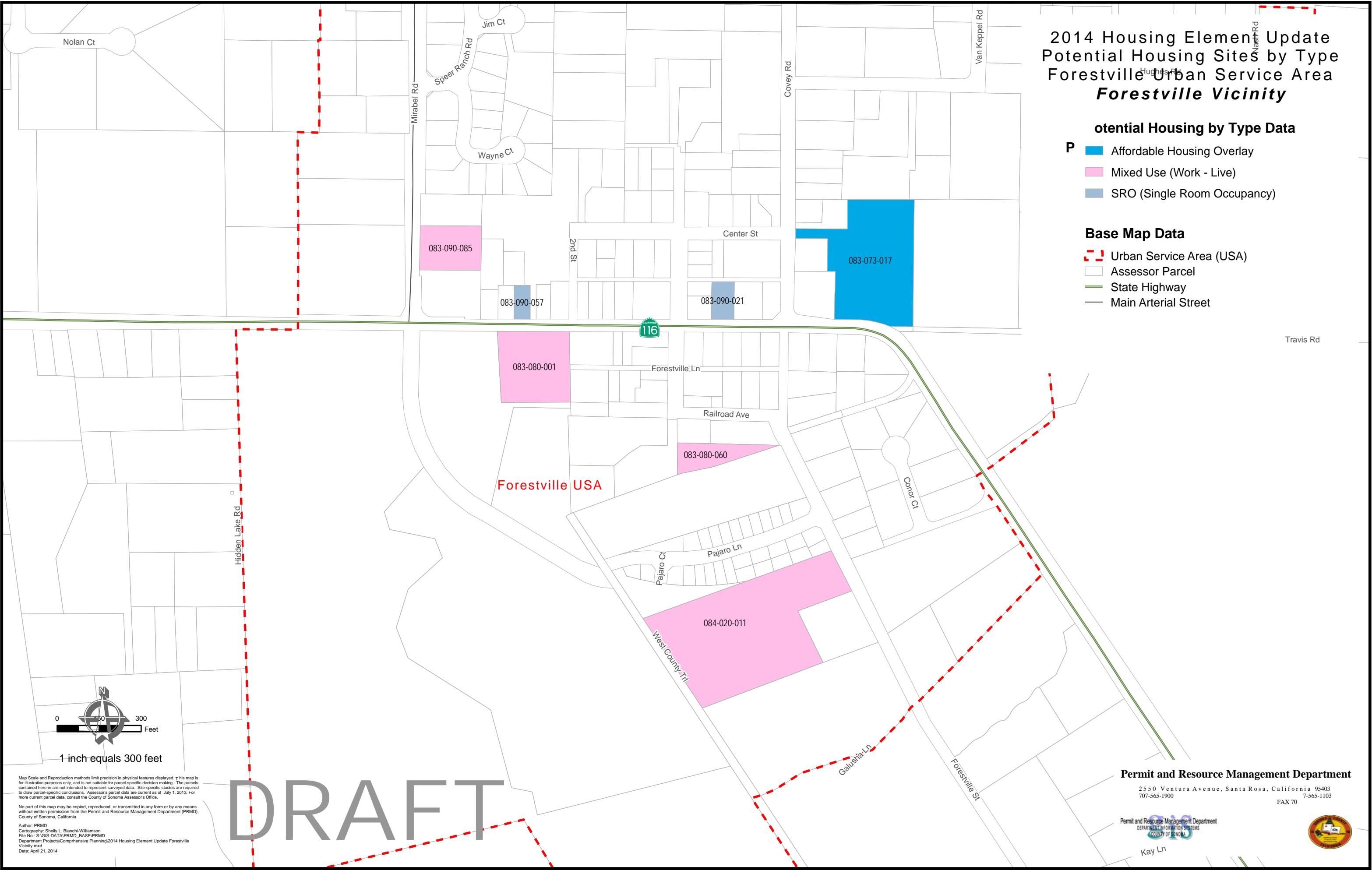
2014 Housing Element Update Potential Housing Sites by Type Forestville Urban Service Area Forestville Vicinity

Potential Housing by Type Data

- Affordable Housing Overlay
- Mixed Use (Work - Live)
- SRO (Single Room Occupancy)

Base Map Data

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- State Highway
- Main Arterial Street



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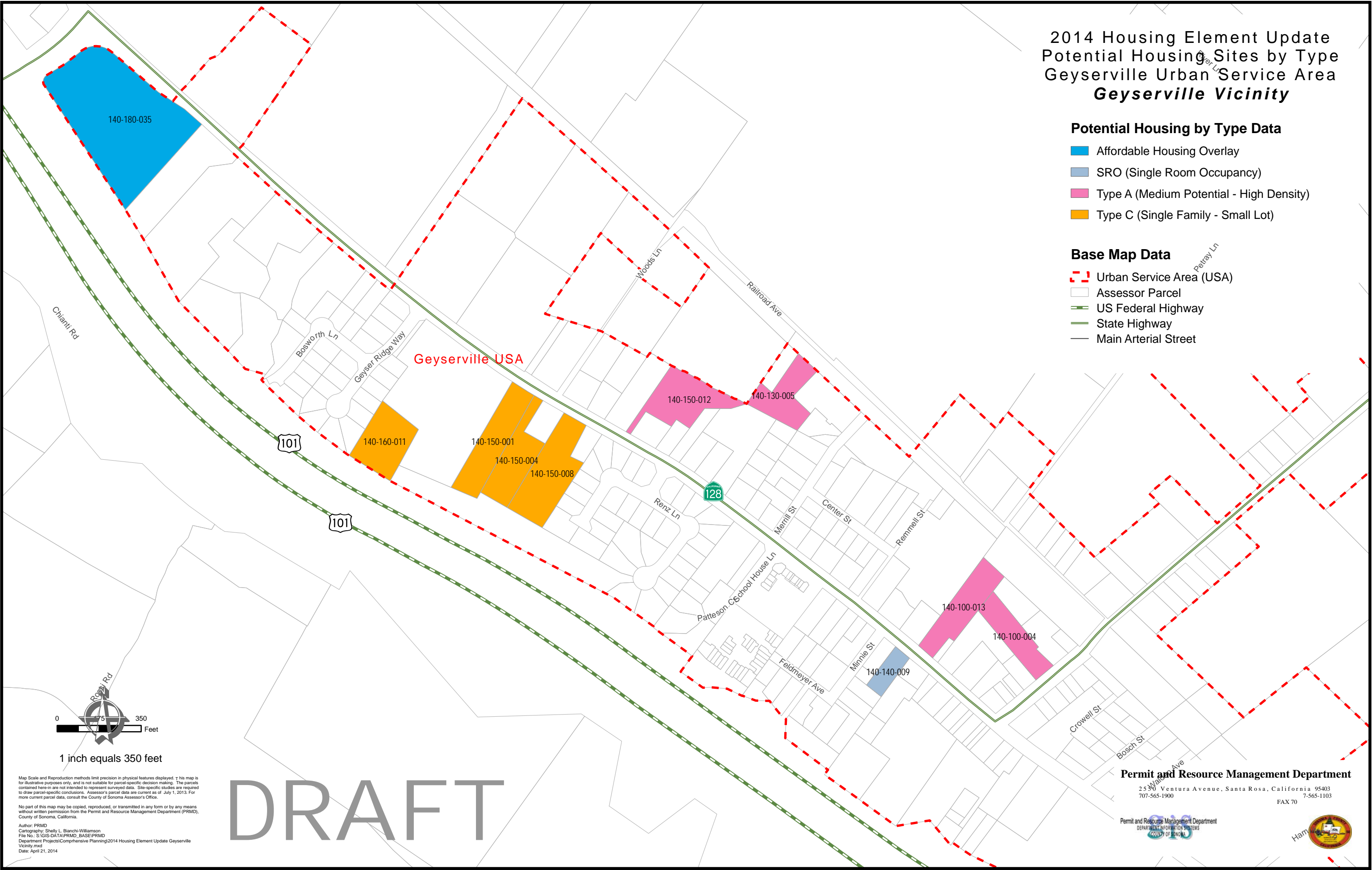
2014 Housing Element Update Potential Housing Sites by Type Geyserville Urban Service Area *Geyserville Vicinity*

Potential Housing by Type Data

- Affordable Housing Overlay
- SRO (Single Room Occupancy)
- Type A (Medium Potential - High Density)
- Type C (Single Family - Small Lot)

Base Map Data

- Urban Service Area (USA)
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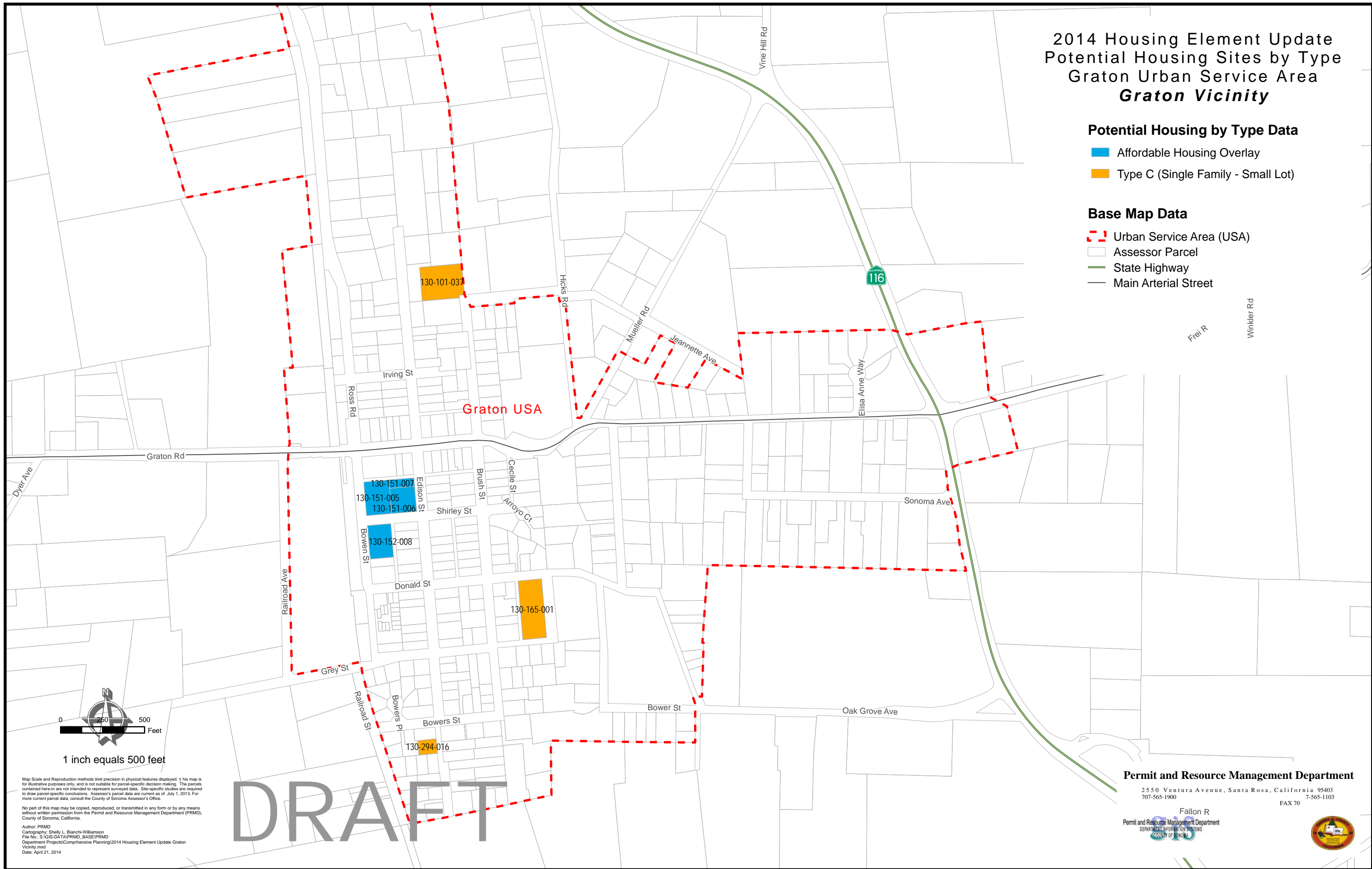
2014 Housing Element Update Potential Housing Sites by Type Graton Urban Service Area *Graton Vicinity*

Potential Housing by Type Data

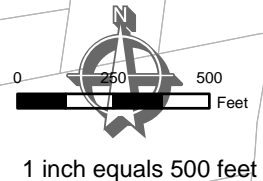
- Affordable Housing Overlay
- Type C (Single Family - Small Lot)

Base Map Data

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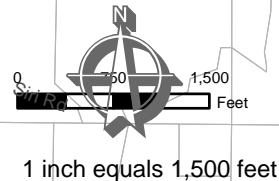
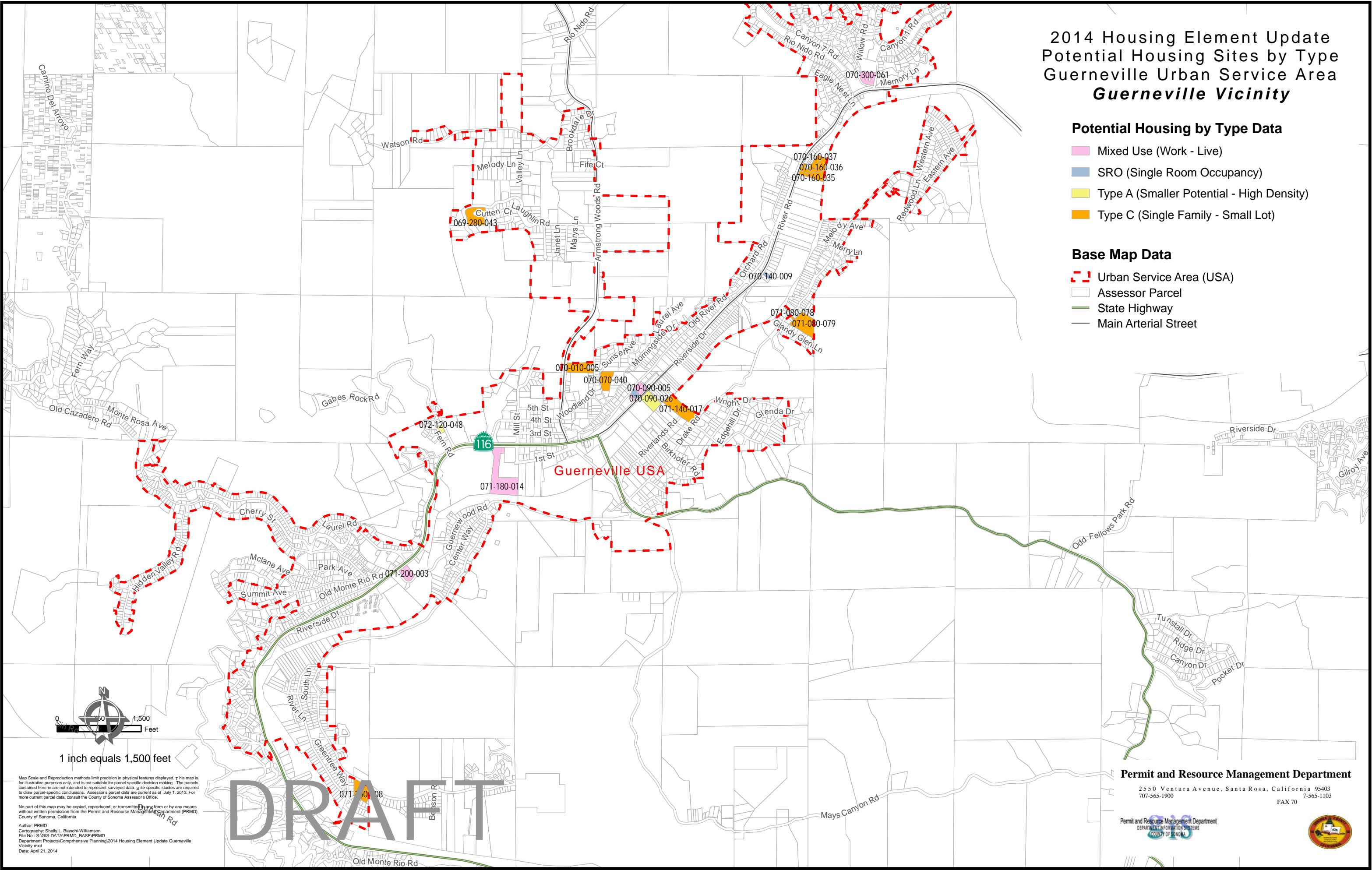
2014 Housing Element Update Potential Housing Sites by Type Guerneville Urban Service Area *Guerneville Vicinity*

Potential Housing by Type Data

- Mixed Use (Work - Live)
- SRO (Single Room Occupancy)
- Type A (Smaller Potential - High Density)
- Type C (Single Family - Small Lot)

Base Map Data

- Urban Service Area (USA)
- Assessor Parcel
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- Main Arterial Street



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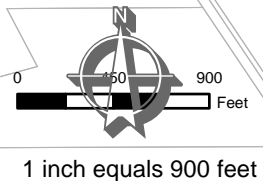
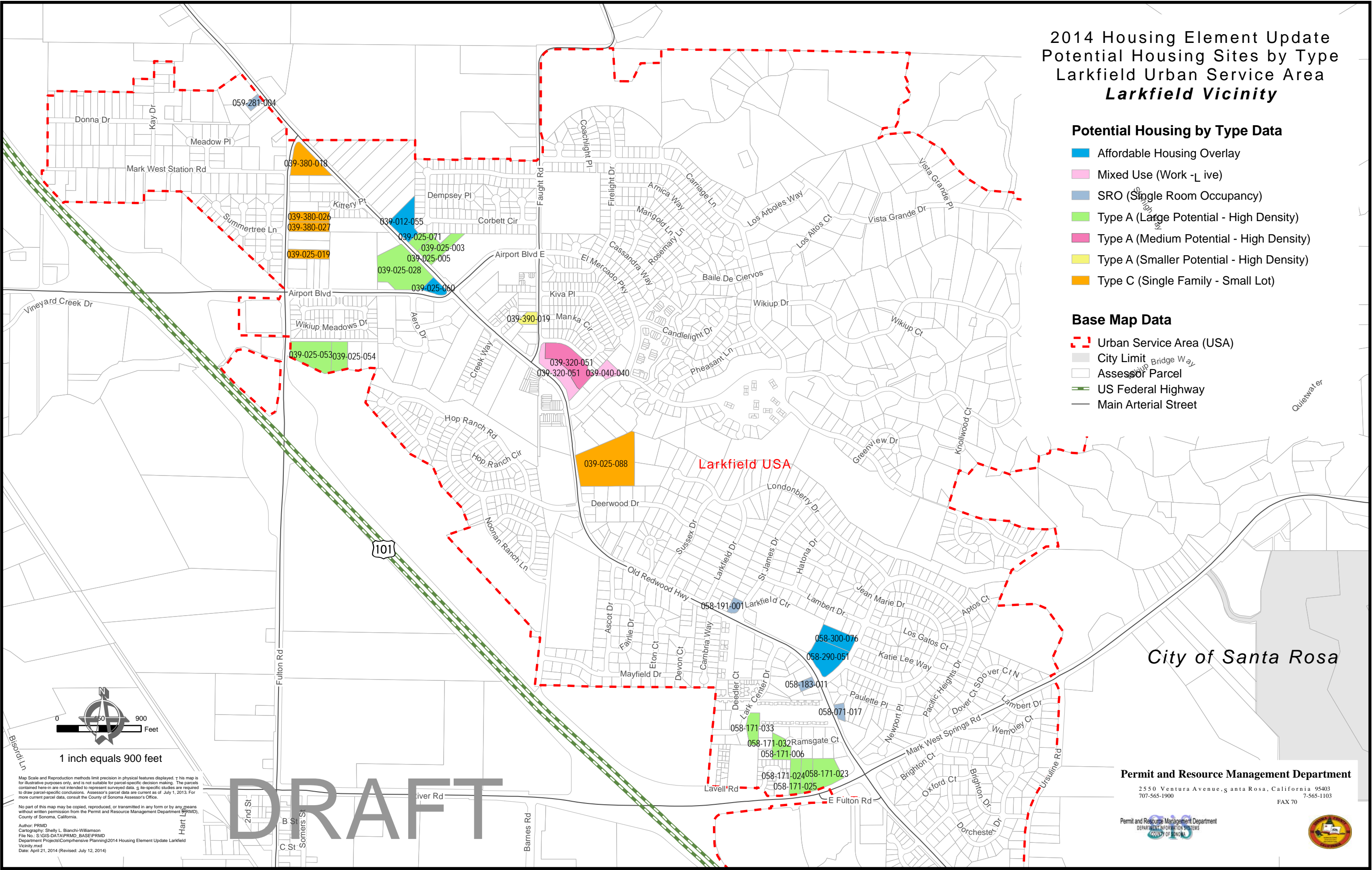
2014 Housing Element Update Potential Housing Sites by Type Larkfield Urban Service Area *Larkfield Vicinity*

Potential Housing by Type Data

- Affordable Housing Overlay
- Mixed Use (Work - Live)
- SRO (Single Room Occupancy)
- Type A (Large Potential - High Density)
- Type A (Medium Potential - High Density)
- Type A (Smaller Potential - High Density)
- Type C (Single Family - Small Lot)

Base Map Data

- Urban Service Area (USA)
- City Limit
- Assessor Parcel
- US Federal Highway
- Main Arterial Street



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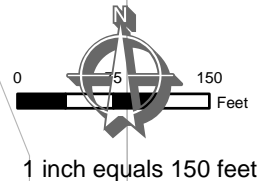
2014 Housing Element Update Potential Housing Sites by Type Penngrove Urban Service Area *Penngrove Vicinity*

Potential Housing by Type Data

- SRO (Single Room Occupancy)
- Type A (Medium Potential - High Density)

Base Map Data

- Urban Service Area (USA)
- Assessor Parcel
- Main Arterial Street



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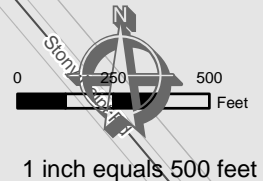
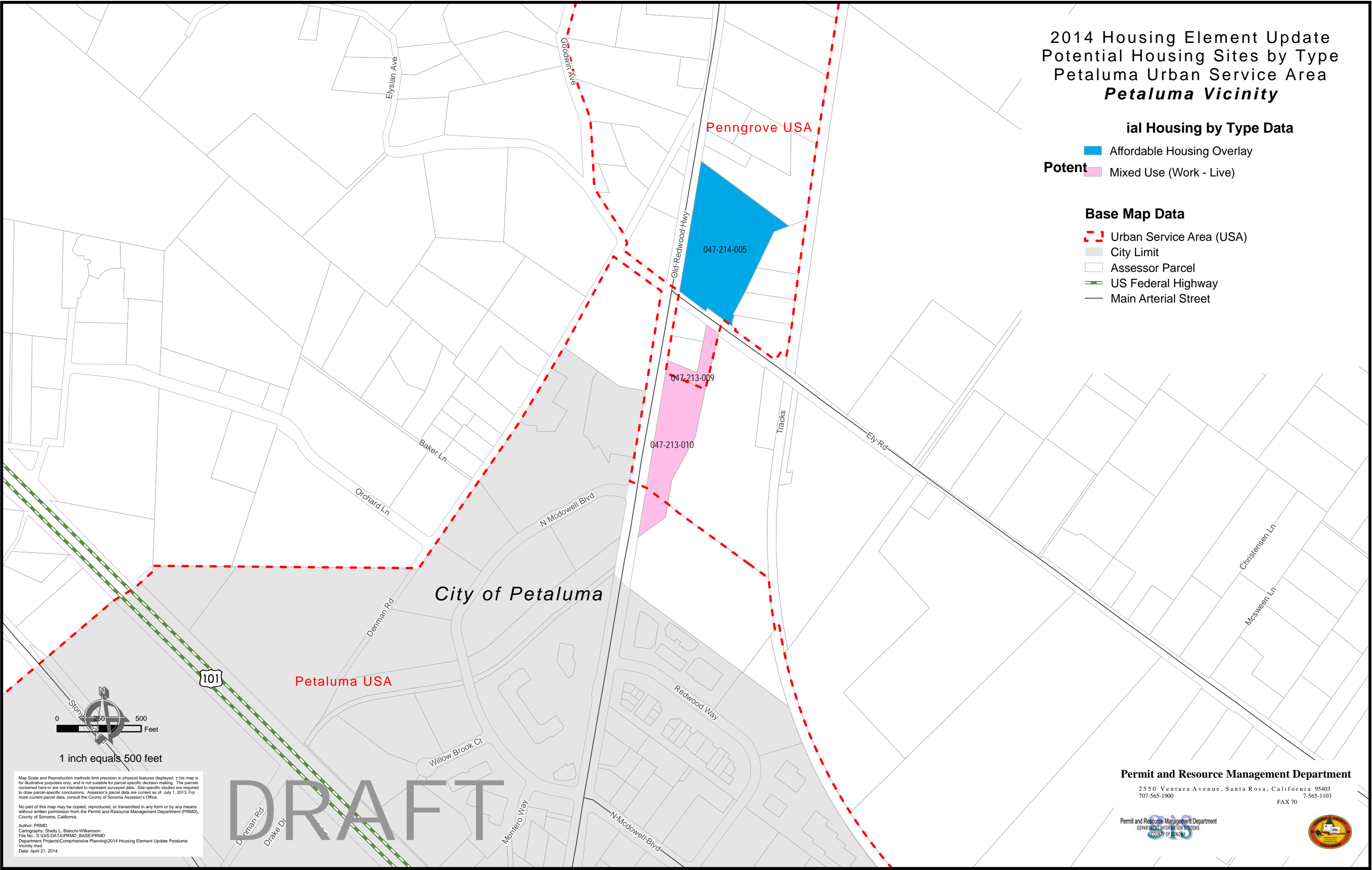
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2014 Housing Element Update Potential Housing Sites by Type Petaluma Urban Service Area *Petaluma Vicinity*

- Potential Housing by Type Data**
- Affordable Housing Overlay
 - Potent** Mixed Use (Work - Live)

- Base Map Data**
- Urban Service Area (USA)
 - City Limit
 - Assessor Parcel
 - US Federal Highway
 - Main Arterial Street



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2014 Housing Element Update Potential Housing Sites by Type Santa Rosa Urban Service Area Roseland Vicinity

Potential Housing by Type Data

- Affordable Housing Overlay
- Mixed Use (Work - Live)
- SRO (Single Room Occupancy)
- Type A (Large Potential - High Density)
- Type A (Smaller Potential - High Density)
- Type C (Single Family - Small Lot)

Base Map Data

- Urban Service Area (USA)
- City Limit
- Assessor Parcel
- US Federal Highway
- State Highway
- Main Arterial Street

City of Santa Rosa

Santa Rosa USA

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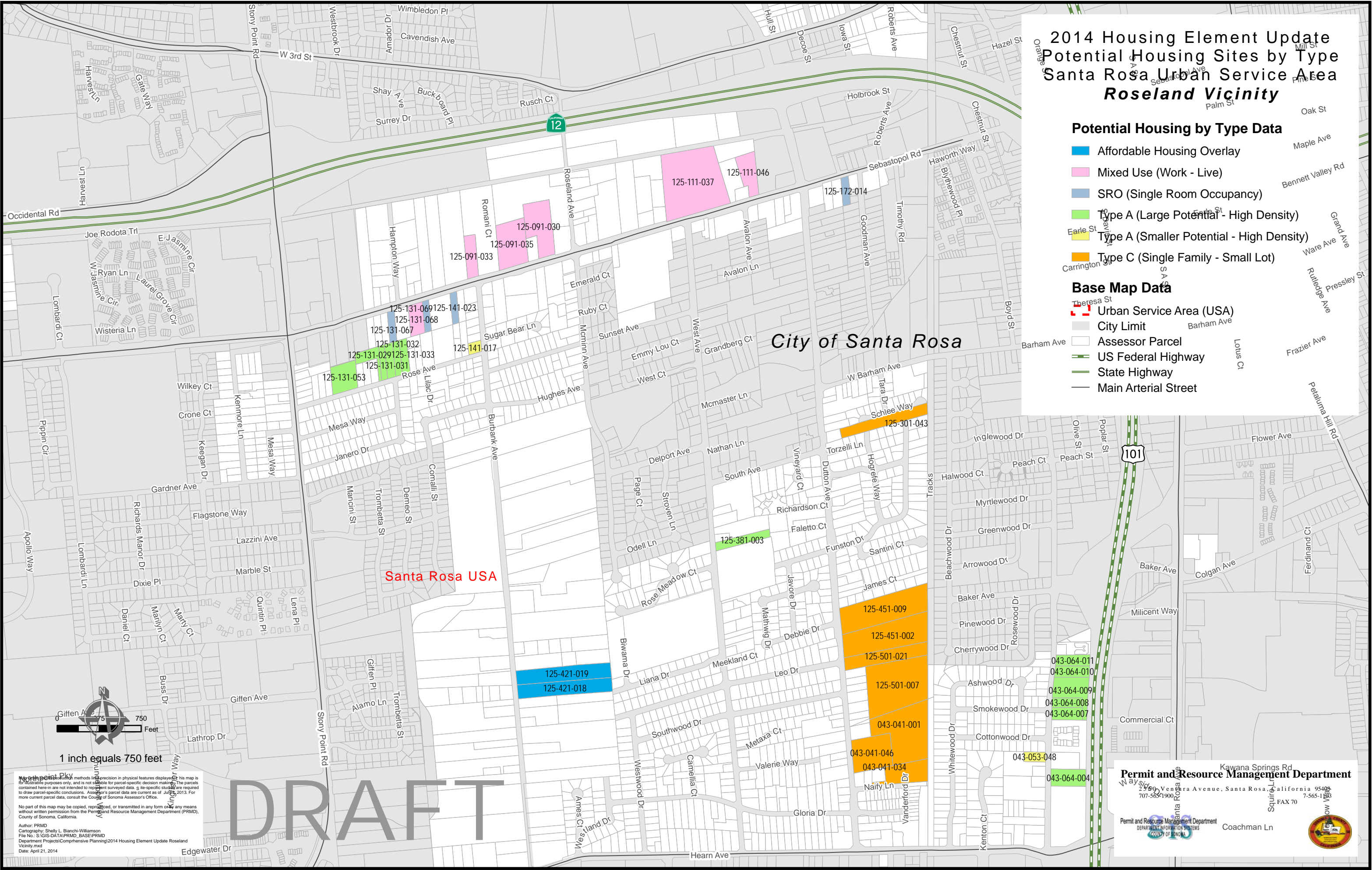
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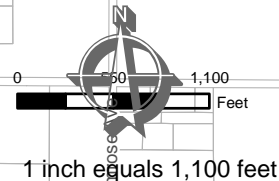
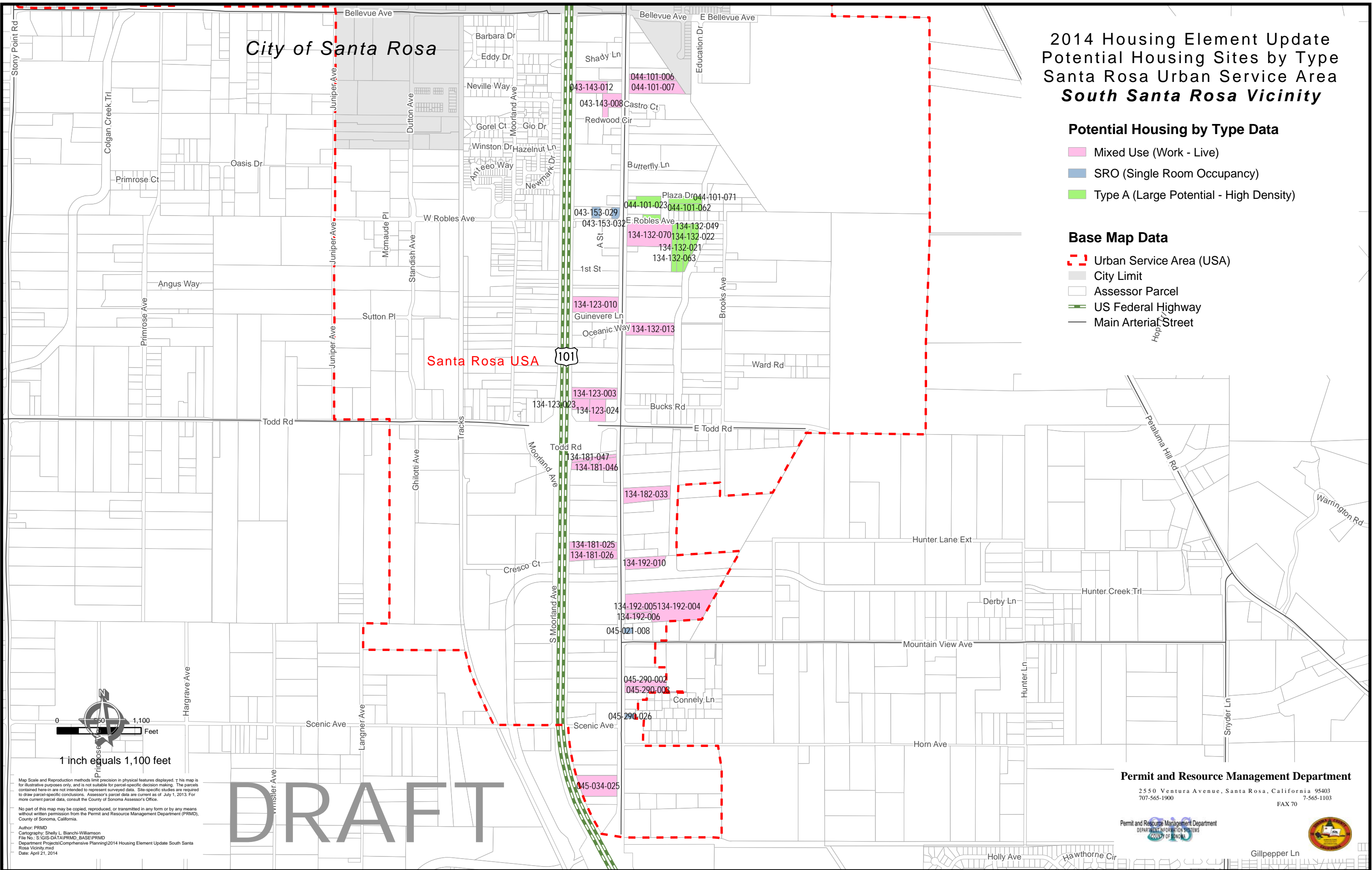
2014 Housing Element Update Potential Housing Sites by Type Santa Rosa Urban Service Area *South Santa Rosa Vicinity*

Potential Housing by Type Data

- Mixed Use (Work - Live)
- SRO (Single Room Occupancy)
- Type A (Large Potential - High Density)

Base Map Data

- Urban Service Area (USA)
- City Limit
- Assessor Parcel
- US Federal Highway
- Main Arterial Street



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Gillpepper Ln

**HOUSING ELEMENT
SECTION IV**

**TECHNICAL BACKGROUND
REPORT TO THE
2014 HOUSING ELEMENT UPDATE**

**PLANNING COMMISSION
RECOMMENDED DRAFT
August 5, 2014**

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IV. TECHNICAL BACKGROUND REPORT

4.1 INTRODUCTION

The Sonoma County Housing Element Technical Background Report (TBR) has been prepared to lay the groundwork for public evaluation of the County's housing production efforts by providing a rich source of demographic and housing-related data specific to the unincorporated regions of the County. Each data table that follows includes a reference to the source of the displayed information. Staff relied on the following sources for much of the information in this Report:

- United States Census Bureau, including the Decennial Census (Census) and the American Community Survey (ACS);
- The Association of Bay Area Governments (ABAG);
- Sonoma County PRMD;
- Sonoma County Community Development Commission (CDC); and
- Sonoma County Taskforce for the Homeless
- North Bay Regional Center

4.2 HOUSING NEEDS: DEMOGRAPHIC, ECONOMIC, AND HOUSING DATA

This chapter sets forth the most recent information available regarding the demographic and economic conditions in the unincorporated County, as well as local trends in housing development and the conditions of the housing stock. This information is presented pursuant to Section 65583 (a) (1, 2) of the California Government Code.

4.2.1 DEMOGRAPHICS

Table 4-1 provides a comprehensive set of data relating to the general make-up of the unincorporated County with regards to overall population, gender, age, and educational attainment. Figure 4-1 graphically displays the racial composition of the unincorporated County. Both sets of data include 2000 and 2010 Census data to illustrate relevant changes and possible emerging demographic trends.

The unincorporated County experienced a 3.6-percent decrease in its overall population from 2000 - 2010. This growth rate is much lower than that of the State as a whole, which experienced a 10 percent increase. Countywide population increased 8 percent during that 10-year period. The unincorporated County population is heavily impacted by annexation of property into incorporated jurisdictional boundaries.

The data in Table 4-1 show a marked decrease (23.1%) in school-aged children aged 5 – 14. The population age ranges of 55 - 64 and 65 - 74 saw the largest increases from 2000 - 2010. The unincorporated County saw a 41% increase in number of residents with Bachelor's degrees between 2000 and 2010, and the number of residents with graduate or professional degrees

increased by more than 62 percent. However, the data also indicate a sharp decrease in the number of people with lower than a 9th-grade education.

The data relating to age and education may indicate that as housing prices increased in the County between 2000 and 2007, young families and less educated individuals (those with higher than a 9th-grade education but less than a bachelor's degree) were unable to find housing that meets the constraints of their budgets.

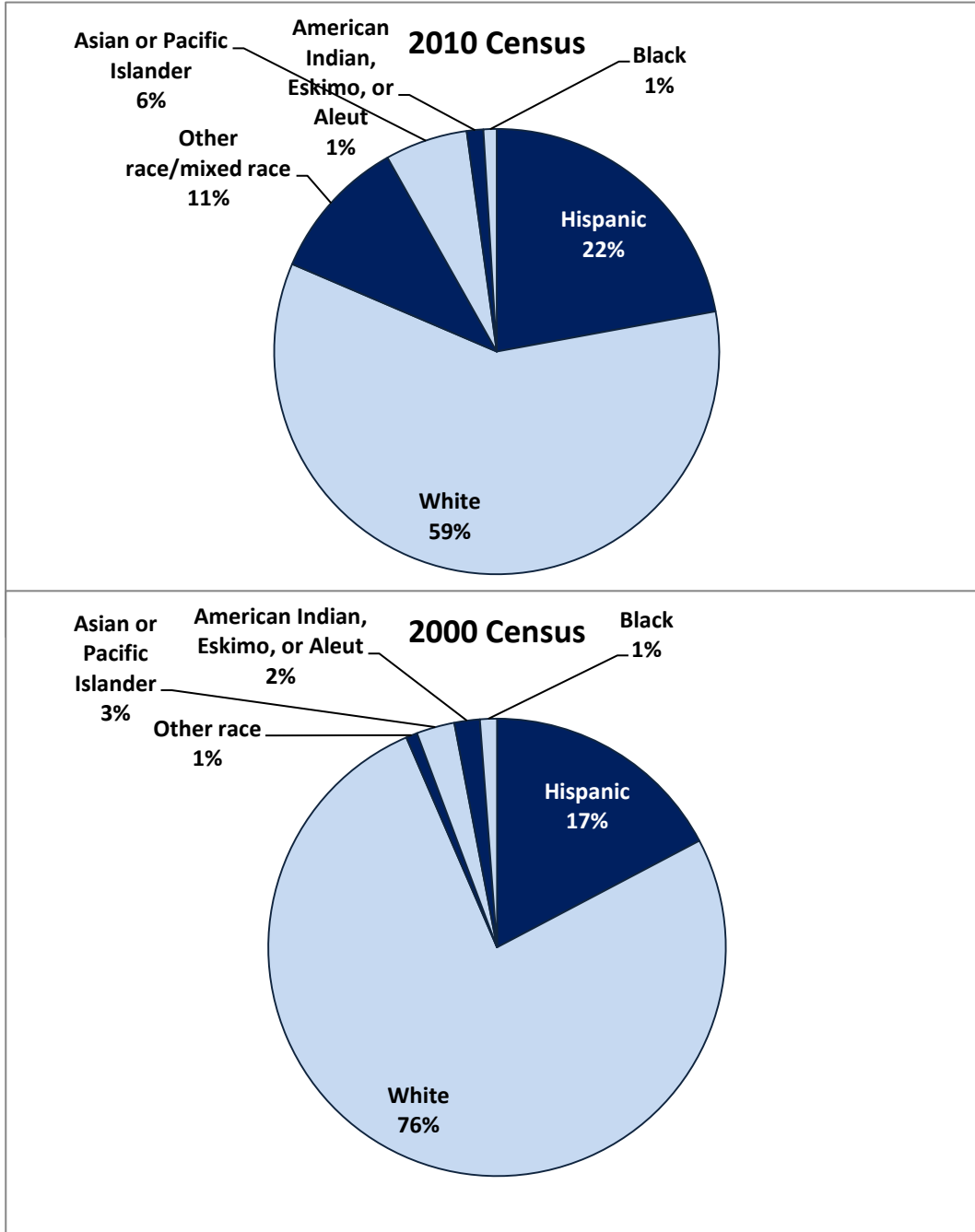
Table 4-1 POPULATION DEMOGRAPHICS FOR UNINCORPORATED COUNTY

	2000		2010		Increase/ (Decrease)
Demographic Characteristic	Number	% of Total	Number	% of Total	2000-2010
Formula	<i>a</i>		<i>b</i>		$c = (b-a) / a$
Total population	150,565		145,186		-3.6%
Male	76,069	50.5%	73,060	50.3%	-4.0%
Female	74,496	49.5%	72,126	49.7%	-3.2%
Age					
0 to 4 years	7,589	5.0%	6,742	4.6%	-11.2%
5 to 14 years	20,493	13.6%	15,758	10.9%	-23.1%
15 to 19 years	10,276	6.8%	10,410	7.2%	1.3%
20 to 24 years	7,865	5.2%	8,089	5.6%	2.8%
25 to 39 years	27,487	18.3%	22,748	15.7%	-17.2%
40 to 54 years	41,657	27.7%	32,626	22.5%	-21.7%
55 to 64 years	16,205	10.8%	26,073	17.9%	60.9%
65 to 74 years	10,129	6.7%	13,588	9.3%	34.1%
75 years and over	8,864	5.9%	9,152	6.3%	3.2%
Educational Attainment for Persons Aged 25+					
	100,566	100.0%	104,004	100.0%	3.4%
Less than 9th grade	6,508	6.5%	7,491	7.2%	15.1%
9th to 12th grade, no diploma	10,578	10.5%	6,352	6.1%	-40.0%
High school graduate, includes equivalency	23,705	23.6%	20,185	19.4%	-14.8%
Some college, no degree	26,066	25.9%	25,038	24.1%	-3.9%
Associate degree	9,158	9.1%	8,042	7.7%	-12.2%
Bachelor's degree	16,198	16.1%	22,846	22.0%	41.0%
Graduate or professional degree	8,353	8.3%	14,050	13.5%	68.2%

Source: US Census Bureau, 2000 and 2010 Census

As Figure 4-1 indicates, the unincorporated County has seen an increase in the percentage of individuals who classify themselves as Hispanic and of mixed race. Other non-white race categories made up a small but growing proportion of the overall population in 2000 and in 2010.

Figure 4-1 POPULATION BY RACE, 2000 – 2010 IN UNINCORPORATED COUNTY



Source: U.S. Census Bureau, 2000 and 2010

4.2.2 PROJECTIONS

ABAG produces detailed population and employment projections for its member jurisdictions. Table 4-2 presents the estimated growth in population, households and jobs from 2010 to 2040 for the unincorporated County. Table 4-2 also includes the total estimated number of housing units in 2000 and 2005 to compare the pace of housing unit production with population growth.

Table 4-2 POPULATION, EMPLOYMENT, AND HOUSING GROWTH 2010-2040

Population Forecast				Percent Change		
2010	2020	2030	2040	2010-20	2020-30	2030-40
145,186	152,300	160,500	170,500	4.9%	5.4%	6.2%

Households Forecast				Percent Change		
2010	2020	2030	2040	2010-20	2020-30	2030-40
56,951	59,190	61,450	63,700	3.9%	3.8%	3.7%

Jobs Forecast				Percent Change		
2010	2020	2030	2040	2010-20	2020-30	2030-40
47,150	54,800	56,940	60,470	16.2%	3.9%	6.2%

Source: ABAG 2013 Projections

Table 4-3 presents the change in employment by job sector as prepared by ABAG. The most significant change in the unincorporated County was in the manufacturing sector, accounting for a loss of 30.2% of employment between 2000 and 2011. Wholesale Trade (8.6%) and Professional, Scientific, Management, Administrative, and Waste Management Services (0.9%) were the only sectors to experience growth during this time period.

The ABAG data provided in Table 4-3, which presents job creation by sector, excludes employment in incorporated jurisdictions' spheres of influence from that of the unincorporated County's employment. The table reflects the significant loss of employment as a result of the economic recession.

The County's Economic Development Board publishes data and analysis for the County. According to the 2014 Local Economic Report, the County's economic recovery solidified near the end of 2013. The unemployment rate fell below 6% in early 2014, the lowest rate since 2008. Nearly all sectors experienced job growth between 2012 and 2013 with Professional and Business Services increasing at the highest rate, while Construction and Manufacturing decreased slightly.

Table 4-3 EMPLOYMENT IN UNINCORPORATED SONOMA COUNTY

	2000	2007-2011	Absolute Change	Percent Change
Employed civilian population 16 years and over	74,756	69,110	-5,646	-7.6%
Agriculture, forestry, fishing and hunting, and mining	3,912	3,789	-123	-3.1%
Construction	7,586	6,931	-655	-8.6%
Manufacturing	8,486	5,927	-2,559	-30.2%
Wholesale trade	1,953	2,121	168	8.6%
Retail trade	7,840	7,746	-94	-1.2%
Transportation and warehousing, and utilities	2,729	2,543	-186	-6.8%
Information	1,838	1,481	-357	-19.4%
Finance, insurance, real estate, and rental and leasing	4,497	4,016	-481	-10.7%
Professional, scientific, management, administrative, and waste management services	8,480	8,560	80	0.9%
Educational, health, and social services	14,252	13,696	-556	-3.9%
Arts, entertainment, recreation, accommodation, and food services	6,727	6,214	-513	-7.6%
Other services (except public administration)	3,732	3,592	-140	-3.8%
Public administration	2,724	2,494	-230	-8.4%

Source: ABAG 2013 Projections, US Census Bureau, 2000 Decennial Census Counts, 2007-2011 ACS 5-year estimates

4.2.3 HOUSING PRODUCTION

While single-family homes comprise the great majority of all housing in the unincorporated County, other housing types (including multifamily) represent a growing proportion of newly permitted units. Higher density units are more likely to achieve desired affordability levels, particularly in regions such as the County, where land values are high. Table 4-4 displays the residential building permit data, by income category, during the most recent housing element period. Table 1-1, included in Section I, provides building permit data for the coastal zone, as required by law.

The need to develop more rental housing throughout Sonoma County and its cities is acute. According to the Cassidy Turley Sonoma County Rental Survey for Fall 2013, Sonoma County has the North Bay's most limited rental market with a vacancy rate of just 1.5%. This figure reflects an extreme rental housing shortage in the region, particularly when it comes to affordable housing. The fair market rent (FMR) for a 2-bedroom unit jumped 47.4% between 2000 and 2010, going from \$886 to \$1306. Strong policies to support the development and retention of rental housing units throughout the county and its cities are needed.

Table 4-4 RESIDENTIAL BUILDING PERMITS ISSUED, 2007-2013

Income Group	Regional Housing Need 2007-2014	Permits Issued 2007-2012	Permits Issued 2013	Need Met by County through 12/31/2013	Remaining Need by end of 2014	% of 2007-2014 Regional Housing Need Met
Very-Low	319	40	0	40	279	13%
Low	217	121	6	127	90	59%
Moderate	264	173	35	208	56	79%
Above Moderate	564	639	88	727	<88 >	129%
Total:	1,364 units	973 units	129 units	1102 units	262 units	81%

Source: Sonoma County Permit and Resources Management Department, 2014

4.2.4 HOUSING AFFORDABILITY: MARKET TRENDS

Table 4-5 and Figure 4-2 display decreasing household incomes from the period 2006-2012. Home sales prices have decreased sharply from a peak in 2005, when the median sales price for a single-family home had climbed to \$595,000. In 2013, that same home could be purchased for \$431,500. This sales price, however, is still out of reach for most households. According to a calculation by the Sonoma County Community Development Commission, the County median income will allow for a home purchase of price of \$271,116 including property taxes and utilities.

In 2006, a household earning the County median could not expect to afford a condominium or townhome in the County. By 2012, condominiums and townhomes were within the reach of median income earners, while less dense single family homes continued to be unaffordable despite the significant drop in housing prices.

The median household incomes presented in Table 4-5 come from the 2010 U.S. Census and the 2012 American Community Survey. HCD publishes income limits to guide jurisdictions and practitioners in setting affordability levels for housing programs. The HCD-published County median income in 2013 was \$82,600 for a 4-person household. PRMD conducted a rent survey to estimate the average rent charged in the County. Table 4-6 displays the average rents for January 2014 and the minimum gross income required to afford the corresponding unit.

Table 4-5 COUNTYWIDE INCOME AND HOUSING PRICE (\$2012)

Item	2006	2012
Median Household Income		
[1]	\$60,821	\$59,941
Median Sales Price [2]		
Single-Family Homes	\$580,000	\$350,000
Condominiums and Townhomes	\$363,000	\$160,000
Attainable Sales Price at Median Income	\$239,900 [3]	\$271,116 [4]

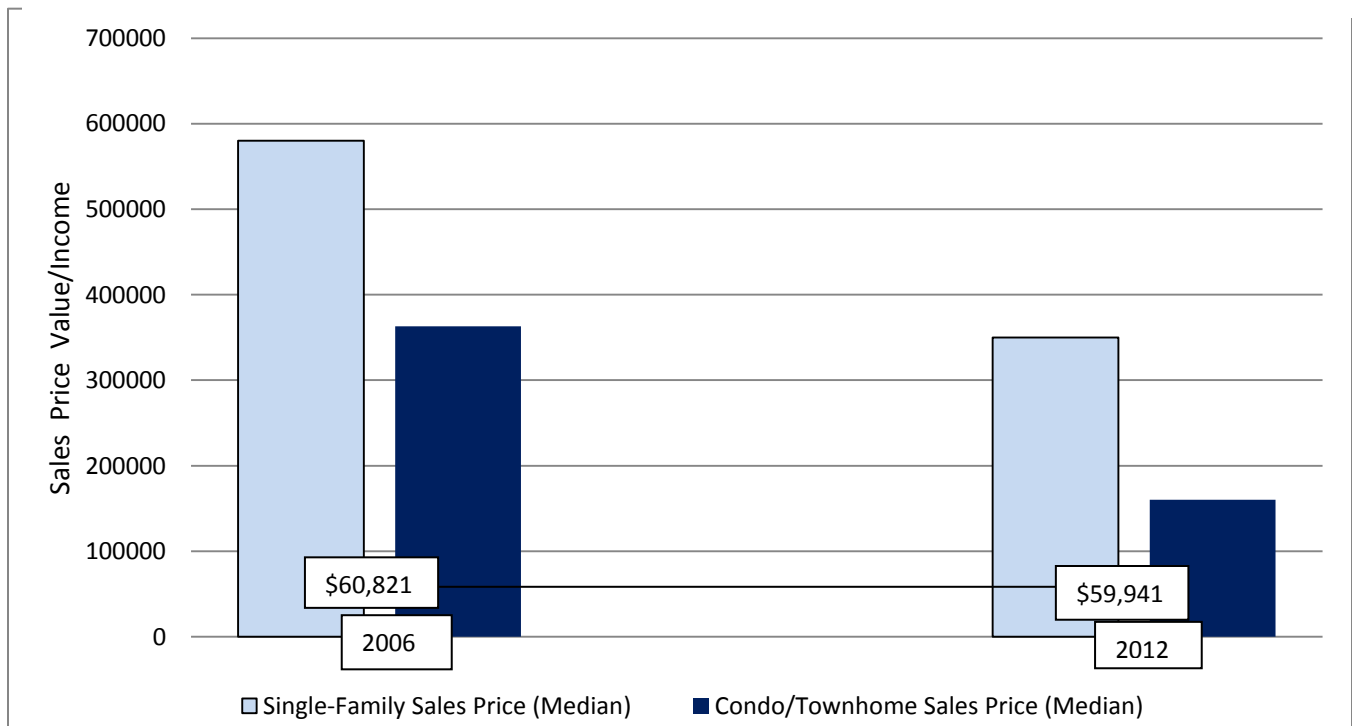
[1] Source: Census 2010, American Community Survey 2012. Not adjusted to household size.

[2] 2012 rereport.com (Multiple Listing Service)

[3] EPS Calculation assuming 5% down payment, 6.5% interest, 30-year mortgage, no homeowners' association due, and 35% of gross income for housing costs.

[4] CDC Calculation including utilities and taxes.

Figure 4-2 COUNTYWIDE SALES PRICE AND MEDIAN INCOME (\$2012)



Source: Census 2010, American Community Survey 2012, 2012 rereport.com (Multiple Listing Service)

Table 4-6 APARTMENT RENTAL RATES (January 2014)

Item	Apartment			
	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms
Average Rental Rate	\$836	\$1,154	\$1,529	\$1,851
Required Annual Income [1]	\$34,640	\$47,720	\$63,080	\$76,280

Source: Rentometer.com, Craigslist.com, Apartments.com, and EPS

[1] Assumes rent is equal to 30% of gross income

4.2.5 COST-BURDENED HOUSEHOLDS

Data from the American Community Survey from 2006-2010 were used to estimate the proportion of households in the Census Designated Places in unincorporated County (Including: Sea Ranch, Geyserville, Roseland, Guerneville, etc) considered as being "cost burdened."

As recommended by HCD, cost-burdened households are defined as those spending 30 percent or more of their income on housing costs-either gross rent or specified owner costs. Table 4-7 displays the additional subset of "extremely cost-burdened" households who spend 50 percent or more of their income on housing costs which accounted for 24.2% of households in the unincorporated County. Households paying between 30% and 50% of income towards housing totaled 23.8% of households in the unincorporated County. Owners were significantly more likely than renters to be classified as cost burdened at 28.3% versus 19.4% of households. Owners were slightly more likely to be considered extremely cost-burdened households at 12.9% versus 11.3% of households in Census Designated Places in the unincorporated County.

4.2.6 HOUSING CHARACTERISTICS: TENURE

The unincorporated County experienced a 2 percent reduction in owner tenure between 2000 and 2010. Table 4-8 displays the trends of increased renters compared with owners in the unincorporated County over the ten year period. Consistent with the previous decade, a greater percentage of households in the unincorporated County have attained homeownership when compared to the state as a whole.

Table 4-7 HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

Households paying 30-50% of income on housing

		Owner Occupied					Renter Occupied				
Total Occupied Units	Total Occupied Units paying 30-50%	Total Owner Occupied	Very Low Income ≤50% of HAMFI	Low Income 50- 80%	Moderate 80 to 120%	Above Moderate 120%+	Total Renter Occupied	Very Low Income ≤50% of AMI	Low Income 50- 80%	Moderate 80 to 120%	Above Moderate 120%+
21,200	5,046	3,261	379	522	856	1,504	1,785	611	836	258	80

Households paying >50% of income on housing

		Owner Occupied					Renter Occupied				
Total Occupied Units	Total Occupied Units paying >50%	Total Owner Occupied	Very Low Income ≤50% of HAMFI	Low Income 50- 80%	Moderate 80 to 120%	Above Moderate 120%+	Total Renter Occupied	Very Low Income ≤50% of AMI	Low Income 50- 80%	Moderate 80 to 120%	Above Moderate 120%+
21,200	5,134	2,743	980	822	640	301	2,391	2,173	158	60	0

Source: ABAG, CHAS, based on 2006-2010 ACS (5-year estimates)

Note:

There are high Margins of Error (MOE) associated with the 2006-2010 CHAS data. MOEs are available upon request. The County totals shown in the tables based on CHAS data are the sum of all cities and census designated places (CDP), and the Unincorporated subtotals shown are the sum of all CDPs; therefore, the County and unincorporated totals may be underestimates.

Table 4-8 TENURE IN UNINCORPORATED COUNTY

	Unincorporated County 2000		Unincorporated County 2010	
	Number	% of Total	Number	% of Total
<u>Total Occupied</u> <u>Units</u>	56,725	100%	56,951	100.0%
Owner Occupied Units	38,332	67.6%	37,320	65.5%
Renter Occupied Units	18,393	32.4%	19,631	34.5%

Source: U.S. Census Bureau, 2010

4.2.7 HOUSING CHARACTERISTICS: OVERCROWDING

Table 4-9 displays overcrowding and severe overcrowding occurring in cost-burdened households in the census designated places (CDP) within unincorporated County. Rental households were more than 4.5 times more likely to be overcrowded, (i.e., housing units with more than one person per room, as recommended by HCD) than owner households. Renter-occupied units were more than 1.5 times likely to be severely overcrowded (i.e., more than 1.5 persons per room) than owner-occupied units.

Table 4-9 OVERCROWDING

Overcrowding	
Total Occupied Units	21,000
Owner Occupied	
Over-crowded	
[1]	195
Severely Over-crowded [2]	84
Renter Occupied	
Over-crowded	
[1]	923
Severely Over-crowded [2]	145

[1] Units with an average of more than 1 person per room

[2] Units with an average of more than 1.5 persons per room

Source: ABAG, CHAS based on 2006-2010 ACS (5-year estimates)

Note: The County totals shown in the tables based on CHAS data are the sum of all cities and census designated places (CDP), and the unincorporated subtotals shown are the sum of all CDPs; therefore, the County and unincorporated totals may be underestimates.

4.2.8 HOUSING CHARACTERISTICS: HOUSING TYPES

Single-family units are by far the predominant unit type in the unincorporated County, according to the 2010 Census. As would be anticipated, the unincorporated County has a higher proportion of single-family units than do the incorporated cities in the County (see Table 4-10). As the cities become more urbanized, it follows that higher density development would be located in cities rather than in more rural, unincorporated communities.

Table 4-11 displays information regarding vacant units, which reveals that a significant proportion (9.4%) of the housing stock in the unincorporated County was being used for vacation purposes in 2010. The recent (2011) adoption of the County’s Vacation Rental ordinance has likely had some impact; however, new census figures are not yet available since the adoption of this ordinance which requires permits for all vacation rentals and prohibits the use of affordable units and high-density urban residential lands for vacation rentals.

Table 4-10 HOUSING STOCK CHARACTERISTICS, 2010

Units in Structure	2010 Unincorporated County	Percentage	2010 Countywide Total	Percentage
Total housing units	72,942	100%	203,847	100.0%
1-unit, detached	59,602	81.7%	139,237	68.3%
1-unit, attached	3,272	4.5%	14,731	7.2%
2 units	1,266	1.7%	5,235	2.6%
3 or 4 units	972	1.3%	7,781	3.8%
5 to 9 units	962	1.3%	7,642	3.7%
10 to 19 units	436	0.6%	6,297	3.1%
20 or more units	1,148	1.6%	11,542	5.7%

Mobile home	5,097	7.0%	11,045	5.4%
Boat, RV, van, etc.	187	0.3%	337	0.2%

Source: U.S. Census Bureau, 2010

Table 4-11 VACANT UNIT ANALYSIS

Unincorporated County	2000	%	2010	%
Total Units	56,725	100%	72,942	100%
Vacant housing units	7,676	13.53%	11,016	15.01%
For rent	601	1.06%	1,207	1.65%
Rented or Sold, not occupied	445	0.70%	367	0.50%
For sale only	396	0.78%	658	0.90%
For seasonal, recreational, or occasional use	5,324	9.39%	6,853	9.40%
For migratory workers	32	0.06%	46	0.06%
Other vacant	878	1.55%	1,885	2.58%
Countywide	2000	%	2010	%
Total Units	172,403	100.00%	203,847	100%
Vacant housing units	10,750	6.23%	18,747	9.20%
For rent	1,545	0.90%	4,003	1.96%
Rented or Sold, not occupied	854	0.50%	944	0.46%
For sale only	887	0.51%	2,142	1.05%
For seasonal, recreational, or occasional use	5,965	3.46%	8,247	4.05%
For migratory workers	34	0.02%	47	0.02%
Other vacant	1,465	0.85%	3,364	1.65%

Source: U.S. Census Bureau, 2000 and 2010 Census

4.2.9 HOUSING CHARACTERISTICS – CONDITION AND AGE

Table 4-11 displays the 2010 Census results and the American Community Survey relating to the condition of the housing stock in the unincorporated County when compared with the Bay Area and California. Conditions of housing evaluated include lack of plumbing, kitchen facilities, and telephone service. Households in the unincorporated County were nearly twice as likely to lack complete plumbing facilities compared with the Bay Area and State. Households in the unincorporated County had a higher percentage of households with complete kitchen facilities than other households in the State but a smaller percentage than other Bay Area households. A greater percentage of households in the unincorporated County had access to landline telephone service than Bay Area households and the State as a whole.

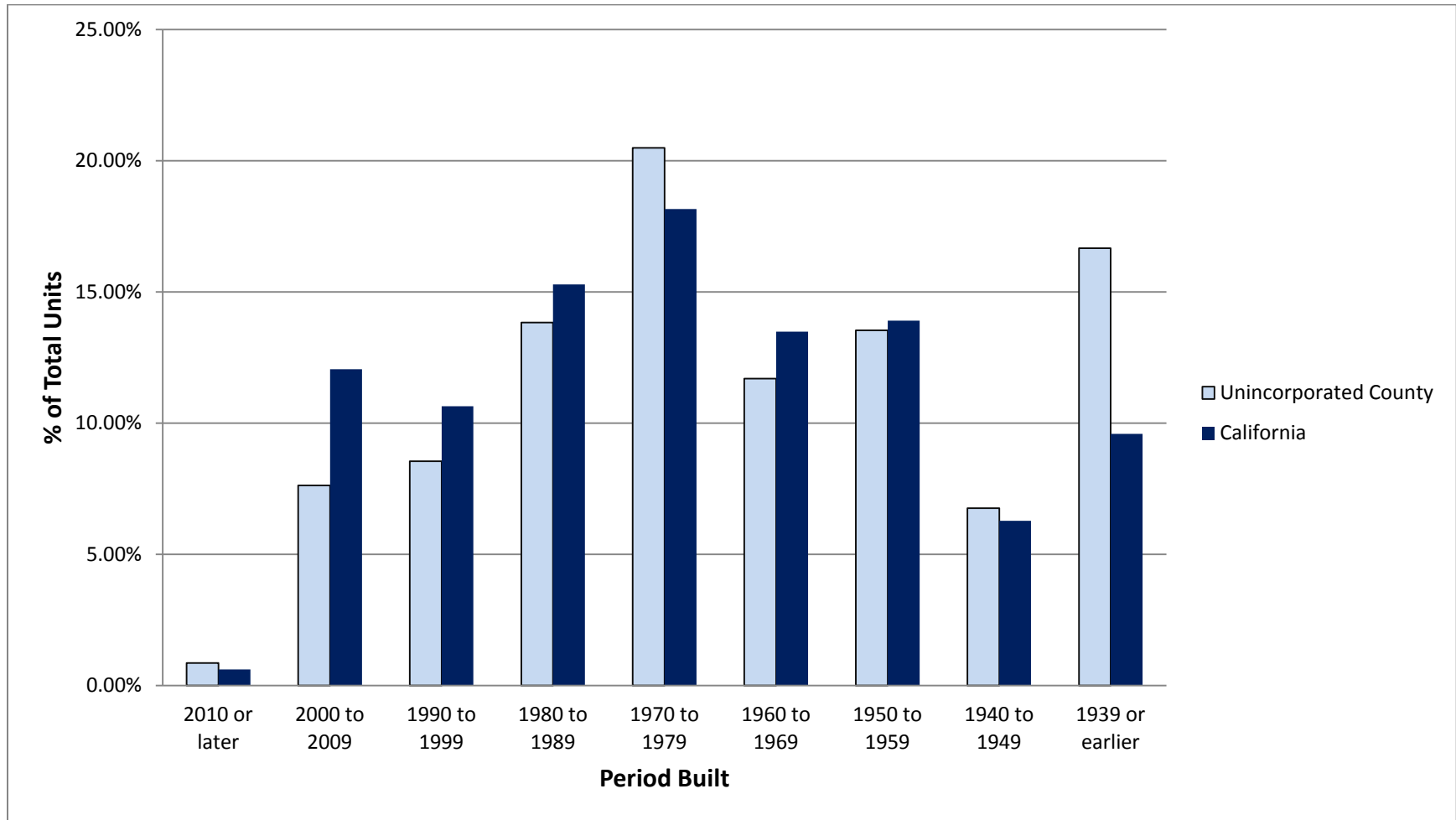
Figure 4-3 provides a graphic depiction of the age of the housing stock in the unincorporated County and includes State data for reference. The 2010 U.S. Census and 2012 American Community Survey provided the data for this Figure. Housing production peaked in the unincorporated County in the 1970s. Housing production has continually decreased in the unincorporated County for the three decades following the 1970s.

Table 4-12 HOUSING CONDITIONS FOR UNINCORPORATED SONOMA COUNTY 2007-2011

	Total Housing Units	Total Occupied Units (Households)	Lacking Complete Plumbing Facilities				Lacking Complete Kitchen Facilities				No telephone service available	
			Housing Units		Occupied Units		Housing Units		Occupied Units		Occupied Units	
			#	Percent of Total Housing Units	#	Percent of Occupied Housing Units	#	Percent of Total Housing Units	#	Percent of Occupied Housing Units	#	Percent of Occupied Housing Units
California	13,631,129	12,433,172	139,367	1.0%	71,927	0.6%	396,476	2.9%	146,382	1.2%	272,790	2.2%
Bay Area	2,776,256	2,577,480	26,843	1.0%	17,797	0.7%	57,305	2.1%	32,062	1.2%	46,089	1.8%
Unincorporated County	68,350	56,593	1,321	1.9%	463	0.8%	1,699	2.5%	525	0.9%	834	1.5%

Source: ABAG, US Census Bureau 2007-2011 ACS (5-year estimates)

Figure 4-3 DISTRIBUTION OF HOUSING UNITS BY AGE OF STRUCTURE [1]



Source: U.S. Census Bureau, 2012 American Community Survey

4.3 HOUSING PROGRAMS & RESOURCES

4.3.1 INVENTORY OF PROGRAMS AND SERVICES: INSTITUTIONAL FRAMEWORK

Permanent affordable units in the County are constructed by a variety of for-profit and not-for-profit home builders and developers. County zoning regulations provide density bonuses and other incentives to build affordable units, and funding is available from local, State, and federal sources for affordable housing developments.

The County CDC administers a range of affordable housing programs throughout the County and its municipalities. The CDC is composed of the Community Development division, the County Housing Authority, and the County Community Redevelopment Agency. The CDC administers all of the County's affordable housing programs, providing financial assistance for development and preservation of affordable housing units, and enforcing the affordability restrictions tied to regulatory incentives and requirements imposed by the County. The CDC also distributes federal HOME and Community Development Block Grant (CDBG) dollars that are used to create and rehabilitate housing for lower income families in the unincorporated area, as well as in the municipalities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sonoma, Sebastopol, and Windsor. The City of Santa Rosa administers its own CDBG and HOME programs. The City of Petaluma administers its own CDBG program.

The CDC is also the lead agency for the Continuum of Care, a federal program designed to address the issues of homelessness. The CDC administers the federal McKinney-Vento Continuum of Care programs for the County. The McKinney-Vento funds support homeless services and housing.

Table 4-13 provides a detailed list of the permanent affordable housing units and projects that have been completed in the CDC's jurisdiction (i.e., excludes Santa Rosa and Petaluma) countywide from 2008 to March 2014. As shown in the summary Table 4-14 there were 490 affordable units completed and under long-term affordability restrictions in the unincorporated County during that time period. The County funded or committed subsidy resources to fund 631 affordable units. displays the data by tenure and affordability level. As shown, the majority of CDC-funded units were for very low-income households.

During the last Housing Element period, 2007 to 2013, 34 percent of the units receiving building permits in the unincorporated County were affordable for households at or below 120 percent of County median (i.e., moderate-income level). However, as Table 4-15 displays, only a small percentage (4%) of the units produced were affordable to very low-income households. The County's success at producing any significant percentage of affordable units is due to the County's commitment to provide more affordable housing for its residents. The County's Type "A" Bonus Density supported the feasibility of many of the affordable rental units produced during that time period.

4.3.2 INVENTORY OF PERMANENT AFFORDABLE HOUSING UNITS

Table 4-13 COUNTY ASSISTED AFFORDABLE HOUSING UNITS, 2008-2014

Areas	Development	<120%	< 80%	< 50%	<30%	Total	Household	Tenancy	Year	Expiration Date	Incentive	Subsidy/	County Funding
		MI	LI	VL	ExL		Type	Type	Completed	Of Aff Res		Affordable Unit	
UNINCORPORATED AREAS:													
Guerneville	Rusky Rika Dachas	0	0	3	0	3	Family	Rental	2009	12/31/2064	RDA	\$133,333.33	\$400,000
Sebastopol	Blue Spruce Mobile Homes	0	12	19	11	42	Elderly	Rental	2011	05/31/2041	CFH	\$21,500.00	\$903,000
Guerneville	Fife Creek	1	12	11	24	48	Family	Rental	2012	06/14/2067	CFH/RDA/DB/HOME	\$104,957.69	\$5,037,969
Unincorporated	West Hearn Ave. Vets	0	0	0	12	12	Veterans	Rental	2012	12/31/2067	HOME/CFH	\$130,695.17	\$1,568,342
Guerneville	Mill Street	0	0	8	0	8	Supported	Rental	2013	12/31/2064	HOME/CFH	\$60,919.13	\$487,353
Guerneville	Redwood Grove Cottages	5	4	2	0	11	Family	Rental	2013	12/31/2068	RDA	\$39,159.09	\$430,750
Unincorporated	Sonoma Gardens	0	53	6	0	59	Family	Rental	2013	08/14/2068	HOME, CFH	\$22,457.63	\$1,325,000
Sonoma	Valley Oaks Homes	0	0	42	0	42	Family	Rental	2013	12/31/2068	CDBG/HOME	\$9,213.62	\$386,972
Mark West	Vineyard Creek Apts	0	0	47	0	47	Family	Rental	2008	12/31/2063	Density Bonus, Other	-	
Sonoma Coast	Harbor View	0	14	0	0	14	Family	Rental	2009	12/31/2039	CDBG	-	
	Subtotal Unincorporated Areas:	6	95	138	47	286						\$36,851.00	\$10,539,386
Incorporated Areas (except Petaluma and Santa Rosa):													
Sebastopol	Petaluma Ave. Homes	0	0	45	0	45	Family/Elderly	Rental	2009	12/31/2064	HOME & CDBG	\$11,000.00	\$495,000.00
Sebastopol	Sequoia Village	0	11	0	0	11	Family	Owner	2009	12/31/2039	CDBG/ADDI	\$44,626.27	\$490,889.00
Rohnert Park	Vida Nueva/COTS Commons	0	1	23	0	24	Family	Rental	2009	12/31/2064	HOME-CHDO	\$23,249.67	\$557,992.00
Windsor	Windsor Redwoods	0	64	0	0	64	Family	Rental	2011	04/21/2066	HOME	\$13,321.78	\$852,594.00
Sebastopol	Hollyhock	0	34	0	0	34	Family	Owner	2012	04/30/2042	CDBG/ADDI	\$8,842.71	\$300,652.00
Cloverdale	Kings Valley	1	0	98	0	99	Elderly	Rental	2014	03/13/2071	HOME	\$2,082.16	\$206,134.00
	Subtotal Incorporated Areas:	1	110	166	0	277						\$10,481.09	\$2,903,261.00
GRAND TOTAL:		6	114	168	--	288							

Source: Sonoma County CDC

Table 4-14 COUNTY FUNDED PERMANENT AFFORDABLE HOUSING UNITS 2008-2014 [1]

Area	<120% MI	<80% LI	<50% VL	<30% ExL	Total Affordable Units
COMPLETED					
Rental	7	146	257	35	445
Owner	0	45	0	0	45
Subtotal	7	191	257	35	490
PLANNED					
Subtotal	3	21	111	6	141
TOTAL	10	212	368	41	631

Source: Sonoma County CDC

Table 4-15 AFFORDABLE UNITS PRODUCED DURING PREVIOUS PERIOD [1]

Affordability Level	Unit Production 2007-2013	Proportion
Very Low Income	40	4%
Low Income	127	11%
Moderate Income	208	19%
Total Affordable Units	375	34%
Above Moderate Income	727	66%
Total Units	1102	100%

[1] Unincorporated County only.

Source: PRMD

4.3.3 RESOURCES: REDEVELOPMENT AGENCY/SUCCESSOR AGENCY

The unincorporated County has three designated redevelopment areas: Roseland, Russian River, and Sonoma Valley. Redevelopment Agencies were dissolved as of February 2, 2012. Funds that were uncommitted at that time were required to be returned to the Auditor-Controller – over 4 million dollars, as shown in Table 4-16. Housing Successor Agencies are allowed to keep and use income received from former Redevelopment Agency housing assets.

Table 4-16 HOUSING SET-ASIDE BY COUNTY REDEVELOPMENT AREA

Redevelopment Project Area	Funding Received FY 07-08 - 1/31/2012¹
Roseland	\$1,163,583
Russian River	\$3,183,924
Sonoma Valley Springs	<u>\$1,761,467</u>
TOTAL	<u>\$6,108,974</u>

Redevelopment Project Area	Uncommitted Funds Recaptured on 2/1/2012²
Roseland	\$262,272
Russian River	\$1,002,015
Sonoma Valley Springs	<u>\$2,833,559</u>
TOTAL	<u>\$4,097,846</u>

Redevelopment Project Area	Funding Available as of 1/31/2014³
Roseland	\$102,421
Russian River	\$139,640
Sonoma Valley Springs	\$90,826
Sonoma City ⁴	\$221,910
Sebastopol ⁴	<u>\$0</u>
TOTAL	<u>\$554,797</u>

NOTES:

¹ Redevelopment agencies were dissolved as of 2/1/2012.

² Funds that were uncommitted as of 2/1/2012 were returned to Auditor-Controller. Includes funds from prior to 2007.

³ Housing Successor Agencies are allowed to keep and use income received from former RDA housing assets.

⁴ The Sonoma County CDC became the Housing Successor Agency for the cities of Sonoma and Sebastopol as of 2/1/2012.

4.3.4 RESOURCES: FARMWORKER HOUSING

As part of its commitment to affordable housing, CDC provides assistance through local, State, or federal funds to projects that are reserved for or include low- and very low-income farmworkers and their families. Table 4-17 identifies all such units in the unincorporated County that received public subsidies. There are 104 rental units and 134 owner-occupied units targeted to farmworker families. Since 2008, the number of farmworker beds has remained at 732. During the period of 2008-2013, 22 farmworker structures were constructed (see Table 4-18).

Table 4-17 FARMWORKER FAMILY UNITS IN UNINCORPORATED SONOMA COUNTY

Project Name	Tenure	Units
Esmond Place	Owner	27
Green Valley	Owner	14
Quarry Ridge	Owner	20
Schoolhouse Ridge	Owner	24
Twin Oaks Townhomes	Owner	27
Villa Hermosa	Owner	22
Harvest Grove	Rental	44
Sonoma Valley Apts.	Rental	16
Larkfield Oaks	Rental	19
Springs Village	Rental	25
Total Units		238

Source: Sonoma County CDC

TABLE 4-18 AGRICULTURAL-EMPLOYER SPONSORED UNITS 2008-2013

Item	Total	Year Constructed					
		2008	2009	2010	2011	2012	2013
Number of Structures	22	5	3	6	2	1	5

Since 2008 the number of **beds** for farmworkers (seasonal & year round) has remained at 732.

Source: PRMD 2014

4.3.5 RESOURCES: OTHER HOUSING ASSISTANCE PROGRAMS & FACILITIES

Renovation and Rehabilitation Programs. The CDC provides assistance to a variety of home rehabilitation or "preservation" programs that enable low-income owner occupants and landlords to make necessary improvements and repairs to their residential properties. Between September 2007 and March 2014, nearly \$18.4 million in funding was provided to preserve 483 units, as summarized in Table 4-19.

Tenant-Based Rental Assistance. The County administers Section 8 Housing Choice Voucher and Mobile Home Space Rent programs countywide-except in the City of Santa Rosa, which operates its own Housing Authority-and provides additional assistance through the Shelter Plus Care and HOME Tenant-Based Assistance in all areas of the County and its municipalities. The CDC reports that these programs maintain a total of 2,945 units that otherwise would be unaffordable for low- and very low-income households (see Table 4-20). These programs help a combination of very low- and extremely low-income families, elderly, and the disabled (including individuals with HIV/AIDS) (see Table 4-21).

First-Time Homebuyer Assistance for Low-Income Buyers. The CDC subsidizes the construction of affordable ownership housing developments by making low-interest loans to developers to finance land acquisition, predevelopment, and construction costs. This cash-based financing is made available from different funding sources including CDBG, County Fund for Housing (CFH), and BEGIN funds.

When new homes are initially sold at a subsidized development's completion, the cash-based development subsidy loans are converted to cash-based low-interest deferred-payment subordinate mortgages to income-eligible first-time homebuyers. Affordability restrictions remain in place for 30 years or longer, depending on the funding source, by means of an Option Agreement.

Currently, the County also provides cashless financing to income-eligible first-time homebuyers as a subsidy to recapture certain incentives granted to developers for development of homeownership projects. In exchange for the incentives granted to a development, developers allocate a percentage of their units for sale to income-eligible first-time homebuyers at prices determined by the CDC to be affordable. The developer receives the Affordable Sales Price (ASP) for the initial sale of the new home, but the buyer purchases the new home for its Fair Market Value (FMV). The funding gap between the ASP and FMV is bridged with a cashless deferred payment subordinate loan. At the request of some affordable housing developers, the County is currently considering moving away from this model in favor of a Below Market Rate (BMR) model of financing for affordable homeownership units.

Table 4-19 CDC HOUSING PRESERVATION ASSISTANCE [1]

Program	Assisted Units 7/1/2007-present (3/2/14)	
	Units	CDC Assistance
Housing Access Modifications for Persons with Disabilities		
Owner & Renter Occupied	65	\$447,378
Housing Rehabilitation-Owner Occupied		
Single-Family Dwellings	31	\$1,337,474
Mobile Homes	160	\$3,179,335
Subtotal	191	\$4,516,809
Earthquake Resistant Bracing Systems		
Mobile Homes		
Owner-Occupied	139	\$325,118
Sewer Connections		
Owner-Occupied	0	0
Water Connections		
Owner-Occupied	0	0
Rental	0	0
Subtotal	0	0
Water and Sewer Connection		
Owner-Occupied	0	0
Flood Elevation		
Residential Dwelling Units	118	\$13,097,409
Total	483	\$18,386,714

Source: Sonoma County CDC, 2014

[1] The information contained in this table includes assistance to property owners in the unincorporated County as well as in the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, Sonoma, and the town of Windsor.

Table 4-20 TENANT BASED RENTAL ASSISTANCE, UNIT TYPES

Program	Prototype	Units
Section 8 Housing Choice Vouchers	Mobile Home Space	55
	Studio	126
	One Bedroom	1179
	Two Bedroom	987
	Three Bedroom	421
	Four Bedroom	48
	Five Bedroom	4
	Total	2,820
Mobile Home Space Rental Assistance Program	Mobile Home Space [1]	6
Continuum of Care Program Permanent Supportive Housing Rental Assistance	Single Room Occupancy	12
	Studio	11
	One Bedroom	65
	Two Bedroom	26
	Three Bedroom	5
	Four Bedroom	0
	Five Bedroom	0
	Total	119
Grand Total		2,945

[1] The Mobile Home Space Rental Assistance Program will be terminated by attrition due to loss of funding.

Source: Sonoma County CDC, 2014

Table 4-21 TENANT BASED RENTAL ASSISTANCE, POPULATIONS SERVED

Program	Subpopulation	Recipient Households [1]
Section 8 Housing Choice Vouchers	Families	1,469
	Elderly	1,037
	Disabled	1,705
	Total	4,211
Mobile Home Space	Families	0
	Elderly	6
	Disabled	3
	Total	9
Continuum of Care Program Permanent Supportive Housing Rental Assistance	Families	4
	Elderly	18
	Disabled - HIV/AIDS	72
	Disabled - Other	46
	Total	140

Source: Sonoma County Community Development Commission, March 2014.

[1] Some recipient households are counted in more than one category.

4.3.6 RESOURCES: HOMELESS POPULATION

The Continuum of Care Planning Group published, *A Roof Over Every Head: Sonoma County's 10-Year Homeless Action Plan (Action Plan)*. The Action Plan lays out a strategy for addressing the needs of the County's homeless population. Populations at risk for homelessness may include those with mental disabilities, physical disabilities, a history of substance abuse, chronic illness (such as HIV/AIDS), women and their children, youth transitioning from foster care, or individuals recently released from incarceration. The following inventories of housing resources targeting the County's homeless population were provided by the Continuum of Care Planning Group to correspond with the Action Plan.

4.3.7 RESOURCES: HOMELESS SHELTERS

Currently, there are 585 beds and cribs available at emergency shelters throughout the County (see Table 4-22). The majority of these facilities are located in Santa Rosa, nearest the variety of other public services often used by homeless populations. Under certain circumstances, typically freezing weather, some shelters can accommodate additional people. These overflow "beds" are usually cots or pads on the floor. A handful of motel vouchers provide another resource for homeless individuals and families and are generally provided in areas where there are no available shelters.

Table 4-22 EMERGENCY SHELTERS IN SONOMA COUNTY (2013)

Organization Name/Program Name	Populations Served	Beds
Catholic Charities Family Support Center	Single Males and Females, Households with Children	138
Catholic Charities Nightingale House	Single Males and Females	13
Catholic Charities Samuel Jones Hall	Single Males and Females	126
Cloverdale Community Outreach Committee Cherry Creek Village & Wallace House - ES	Single Males and Females, Households with Children	8
Community & Family Service Agency Winter Shelter	Single Males and Females	25
Community Action Partnership Sloan House	Single Females & Households with Children	22
Community Support Network Opportunity House (Adults with serious persistent mental illness)	Single Males and Females	13
COTS Kids First House	Households with Children	15
COTS Mary Isaak Multi-Service Center	Single Males and Females	105
Drug Abuse Alternatives Center HCHV/EH–Turning Point	Single Males and Females, Veterans	4
North County Community Services Spare Room Healdsburg	Single Males and Females	4
Redwood Gospel Mission Men's Shelter	Single Males	40
Redwood Gospel Mission Women's Shelter	Single Females & Households with Children	33
Social Advocates for Youth Coffee House Teen Shelter	Youth Males and Females	6
Sonoma Overnight Shelter The Haven	Single Males and Females	11
YWCA of Sonoma County Women's Shelter location suppressed	Single Females & Households with Children, Disabled Veterans	22
TOTAL Emergency Shelter Beds		585

Source: Sonoma County CDC

4.3.8 RESOURCES: TRANSITIONAL HOUSING

Several organizations operate transitional housing programs for populations with special needs in the County. In general, residents of transitional housing facilities are expected to move into permanent housing within two years. As with facilities for the homeless, people in need of transitional housing may include those with mental disabilities, physical disabilities, a history of substance abuse, chronic illness (such as HIV/AIDS), women and their children, youth transitioning from foster care, or those recently released from incarceration. Table 4-23 summarizes the programs that are operating in the County, which collectively can accommodate up to 544 people.

Table 4-23 TRANSITIONAL HOUSING PROGRAMS IN SONOMA COUNTY (2013)

Organization Name/Program Name	Populations Served	Beds
Catholic Charities DeMeo House	Households with Children	7
Catholic Charities Housing Options	Households with Children	28
Catholic Charities Perinatal Housing Program	Households with Children	12
Catholic Charities Russell Avenue	Households with Children	17
Catholic Charities Transitional Resident Program	Single Males and Females	10
Cloverdale Community Outreach Committee Cherry Creek Village & Wallace House - TH	Single Males and Females, Households with Children	10
Community Action Partnership Caring Communities Transitional Housing	Households with Children	60
Community Support Network Transitional Training Program/North House	Single Males and Females	8
Community Support Network TTP De Turk	Single Males and Females	10
COTS Mary Isaak Center Family Transitional Housing	Households with Children	32
COTS Shared Singles Transitional Housing Petaluma	Single Males and Females	32
COTS Shared Transitional Housing Petaluma	Households with Children	9
COTS Shared Transitional Housing Rohnert Park	Households with Children	7
Crossing the Jordan Foundation Milk & Honey Homes for Women and Children	Single Females, Households with Children	15
Drug Abuse Alternatives Center with Catholic Charities Community Turning Point	Single Males and Females	3
Interfaith Shelter Network Acacia BASN	Single Males	11
Interfaith Shelter Network Barnett I & II	Single Females	9
Interfaith Shelter Network Caronella	Single Females	7
Interfaith Shelter Network Elsa House	Households with Children	12
Interfaith Shelter Network Mariposa	Single Males and Females, Veterans	8
Interfaith Shelter Network Meadow Lane Glen Ellen	Single Males and Females	8
Interfaith Shelter Network Meadow Lane II Glen Ellen	Single Males and Females	8
Interfaith Shelter Network Powderhorn	Households with Children	10
Interfaith Shelter Network Soroptimist House	Single Females	7
Interfaith Shelter Network Yukon I & II	Single Females, Households with Children	9

Organization Name/Program Name	Populations Served	Beds
North County Community Services Healdsburg Transitional Housing	Households with Children	41
Redwood Gospel Mission Manna House (alcohol/drug dependent women and their children)	Single Females, Households with Children	12
Redwood Gospel Mission Master's House	Single Males	12
Redwood Gospel Mission Men's Shelter (alcohol/drug dependent men)	Single Males	40
Salvation Army Santa Rosa Santa Rosa Transitional Living Program	Single Males	12
Social Advocates for Youth Tamayo House	Single Males and Females	4
Social Advocates for Youth Tamayo House - McKinney-Vento Beds	Single Males and Females	8
Sonoma County Housing Authority HOME Tenant-Based Assistance Countywide HOME Tenant-Based Assistance Countywide	Single Males and Females, Households with Children	14
Sonoma County Housing Authority HOME Tenant-Based Assistance Countywide - YWCA	Households with Children, Disabled Veterans	29
Vietnam Veterans of California Petaluma Vets House	Single Males, Veterans	8
Vietnam Veterans of California W. Hearn Avenue	Single Males and Females, Veterans	15
Total Transitional Housing Beds		544

Source: Sonoma County CDC

4.3.9 RESOURCES: SUPPORTIVE HOUSING

Several permanent supportive housing facilities operate in the County. These facilities are designed for individuals who are not able to live independently, often as a result of physical or mental disabilities. See Table 4-24 for a list of supportive housing programs in the County.

Table 4-24 PERMANENT SUPPORTIVE HOUSING IN SONOMA COUNTY

Organization Name/Program Name	Populations Served	Beds
Bucklew Programs Boulevard Apartments (adults with mental illness)	Single Males and Females	14
Bucklew Programs Henry House	Single Males and Females	4
Bucklew Programs Samaritan Initiative	Single Males and Females	6
Bucklew Programs SCIL Homeless	Single Males and Females	11
Bucklew Programs Supportive Housing Program (adults with mental illness)	Single Males and Females	12
Burbank Housing with Community and Family Service Agency Set-aside units at Fife Creek Commons Guerneville	Single Males and Females	8
Burbank Housing with Face to Face Set-aside units at Monte Vista	Households with Children, Single Males and Females, HIV	9

Organization Name/Program Name	Populations Served	Beds
Burbank Housing with Face to Face Set-aside units at Fife Creek Commons Guerneville	Single Males and Females, HIV	5
Catholic Charities with Burbank Housing Amarosa Village	Single Males and Females, Households with Children	57
Catholic Charities with Burbank Housing Cypress Ridge	Households with Children	61
City of Santa Rosa Housing Authority VASH	Single Males and Females, Households with Children, Veterans	254
City of Santa Rosa Housing Authority VASH	Single Males and Females, Households with Children, Veterans	88
City of Santa Rosa Housing Authority VASH	Single Males and Females, Households with Children, Veterans	82
Cloverdale Community Outreach Committee Cherry Creek Permanent Supportive Housing	Single Males and Females, Households with Children	9
Cloverdale Community Outreach Committee Cloverdale Supportive Housing Program	Single Males and Females	5
Cloverdale Community Outreach Committee NSP Houses	Households with Children	8
Community & Family Service Agency Mill Street Guerneville	Single Males and Females	8
Community Housing Sonoma County with Sonoma County Mental Health MHSA Shared Housing	Single Males and Females	8
Community Support Network Dutton Annex	Single Males and Females	3
Community Support Network Dutton House	Single Males and Females	5
Community Support Network Grand Avenue	Single Males and Females	5
Community Support Network Stony Point Commons (adults with mental illness)	Single Males and Females	16
COTS Integrity Houses	Single Males and Females	16
COTS Integrity Houses	Single Males and Females	12
COTS Integrity Houses	Single Males and Females	34
COTS Singles PSH - Vets Housing	Single Males and Females, Veterans	9
COTS Singles PSH - Vets Housing	Single Males and Females, Veterans	11
COTS Vida Nueva Rohnert Park	Single Males and Females, Households with Children	75
Face to Face HOPWA Units	Single Males and Females, HIV	5
NAMI of Sonoma County NAMI Vets Houses	Single Males and Females, Veterans	7
Sonoma County Housing Authority Face to Face Shelter Plus Care	Single Males and Females, Households with Children, HIV	69
Sonoma County Housing Authority SCMH Shelter Plus Care 7, 8, 9	Single Males and Females	10

Organization Name/Program Name	Populations Served	Beds
Sonoma County Housing Authority Shelter Plus Care #4 (Mental Illness & Physical Disabilities)	Single Males and Females	21
Sonoma County Housing Authority Shelter Plus Care So Co Behavioral Health	Single Males and Females, Households with Children	25
Sonoma County Housing Authority Social Advocates for Youth Shelter Plus Care 6 (youth)	Single Males and Females	12
Sonoma County Mental Health with Burbank Housing Fife Creek Commons	Single Males and Females, Households with Children	10
Sonoma County Mental Health with Burbank Housing Set-aside units at Windsor Redwoods	Single Males and Females, Households with Children	11
YWCA of Sonoma County Adobe Project	Households with Children, Disabled Veterans	7
Total Beds for Permanent Supportive Housing		1012

Source: Sonoma County CDC

4.3.10 AT-RISK ASSISTED HOUSING DEVELOPMENTS

The State requires that jurisdictions prepare an inventory of all units at-risk of losing their affordability during the Housing Element Planning period (2015-2025). Table 4-25 presents the inventory of affordable housing projects in the unincorporated County with regulatory restrictions that end during this period if not renewed. There are 83 affordable units for which income restrictions may lapse during that period.

Strategies for preserving housing with expiring use restrictions vary depending on the ownership of the property and the source of the incentive that led to the initial affordability. In the County, the restrictions on properties owned by Burbank Housing Development Corporation are typically renewed.

The CDC tracks the expiration dates of the affordable units in the unincorporated areas. Near the term of expiration, a letter is sent to owners requesting that they consider renewing their affordability restrictions with the County to keep the units affordable for future generations.

Table 4-26 presents cost information from two recent affordable housing projects developed by Burbank Housing Development Corporation. The per-unit costs presented appear to demonstrate that preserving existing buildings for affordable housing is more cost effective than building new units. Additional items to consider, however, include the cost of relocating existing tenants, which is not included in Table 4-26, the uncertainty involved with rehabilitating property, and the lack of available subsidy funds for rehabilitation in contrast to new construction projects. Overall, acquisition/rehabilitation projects tend to be more complicated and more difficult to undertake successfully.

Table 4-25 AFFORDABLE UNITS AT RISK OF BEING LOST FROM INVENTORY 2015-2025

Development	Address	Area	Affordability Profile				Affordability Expires	Incentive
			Total	<120% MI	<80% LI	<50% VL		
Projects with CDC Program Funds								
West Avenue Apartments	1400 West Ave.	Roseland	40	0	28	12	12/31/2017	CDBG
Sea Ranch Phase 14	Sea Ranch	Sea Ranch	14	0	6	8	12/20/2024	HOME/Inclusionary/CFH
Projects with <u>NO</u> CDC Program Funds								
Arroyo Chico Self-Help	Brush St. & Donald St.	Graton	12	0	0	12	12/31/2015	
Encinas Del Verano Self-Help	El Nino Ct. & Moline Ave.	Sonoma Valley	12	0	0	12	12/31/2018	
Feeney Apartments	38 Lark Center Dr.	Mark West	4	0	4	0	09/26/2024	Density Bonus
Faught Court Townhomes	151 Faught Ct.	Mark West	1	0	0	1	12/31/2024	Density Bonus
TOTAL UNITS AT RISK			83	0	38	45		

Source: Sonoma County CDC, 2014

Table 4-26 COST COMPARISON: PRESERVING EXISTING UNITS VS NEW CONSTRUCTION

Item	Preservation of Existing	New Construction
Project Name	Tower Apartments	Logan Place
Year of Construction	2014	2013
Location	Rohnert Park	Petaluma
Number of Units	50	66
Unit Mix	8-1 br, 14-2 br, 24-3 br, 4-4 br.	6-stu, 12-1 br, 21-2 br, 27-3 br.
Costs		
Land	\$0	\$2,832,542
Building Acquisition	\$4,254,299	\$0
Hard	\$3,135,330	\$15,464,336
Soft	\$1,564,906	\$6,333,779
Total	\$8,954,535	\$24,630,657
Cost per Unit	\$179,091	\$373,192

Source: Burbank Housing

4.3.11 PLANNING AND ZONING INCENTIVES

The County General Plan provides density bonuses and other incentives, including fast-tracking and concurrent processing of any required development applications, to encourage the production of affordable housing. Bonus requirements and other incentives are listed below. The complete text of the land use incentive programs set forth in Article 89 of the County's Zoning Code. The following sections provide an overview summary of the County's major initiatives.

DENSITY BONUS PROGRAMS. The State's bonus density law was significantly altered in 2004 to provide a greater incentive for development of affordable housing and housing for seniors. The County adopted the State bonus density program and went significantly beyond the State's requirements with a supplemental bonus density program. The County's bonus density programs demonstrate the jurisdiction's commitment to affordable housing by creating land use-based tools for affordable housing developers.

State-Mandated Density Bonus. A residential project of five or more base units that provides affordable or senior housing, or that provides land for construction of affordable housing, or that

provides affordable housing along with child care facilities, is eligible for a density bonus to allow more dwelling units than otherwise allowed on the site by the applicable General Plan Land Use Map and Zoning in accordance with these:

- Projects with 5 percent or more units for very low-income housing receive a 20 percent density bonus. For each 1-percent increase in the number of units provided as affordable to very low-income households above the 5 percent, the density bonus is increased by 2.5 percent, up to a maximum of 35 percent above the maximum density permitted by the General Plan and Zoning;
- Projects with 10 percent or more units for low-income households receive a 20 percent density bonus. For each 1-percent increase in the number of units provided as affordable for low-income households above the 10 percent, the density bonus is increased by 1.5 percent, up to a maximum of 35 percent above the maximum density permitted by the General Plan and Zoning;
- Projects that provide at least 35 senior units receive a 20-percent density bonus; and
- Moderate-income housing in condominium and planned development construction projects also receive bonus densities depending on the percentage of moderate units provided.

The State law also includes density bonus provisions related to the provision of affordable housing units in condominium conversion, land donation, and for the construction of childcare facilities collocated with an affordable housing development.

County Supplemental Bonus Density Program. Going beyond the State-mandated program, the County's supplemental bonus density program provides a density bonus of up to 50 percent above the maximum density permitted by the General Plan and Zoning Ordinance if the project provides any one of these:

- 10 percent or more of the units for extremely low-income households;
- 20 percent or more of the units for very low-income households; 30 percent or more of the units for low-income senior households;
- 30 percent or more of the units for low-income households, with 10 percent or more of those units provided as fully accessible units for low-income disabled households;
- 30 percent or more of the units for low-income households, with 10 percent or more of those units provided as large rental units with three or more bedrooms for low-income households;
- 40 percent or more of the units for low-income households.

County Mixed-Use Density Bonus Program. A mixed-use project in which at least 20 percent of the residential floor area is provided as housing affordable to extremely low-, very low- or low-income households, is eligible for an increase in the residential floor area to allow the gross residential floor area to be up to a maximum of 70 percent of the total project floor area, provided that the overall residential density does not exceed 24 dwelling units per acre.

Type "A" Housing Opportunity Program (100-Percent Density Bonus). Rental housing projects consisting of two or more dwelling units in the medium and high-density zoning districts are eligible

to receive up to twice the base density, provided that a minimum of 40 percent of the total units in the project will be provided as affordable for rent to very low- or low-income households. This is a by-right program.

Type "C" Housing Opportunity Program (100-Percent Density Bonus). Residential projects of four or more units in urban residential areas with low and medium density zoning may be approved as small-lot subdivisions at a density of 11 units per acre if at least 20 percent of the units are reserved for sale to low- income households and the remainder of the units are reserved for sale to low and moderate-income households. This is a by-right program; no plan amendment, rezone, or use permit are required.

AFFORDABLE HOUSING INCENTIVES

Guaranteed Incentives. All qualifying affordable housing projects are guaranteed to receive "fast-track" permit processing, concurrent processing where multiple permits or environmental reviews are required, and preferential treatment related to growth management measures. Additional Incentives. In addition to the guaranteed incentives, qualifying affordable housing projects are also eligible. for at least one, and usually more, of the following incentives:

- Elimination of covered parking requirements;
- A 20-percent reduction of any open space requirements;
- A 20-percent reduction of the minimum lot size or minimum lot width;
- A reduction in yard setbacks; or
- Allowance of other regulatory incentives or measures.

4.4 SPECIAL NEEDS POPULATIONS

Government Code 65583(a)(6) requires an analysis of special needs populations, including the elderly, persons with disabilities, large families, farmworkers, female-headed households, and persons needing emergency shelter. This chapter includes available data to identify the number of persons or households falling within these defined categories.

The 2000 and 2010 Census provided the data relating to the elderly, disabled, large families, and single-parent families. Other data sources were used to assess the farmworker and homeless populations including the of California Department of Developmental Services, 2009-2011 ACS (3-year estimates) California Human Development and the Sonoma County 2013 Point-in-Time Count.

4.4.1 ELDERLY

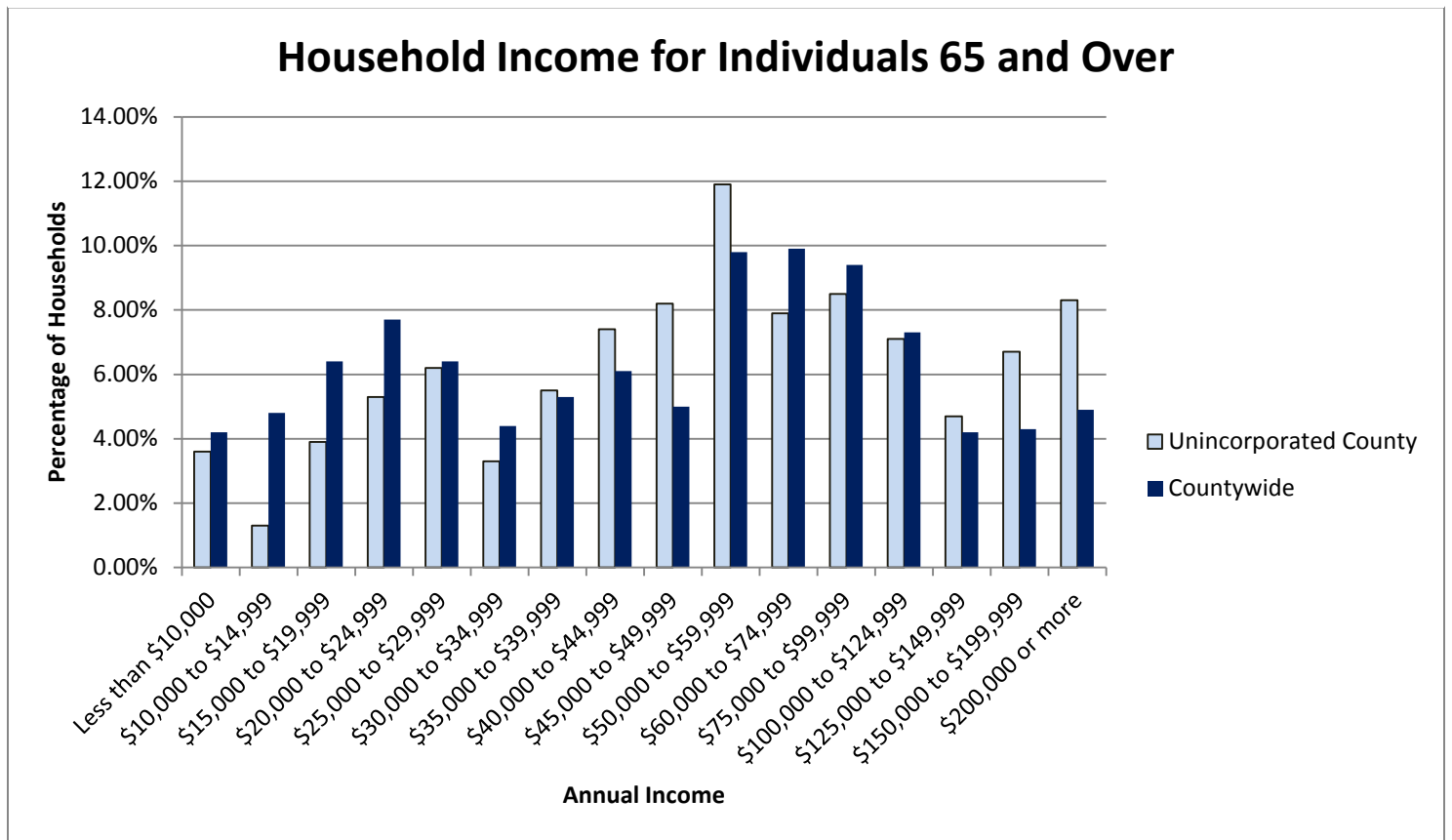
For purposes of this analysis, elderly people are defined as those aged 65 and greater. Elderly "households" are those where the identified "householder" is 65 or older. Table 4-27 displays data relating to income level for the elderly population in contrast to households of all ages in unincorporated County and countywide populations. Figure 4-4 shows the income distribution for the unincorporated County and countywide in 2010.

Table 4-27 HOUSEHOLD INCOME FOR HOUSEHOLDERS AGED 65 YEARS OR MORE

Unincorporated County-All Households	Households	Percentage	Countywide-All Households	Households	Percentage
Total households	56,593	100.00%	Total households	184,502	100.00%
Less than \$10,000	2,350	4.20%	Less than \$10,000	7,873	4.30%
\$10,000 to \$14,999	2,516	4.40%	\$10,000 to \$14,999	7,477	4.10%
\$15,000 to \$24,999	4,925	8.70%	\$15,000 to \$24,999	17,568	9.50%
\$25,000 to \$34,999	4,571	8.10%	\$25,000 to \$34,999	16,142	8.70%
\$35,000 to \$49,999	7,747	13.70%	\$35,000 to \$49,999	24,409	13.20%
\$50,000 to \$74,999	9,835	17.40%	\$50,000 to \$74,999	33,322	18.10%
\$75,000 to \$99,999	7,292	12.90%	\$75,000 to \$99,999	24,643	13.40%
\$100,000 to \$149,999	9,024	15.90%	\$100,000 to \$149,999	29,657	16.10%
\$150,000 to \$199,999	3,868	6.80%	\$150,000 to \$199,999	11,973	6.50%
\$200,000 or more	4,465	7.90%	\$200,000 or more	11,438	6.20%
Unincorporated County	Households	Percentage	Countywide	Households	Percentage
Householder 65 years and over:	15,867	100.00%	Householder 65 years and over:	46,673	100.00%
Less than \$10,000	566	3.60%	Less than \$10,000	1,937	4.20%
\$10,000 to \$14,999	200	1.30%	\$10,000 to \$14,999	2,230	4.80%
\$15,000 to \$19,999	625	3.90%	\$15,000 to \$19,999	3,001	6.40%
\$20,000 to \$24,999	848	5.30%	\$20,000 to \$24,999	3,585	7.70%
\$25,000 to \$29,999	995	6.20%	\$25,000 to \$29,999	2,980	6.40%
\$30,000 to \$34,999	519	3.30%	\$30,000 to \$34,999	2,066	4.40%
\$35,000 to \$39,999	881	5.50%	\$35,000 to \$39,999	2,491	5.30%
\$40,000 to \$44,999	1,177	7.40%	\$40,000 to \$44,999	2,868	6.10%
\$45,000 to \$49,999	1,311	8.20%	\$45,000 to \$49,999	2,325	5.00%
\$50,000 to \$59,999	1,886	11.90%	\$50,000 to \$59,999	4,585	9.80%
\$60,000 to \$74,999	1,260	7.90%	\$60,000 to \$74,999	4,612	9.90%
\$75,000 to \$99,999	1,345	8.50%	\$75,000 to \$99,999	4,378	9.40%
\$100,000 to \$124,999	1,129	7.10%	\$100,000 to \$124,999	3,413	7.30%
\$125,000 to \$149,999	751	4.70%	\$125,000 to \$149,999	1,938	4.20%
\$150,000 to \$199,999	1,064	6.70%	\$150,000 to \$199,999	1,989	4.30%
\$200,000 or more	1,310	8.30%	\$200,000 or more	2,275	4.90%

Source: U.S. Census Bureau, 2010

Figure 4-4 INCOME DISTRIBUTION



Source: U.S. Census Bureau, 2010

Elderly households may have wealth accumulation that is not reflected in their Census response regarding total income. This could account for the paradox presented by having lower reported income levels and lower levels of elderly individuals in poverty. Income requirements of the elderly may also be limited by factors such as low or no mortgage payments and government-provided health care.

Table 4-28 shows the trend of an increasing aging population. The population of 65+ grew by 3.1% in between 2000 and 2010. The population aged 65 or older is projected to increase to 17 percent countywide by 2020. The County can anticipate an increase of 35,000 elderly individuals from 2000 to 2020. This reality of the maturing of the "babyboom generation" will have significant impacts on the appropriateness of the existing and future housing stock to meet the needs of aging individuals. According to the County Area Agency on Aging, Area Plan Update 2007-2008, "The significant lack of affordable housing is one of the major barriers to keeping seniors in the community." The Update goes on to say this:

"As people age, their housing needs change. There is a critical shortage of affordable housing options for seniors and disabled adults in Sonoma County. Waiting lists for affordable housing continue to increase as the demand outpaces the supply and the senior population grows."

Table 4-28 POPULATION AGING TRENDS UNINCORPORATED COUNTY

Age Group	2000		2010	
	No.	%	No.	%
Total	150,565	100%	145,186	100.0%
0-64	131,572	87.4%	122,446	84.3%
65+	18,993	12.6%	22,740	15.7%
75+	8,864	5.9%	9,152	6.3%

Source: ABAG July 2013, U.S. Census Bureau, 2010 and 2000

4.4.2 DISABLED

Table 4-29 includes information describing the disabled population in the County by employment status. Table 4-30 includes the housing breakdown of developmentally disabled individuals for all of Sonoma County. More than 50 percent of individuals with developmental disabilities live with a parent or guardian, while 29 percent live in care facilities. According to the North Bay Regional Center, one of 21 regional centers in California that provide point-of-entry services for people with developmental disabilities, there are 3,477 persons with developmental disabilities living in Sonoma County.

As veterans return from the wars, the number of disabled persons is likely to increase in the County. Depending on the severity of injuries sustained and job opportunities available, the County may see an increase in the numbers of low-income disabled in need of affordable housing options.

Table 4-29 PERSONS WITH DISABILITIES BY EMPLOYMENT STATUS BY DISABILITY

Categories	Number of Individuals
Total Civilian noninstitutionalized population aged 5 and over with a Disability in Sonoma County	75,769
Total Population in the Labor Force	243,972
Total Population Employed	217,694
With A Disability	9,286
With A Hearing Difficulty	3,115
With A Vision Difficulty	1,478
With A Cognitive Difficulty	3,013
With An Ambulatory Difficulty	3,457
With A Self-Care Difficulty	952
With An Independent Living Difficulty	2,112
No Disability	208,408
Total Population Unemployed	26,278
With A Disability	2,165
With A Hearing Difficulty	426
With A Vision Difficulty	547
With A Cognitive Difficulty	859
With An Ambulatory Difficulty	591
With A Self-Care Difficulty	228
With An Independent Living Difficulty	525
No Disability	24,113
Total Population Not In Labor Force	63,012
With A Disability	12,720
With A Hearing Difficulty	2,214
With A Vision Difficulty	1,632
With A Cognitive Difficulty	6,796
With An Ambulatory Difficulty	7,278
With A Self-Care Difficulty	3,590
With An Independent Living Difficulty	6,433
No Disability	50,292

Source: ABAG, U.S. Census Bureau, 2009-2011 ACS (3-year estimates)

Table 4-30 DEVELOPMENTAL DISABILITIES IN SONOMA COUNTY

Living Situation of People with a Developmental Disability in Sonoma County

	Number	Percentage
At home with Parent or Guardian	1,833	53%
Community Care Facility	397	11%
Independent Living	597	17%
Intermediate Care Facility	133	4%
SNF	488	14%
Other	29	1%
Total	3,477	100%

Source: ABAG, State of California Department of Developmental Services

4.4.3 LARGE FAMILIES

State Housing Element Law requires jurisdictions to treat large families—those with five or more members—as a special needs group. Table 4-31 includes the data related to the number of large families in the County and housing tenure for large households, which include both family and non-family households. Large families made up 20.5 percent of the unincorporated County's families in 2010 a decrease from 22.1 percent in 2000. Large families were significantly more likely to rent than own homes.

4.4.4 FEMALE-HEADED HOUSEHOLDS

Female-headed households made up 13.9 percent of households in the unincorporated County, a significantly lower total than the State average of 19.4 percent (see Table 4-32). This percentage of female-headed households remained relatively stable from the previous census.

Table 4-31 HOUSEHOLD TENURE FOR LARGE FAMILIES

Large Families in the Unincorporated County [1]

	#	%
2010		
<i>Owners</i>		
Total Households	37,320	100%
Large Households	2,827	7.6%
<i>Renters</i>		
Total Households	19,631	100%
Large Households	2,542	12.9%
2000		
<i>Owners</i>		
Total Households	38,332	100%
Large Households	3,371	8.8%
<i>Renters</i>		
Total Households	18,393	100%
Large Households	2,442	13.3%

[1] Large families refer to families with 5 or more members.

Source: ABAG, U.S. Census Bureau 2000, 2010

Table 4-32 FEMALE-HEADED HOUSEHOLDS

County/City Name	Total Families	Female Headed Family		Female Headed Family With children under 18		Female Headed Family With No children under 18	
		#	% of total families	#	% of female headed families	#	% of female headed families
2000							
State of California	7,920,049	1,448,510	18.3%	982,375	67.8%	466,135	32.2%
Unincorporated Sonoma County	37,323	5,287	14.2%	3,538	66.9%	1,749	33.1%
2010							
State of California	8,642,473	1,676,816	19.4%	1,040,864	62.1%	635,952	37.9%
Unincorporated Sonoma County	35,768	4,963	13.9%	2,859	57.6%	2,104	42.4%

Source: ABAG, U.S. Census Bureau 2000, 2010

4.4.5 FARMWORKERS

The County is a significant producer of wine grapes, which is a \$430+ million annual industry in the County. Grape production is a labor-intensive pursuit requiring hand pruning and, in most cases, hand harvesting. Laborers who fill these jobs include some who migrate to the County and maintain a permanent home elsewhere, typically in Mexico. The motivation to save as much of their paychecks as possible and to send their earnings home to support families often leads these migrant farmworkers to seek out the lowest-cost alternative for housing during their stay in the County. A total of 22 employer sponsored agricultural units were constructed between 2008 and 2013 in the unincorporated County. The number of both seasonal and year round beds has remained at 732 since 2008 (see Table 4-18). Despite such production and other farmworker housing resources, reports of overcrowded homes, apartments, and motel rooms are common.

The USDA 2012 Census of Agriculture revealed that of the 13,710 total persons employed in farm labor (including family members) in Sonoma County, only 2,916 were migrant workers. This figure corresponds to ancillary information collected from housing advocates indicating that fewer and fewer agricultural workers in Sonoma County are “migrant,” with the majority remaining now in the area year-round. Unlike agriculture laborers in other regions of California, Sonoma’s wine industry workers earn more because they have specialized skills. The demand for agricultural laborers is becoming more year-round, as vineyards require replanting and tending. While seasonal farmworker housing is still needed to serve the migrant workers, more and more permanent affordable housing units are needed for farm laborers and their families who call Sonoma County home, and will continue to be a significant special need in the County and its cities.

There are currently three centers in the County facilitating employment for day laborers. Table 4-33 presents data from two such centers operated by the California Human Development Corporation (CHDC) in Healdsburg and Fulton.

Table 4- 33 DAY LABORERS

Month	Placements
January	52
February	70
March	56
April	51
May	41
June	41
July	59
August	123
September	123
October	114
November	128
December	75
Registered Workers	
Fulton Day Labor Center:	160
Healdsburg Day Labor Center:	296

Source: California Human Development, 2014

4.4.6 HOMELESS INDIVIDUALS AND FAMILIES

The Continuum of Care Planning Group oversees the County's efforts to assess the needs of its homeless individuals and families. The Continuum of Care Planning Group conducts the Department of Housing and Urban Development (HUD)-required point-in-time homeless count and submits the required information to HUD to receive federal funds for housing and services for the homeless.

Table 4-34 shows the data from the County's 2013 homeless count. During the 24-hour period from January 24th to January 25th, 4,280 homeless persons were counted. The majority of those counted were homeless individuals who were on their own. Approximately 537 children were counted.

Table 4-34 COUNTYWIDE HOMELESS POPULATION

Category	Population	Proportion
Homeless Persons		
Counted	4,280	100%
Individuals	3,829	89.5%
Number of Families	152	3.6%
Individuals in Families	451	10.5%
Children	537	13%
Veterans	400	9.3%
Male	3,059	71%
Female	1,221	29%

Source: Sonoma County 2013 Point-in-Time Count

Table 4-35 quantifies the percentage of homeless individuals affected by mental illness, disabilities, and substance abuse disorder. This data was obtained through the County's 2013 Point-in-Time Count.

Table 4-35 COUNTYWIDE HOMELESS PERSONS W/SPECIAL NEEDS & DISABILITY INCOME

Category	Proportion [1]
Mental Illness (including Chronic Depression, Bipolar, Schizophrenia)	48%
Physical or Mental Disability	23%
Substance Abuse Disorder	36%
Receiving Disability Income	18%

[1] Proportion of those individuals who responded to the interviewer's question.

Source: Sonoma County 2013 Point-in-Time Count

Table 4-36 TOTAL UNDUPLICATED NEED FOR SHORT TERM AND PERMANENT SUPPORTIVE HOUSING

Unmet need as of April 2014	ES-FAM [1]	ES-IND [2]	RRH-FAM [3]	RRH-IND [4]	TH-FAM [5]	TH-IND [6]	PSH-FAM [7]	PSH-IND [8]
Right-sized system	56	221	216	1,189	107	215	739	3,364
Current Capacity (beds/persons)	236	482	123	30	236	182	532	497
Needed Capacity (beds)	0	0	93	1,159	0	33	207	2,867
Needed capacity (units)	0	0	31	869	0	33	69	2,151

[1] Emergency Shelter-Family, [2] Emergency Shelter-Individual, [3] Rapid Re-housing-Family
 [4] Rapid Re-housing-Individual, [5] Transitional Housing-Family, [6] Transitional Housing-Individual
 [7] Permanent Supportive Housing-Family, [8] Permanent Supportive Housing-Individual

Source: Sonoma County CDC

The Sonoma County Continuum of Care prepares annual Estimates of Needed Housing and has developed Strategies to Address the Need for Sonoma County's 10-Year Homeless Action Plan (update in process 2014). Table 4-36 represents what the Continuum of Care has estimated to be the unduplicated need for housing to serve the County's homeless population. The Continuum of Care's analysis calls for a grand total of 3,153 beds or units of emergency, transitional, and supportive housing are called for countywide. The majority of resources are identified as being needed in the City of Santa Rosa. The largest unincorporated area of significant need is the Russian River area.

4.5 PROJECTED HOUSING NEEDS

ABAG uses a combination of demographic factors, including household growth, existing employment, employment growth, household growth near transit, and employment growth near transit, to create its method for distributing the State-mandated Regional Housing Needs Allocation (RHNA) among its member jurisdictions. It is the responsibility of each local jurisdiction to update its Housing Element to prepare for the anticipated growth in needed housing development. Table 4-37 displays the RHNA for all of the jurisdictions in the County.

The State's goal in requiring the preparation and updates of Housing Elements is to make sure that each region plans to meet the housing needs of the entire spectrum of housing needs, not just plan for its wealthiest residents. As such, the ABAG RHNA figures are specified for very low-income households up through upper moderate-income households. Housing Element statutes also require that local jurisdictions plan for extremely low-income households earning 30 percent or less of County median income. Sonoma County assumes that approximately half of the RHNA figure from ABAG designating the need for very low-income units should be included in the extremely low-income category in Table 4-38.

According to the RHNA, the unincorporated County is responsible for planning for 936 units during the planning period of January 1, 2014, through October 31, 2022. Table 4-38 shows that the majority of units should be produced for those households living at or below the moderate-income level.

Table 4-39 displays the unincorporated County's RHNA as it correlates to the County's 2013 median income limits published by the State HCD.

Table 4-37 ABAG REGIONAL HOUSING UNIT NEEDS PROJECTIONS, 2014-2022

Jurisdiction	Total Projected Need	Income			
		Very Low	Low	Moderate	Above Moderate
Cloverdale	211	39	29	31	112
Cotati	137	35	18	18	66
Healdsburg	157	31	24	26	76
Petaluma	745	199	103	121	322
Rohnert Park	899	181	107	127	484
Santa Rosa	4,662	947	581	759	2,375
Sebastopol	120	22	17	19	62
Sonoma	137	24	23	27	63
Windsor	440	120	65	67	188
Unincorporated Sonoma County	936	220	127	160	429
Sonoma County Total	8,444	1,818	1,094	1,355	4,177

Source: ABAG Projections, July 2013

Table 4-38 RHNA BY INCOME LEVEL, 2014-2022

Group	Percent	Total Units
Extremely Low Income	11.8%	110
Very Low Income	11.8%	110
Low Income	13.6%	127
Moderate Income	17.1%	160
Above Moderate Income	45.8%	429
Total	100.0%	936

Source: July 2013 ABAG Projections

Table 4-39 CURRENT AFFORDABILITY LEVELS

Unit Type	Units	Range	for 4-person HH		for 3-person HH	
			% of Med. Inc.	Annual Inc.	% of Med. Inc.	Annual Inc.
Above Moderate Income	429	>120%		N/A		N/A
Moderate Income	160	80-120%	120%	\$99,100	120%	\$74,350
Low Income	127	50-80%	80%	\$65,000	80%	\$58,500
Very Low Income	110	0-50%	50%	\$41,300	50%	\$37,200
Extremely Low Income	<u>110</u>	0-30%	30%	\$24,800	30%	\$22,350
Total Affordable Units	936					

Sources: ABAG, HCD

*Based on the HUD 2013 Sonoma County Area Median Income: \$82,600

4.6 HOUSING CONSTRAINTS ANALYSIS

Government Code Section 65583 (a) (4) requires that a Housing Element include "an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels." There are also non-governmental constraints that more fundamentally affect the ability of the County to promote affordable housing.

4.6.1 NON-GOVERNMENTAL CONSTRAINTS

Market Trends. Home prices and rent levels in Sonoma County are the key "non-governmental constraint" to housing. These concerns are primarily the result of regional population and employment growth, and of the shortage of rental housing and multi-family units relative to the need.

The strength and depth of the region's housing demand constrains the production of affordable housing by increasing the costs of acquiring land and/or existing units. A governmental or nonprofit entity seeking to promote the development of affordable housing often has some costs that can be controlled through intervention, while others are strictly subject to market forces. As affordability restrictions on certain units expire, an entity seeking to retain such units as affordable are forced to pay market rate to acquire them. Land prices are also established by the open market, and a land owner has little or no incentive to offer affordable housing developers a lower price than can be realized by selling to developers of market-rate housing.

Housing Production Costs. The basic costs of housing production (land costs + construction costs) have not risen in the last Housing Element planning period. Land prices have decreased sharply since the last planning period. In 2012, for example, the cost for a ½ acre lot with utilities in Canon Manor was about \$115,000, down from a high of \$230,000 in 2008. A similar lot in The Sea Ranch that was valued at \$480,000 in 2008 decreased in value to \$150,000 in 2012. Construction costs (materials and labor) in 2010 averaged \$140 per square foot according to a Economic and Planning Systems (EPS) study conducted in March of 2012. For lots without public utilities, the costs for installation of an on-site sewage disposal system can range from \$20,000 to \$50,000, per unit. The imbalance in building materials supply and demand has also helped to drive up housing costs in the past few years.

The prices that households in various income categories can afford to pay for housing are limited, and thus the costs of production of standard housing units exceed most lower income households' ability to pay. This is the strongest deterrent to the for-profit development industry's voluntary production of units for lower income households.

Financing Availability. Financing for new housing construction can be a significant cost, and may be difficult to obtain. Even in strong markets and for market-rate housing, private lenders frequently require pre-leasing or pre-sales for housing development loans, as an assurance of revenue. In addition, housing developers are frequently required to provide significant equity contributions to reduce the lenders' risk, and some potential developers are unable to meet this requirement.

The developers of affordable housing face additional financing constraints. Opportunities for financing through traditional private sector sources are limited, as private lenders and investors typically seek financial returns that cannot be realized by affordable housing. Because the costs to produce the affordable housing typically exceed the returns that will be achieved through sale or rental of the units, gap financing must be secured. While a variety of local, State, and Federal programs are available to address gap financing needs (e.g., CDBG, HOME, tax credits, etc.), these programs are typically highly competitive. The competition exists not only between affordable housing projects, but often also between housing projects and other important community priorities.

High Cost of Entry. High up-front costs affect the ability of lower and moderate-income households to secure housing. Most market rate homes in Sonoma County are affordable only to households in the moderate or higher income brackets. Lower income households are generally unable to save at any significant rate and often do not benefit from inherited wealth or other gifts from family members. Low accumulated wealth combined with high market rates and high up-front costs make it exceedingly difficult for lower income groups to procure housing, either as homeowners or renters.

Purchasing a home usually requires a significant down payment, and the price of a home affordable to a given household increases as the amount of the down payment increases. As such, more housing units are within reach of households with more of an ability to make a significant down payment. Without significant savings for a down payment, moderate and low-income households may have the means to enter the rental housing market only.

Even with the rental market, however, very low-income households may face financial barriers to entry. State law allows landlords to collect first month's rent plus a security deposit equal to (but not to exceed) two months' rent from tenants before move-in. For a very low-income family of four, these up-front requirements may amount to an initial cost in excess of \$2,000 for an affordable apartment renting for \$725 per month. A family living at this income level may have significant difficulty accumulating several thousand dollars for this purpose. These costs are even more insurmountable for extremely low-income households, who usually must rely on shared housing situations.

Environmental and Infrastructure Factors. Topographic and other environmental factors create a natural constraint by limiting land availability and by adding costs to development on many parcels due to slopes, soil conditions, septic capacity, etc. Especially in outlying rural areas, these environmental conditions may pose significant barriers to the use of many parcels for housing development.

Another factor limiting overall growth in Sonoma County is water availability. The sources of potable water are renewable but finite, and are largely allocated to existing and planned land uses. In areas where infrastructure is inadequate to serve new development, infrastructure improvements will add to the cost of the development and will be borne not only by the builder but by the consumer as well, as the builder will provide a product that will achieve high enough market prices to cover the added development costs.

Community/Neighborhood Resistance. Neighborhood resistance to new housing development nearby, especially affordable housing, is legendary throughout California. Neighborhood opposition combined with general "anti-growth" sentiments (often linked to the perception that growth lowers quality of life) is a major impediment to the creation of affordable housing and housing in general throughout the State. Examples of some excellent housing products and rental management practices by the County's largest affordable housing developer, Burbank Housing Development Corporation, have helped to allay fears in many neighborhoods. While these excellent examples, together with the advocacy efforts of groups like the Housing Advocacy Group (HAG), will continue to increase information about and community acceptance of affordable housing, strong neighborhood opposition remains evident in many parts of Sonoma County.

4.6.2 POTENTIAL GOVERNMENTAL CONSTRAINTS

Planning and Growth Management Policy. Sonoma County has had a long-standing policy of promoting development within urbanized areas, while preserving the agricultural and rural character of land outside the urban centers. This "city-centered" policy has been in effect since adoption of the first General Plan in 1978, and has directly contributed to the desirability of the County as a place to live, work, and recreate. Simply stated, it is the policy of the County to focus growth in cities and urban areas and to contain these urban areas within rural/open space "urban separators" rather than allow urban development to sprawl over the entire landscape. This comprehensive planning policy has helped to minimize a range of negative environmental impacts and preserve natural resources, such as water. By protecting agricultural uses in rural areas,

Sonoma County's internationally prominent position as a wine-growing region has been secured by this policy.

The Open Space Element of the General Plan provides for "community separators." These areas are located between and on the periphery of the County's cities, outside the urban boundaries of each city and outside the County's designated urban service areas. The Land Use Map designations of lands with community separators allow development at a density of 10 or more acres per dwelling. The intent of the separators is to preserve a minimal amount of open space separation between the County's cities. The separators do not affect the expansion of unincorporated communities with urban services, where most of the County's affordable housing needs must be met.

The County previously adopted specific growth management programs in two of its nine planning areas where resource and other development constraints were acute; however, these restrictions largely exempt affordable housing from their growth restrictions. These growth management programs have not resulted in the denial of any building permits for either market-rate or affordable housing developments, and will be reviewed to determine if they are obsolete.

Zoning & Subdivision Regulations. Zoning in Sonoma County is consistent with General Plan policy, as is required by State law. Zoning governs the type, density, mix, and other site-related restrictions that apply to development. The zoning ordinance contains a number of features intended to promote affordable housing including mixed use buildings, density bonuses, second units, residential density minimums, and other features. The Subdivision Ordinance contains development standards such as minimum street widths for new housing developments.

All urban residential zoning districts within unincorporated Sonoma County permit single family housing, condominiums and attached housing, second dwelling units, community care facilities, day care facilities and transitional housing. Development standards, such as building height, lot coverage and setbacks, are typical or less restrictive than those applied in most California cities and counties, and do not exceed 20' rear and 5' side yards in urban residential areas. Additionally, over-the-counter waivers to front yard setbacks are routinely granted, as are waivers to all required setbacks for affordable housing projects. Minimum interior street widths for new major subdivisions are 18 feet of travel lanes in a 25 foot right-of-way; for a minor subdivision, minimum streets widths are as little as 12 feet. Parking requirements are considerably less than in most California communities, with many residential dwellings requiring only a single off-street parking space. Urban residential zones also permit by right-affordable Type A and Type C housing programs, which provide for an automatic 100% density increase in exchange for affordability.

Affordable housing projects in any urban residential district are provided considerable flexibility in development standards. These include reductions in minimum lot size to as little as 2,000 square feet, no minimum setbacks, and increases in lot coverage and height limits. This flexibility is allowed by right and is reviewed as part of the design review process.

Additional potential governmental constraints to housing may include certain General Plan standards such as Level of Service (LOS) standards. The State Office of Planning and Research and the County are reviewing these standards and considering changes if they are shown to constitute a constraint

to the production of housing, especially affordable housing, as long as the public health and safety are maintained.

As discussed in Section 3, the County has an adequate number of sites zoned for its projected residential development. Moreover, as discussed above, there are numerous opportunities to add more affordable housing units within both residential and non-residential development areas. The development industry, however, does not typically capitalize on these opportunities, due to the superior financial returns that can be realized by developing high-end, low-density housing unencumbered by income restrictions or single-use commercial developments that are more predictable to finance and market.

Building Codes, Design Review and Processing Time. Building code and design standards imposed in Sonoma County related to engineering standards, energy conservation, parking, materials, seismic safety, and sanitation add to the cost of housing production in Sonoma County, although such costs must be considered in the context of the public health and safety objectives they promote. These codes do not appear to be a significant constraint, and are similar to codes throughout the State.

An application for a single family dwelling on an existing lot is generally an over-the-counter process. The processing time for structural review which includes obtaining sewer and water permits is approximately six weeks. Normally, detached single family dwellings do not entail design review. Single family subdivisions generally require a processing time of approximately four months. Zoning clearance for second units and agricultural employee dwellings is the same as for single family homes.

Multifamily projects are a permitted use (i.e., no use permit required) on appropriately zoned sites, subject only to design review; processing time is approximately four months. The design review process is normally started at the initial stages of the application process for more complex projects, and therefore does not add to the overall time it takes to commence construction. Structural clearance for single family subdivisions and multifamily projects takes approximately eight weeks. In these cases, the structural review can occur concurrently with subdivision and design review processing, depending on the needs of the applicant.

Single family subdivisions or multifamily projects which include affordable units are given priority processing, as required by the California Government Code and the County's existing Housing Element and Zoning Ordinance. For these projects, staff meets with applicants prior to application submittal in an effort to identify potential issues at the earliest possible stages. Applicants are advised of the referral process and scheduling for any required hearings is discussed. In instances where the securing of block grant funds are critical to the project, staff coordinates the review process with funding deadlines. Priority processing generally results in a reduction of processing time by as much as 50 percent. As with conventional projects, the County allows processing of construction permits prior to project approval.

The design review process is not discretionary in terms of reducing the maximum number of units required by the zoning of a site. The Design Review Committee recognizes the need to provide affordable housing, and the purpose of the design review is to ensure that housing is compatible

with the existing character of the neighborhoods in which it is proposed. The Design Review Committee does not exercise discretion over land use, nor over the number of units or project density.

These processing times and design review requirements do not appear to be a significant constraint on development of affordable housing, and are similar to or less cumbersome to procedures in use throughout the State.

Development Impact Fees and Charges. The County and other local agencies impose development impact fees on new development to fund infrastructure improvements including water and sewer utility improvements, schools, parks, and roads. Each of these fees is directly linked to the provision of services and facilities necessary to support residential development. The use of impact fees to fund local infrastructure is essential since other local sources of funding have been restricted. At the same time the State and Federal government have eliminated nearly all funding for local infrastructure.

At the present time the County charges fees for plan checks, building permits, park fees, sewer connections, driveway encroachment, water connections, traffic mitigation, and school mitigation. Certain fees vary by location in the unincorporated areas of the County. Some typical fees charged by jurisdictions in or near Sonoma County are shown in Table 4-42. Sonoma County has lower fees than most other local jurisdictions, with development fees comprising less than 10 percent of construction costs.

While development fees do add costs to development projects, they do not necessarily increase the home prices for market-rate homes. Home prices are driven by regional and local market conditions rather than by the costs to provide the home. On the other hand, fees may make it more difficult to produce affordable housing since prices are "set" to achieve affordability rather than being set by the market. When developing affordable housing, additional development costs are relevant and cost control is essential. However, as is the case with building codes and other restrictions, these fees pay for the infrastructure necessary to secure public health, safety, and welfare. Additionally, current policies allow impact fees for affordable units to be deferred until sale of the housing units (for ownership projects) or permanent financing (rental project), thus decreasing the soft costs of development.

Code Enforcement. The Code Enforcement Division of the Permit & Resource Management Department is empowered to enforce existing ordinances such as grading, public health (well and septic systems), building code, and Zoning Ordinance violations, as well as the State Housing Code. The County does not require pre-sales code compliance inspections of residential units. The Division responds to potential code violations on a complaint basis, and does not seek out violations on its own initiative. When a complaint is received, the Division investigates it according to a priority system, in which health and safety violations have the first priority. The goal of the enforcement process is to return the property to lawful status whenever possible.

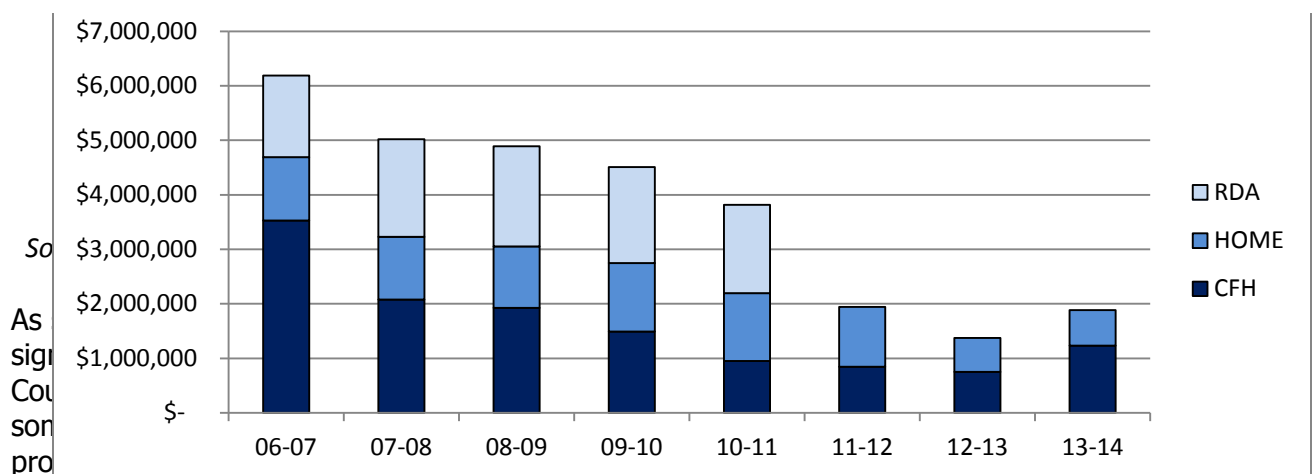
High Cost of Affordable Housing Subsidies. Achieving the number of affordable housing units suggested by the Regional Housing Needs Determination (RHNA) for Sonoma County would require a substantial financial subsidy from other sources. Such subsidies would be required even if

the governmental and non-governmental constraints discussed above were substantially reduced. For example, even if land supply were increased substantially (ignoring resource, environmental, and infrastructure constraints), home construction costs and prices would not change significantly. Estimating the total "funding gap" between home construction costs and affordability by the moderate, low, and very low-income households provides a measure of this subsidy. According to a study conducted by Economic and Planning Systems (EPS) during 2012, the "gap" ranged from \$89,779 per unit for low income apartments (65% AMI) to \$144,667 per unit for very-low-income apartments (50% AMI).

It is important to note that not all of the subsidy required would need to be provided by Sonoma County government agencies. In practice, a housing development project that mixes market-rate units with affordable units may need lower subsidies or none at all, as profits from the sale of market rate units may be sufficient to cover funding gaps for affordable units. In addition, local subsidies will leverage Federal, state, and private funds. For these reasons, the subsidy estimate represents the total difference between production costs and sale or rent values, but not necessarily a cost to Sonoma County. Nevertheless, the high costs of subsidies required to reach the RHNA housing goals for affordable units and needed non-unit housing types (homeless shelters, group homes, farmworker bunkhouses) present a very large constraint.

Local Government Fiscal Stress. Local governments in California are required to provide a range of local services. Counties have the additional burden of providing a range of State-mandated health, welfare, and criminal justice services. Costs for providing these services have risen sharply as the State has grown. At the same time the revenue base for local governments has been continuously reduced by State ballot initiatives and State budget actions, especially the elimination of Redevelopment. This upward pressure on costs and the current financial crisis has made it difficult for many local jurisdictions to provide and maintain basic services. Under these circumstances it is impossible to fund higher levels of basic services, infrastructure improvements, or desirable amenities (local parks), let alone to provide major subsidies for affordable housing.

Figure 4-5 FUNDING HISTORY 2006 - 2013



20% Housing Set-Aside funds. Federal HOME funds were also slashed by 50% in FY 12-13, leaving

the County with drastic reduction of over 63% in funds available to assist affordable housing development in FY 13-14.

Environmental and Infrastructure Factors. While some of the infrastructure limitations are related to physical features (topography, water sources, etc.), these factors may also be considered governmental constraints. As discussed above, government policies regarding growth boundaries dictate the locations and capacities of infrastructure to be provided, and the fiscal conditions of local government offer little incentive for expensive public investments in infrastructure extensions and operations for residential development. Also, new infrastructure systems can take many years to design, receive appropriate funding, and build. In part, these conditions have been mitigated by local government requirements that developers of new housing provide infrastructure or pay in-lieu fees, but these added costs may serve to make affordable housing development less feasible.

Table 4-40 COMPARISON OF DEVELOPMENT IMPACT FEES

COMPARISON OF FEES IN OTHER SONOMA COUNTY JURISDICTIONS & MARIN COUNTY									
Revised April 15, 2014									
Impact Fee Types									
No.	Jurisdiction	Water	Sewer	Traffic	Parks	Storm Drain	Other	Affordable Housing	Totals
1	Cloverdale	\$5,823	\$9,035	\$2,072	\$5,878	\$206	\$5853 [1]	\$4,000	\$32,867
2	Cotati	\$7,615	\$14,968	\$250	\$4,800 [2]	\$0	\$8462 [3]	Not available	\$36,095
3	Santa Rosa	\$6,353	\$11,034	\$5,520[4]	\$7,387 [5]	See traffic	\$0	\$7,666	\$37,960
4	Sonoma County	\$4,000	\$2,000	\$6,778	\$3,165	\$0	\$3,902 [6]	\$7,634	\$27,479
5	Marin County	\$18,708	\$6,538	\$3,708	Not available	Not available	Not available	\$0[7]	\$28,954

All calculations are based upon a 1,500 sq foot, or 3 bedroom single family house

[1] Includes fire facilities, public facilities development fee

[2] Calculated based on listed equation, assuming the house has 2 individuals, has a FMV of \$400,000 and is on 0.1 acres.

$$\begin{array}{r}
 \text{Dwelling} \\
 \text{units x} \quad \frac{\text{Population x}}{\text{Dwelling units}} \quad \frac{5 \text{ acres x}}{1,000 \text{ people}} \quad \frac{\text{Fair Market Value =}}{\text{Total Acres}} \quad \frac{\text{Subtotal x}}{6/5 =} \quad \text{In-Lieu Fee}
 \end{array}$$

[3] Includes school, fire system connection fee

[4] Capital Facilities Fee: includes traffic signals, street widening and storm drains for Low Density Residential (2 to 7.99 units/acre)

[5] Park fee based on Northwest Santa Rosa location

[6] Includes school and fire sprinkler fees

[7] No affordable housing fee for homes under 2,000 square feet. Homes between 2,000-2,999sq ft=\$2,500

Resolution Number 14-011

County of Sonoma
Santa Rosa, California

June 5, 2014
GPA13-0009 Jane Riley

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A SUBSEQUENT NEGATIVE DECLARATION AND APPROVE THE DRAFT 2014 HOUSING ELEMENT OF THE SONOMA COUNTY GENERAL PLAN FOR SUBMISSION TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR COMPLIANCE REVIEW AND CERTIFICATION

WHEREAS, California law requires each county to prepare and adopt a Housing Element of the General Plan, and to update the Housing Element on a regular basis; and

WHEREAS, Section 65588 of the California Government Code requires the fifth revision of the County's Housing Element to be adopted by December 31, 2014; and

WHEREAS, The County held a series of public workshops as follows: (1) A joint public workshop with the county and its cities was held on July 10, 2013 to kick off the Housing Element Update process and to identify key issues to be covered in the Update; (2) A second public workshop was held on February 13, 2014 to review and receive input on the technical data collected to date, and to brainstorm ideas for new policies to address new or changed housing needs related to each of the six major housing goals; and (3) A third public workshop was held on April 28, 2014 to review and take comment on the initial housing site inventory, and to take input on the Draft Housing Strategy which sets forth the Housing Element's six major housing goals along with objectives, policies and programs; and

WHEREAS, following the three public workshops and consideration of the recommended changes staff prepared a Draft Housing Element, which was made available for public review and comment on May 15, 2014; and

WHEREAS, Staff prepared a Subsequent Negative Declaration for the Draft Housing Element, according to CEQA Guidelines, based on an Initial Study dated May 12, 2014 and made available on May 15, 2014 for public review; and

WHEREAS, a Notice of the County's intent to adopt the Subsequent Negative Declaration was published on May 15, 2014; and

WHEREAS, in accordance with the provisions of law, on June 5, 2014, the Planning Commission held a public hearing on the Subsequent Negative Declaration and the Draft Housing Element, at which all interested persons were given an opportunity to be heard; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors adopt the Subsequent Negative Declaration dated May 15, 2014 and the 2014 Draft Housing Element for submission to the State Department of Housing and Community Development for review and certification.

BE IT FURTHER RESOLVED that the Planning Commission finds:

1. That the Subsequent Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA State and County guidelines.
2. That the Subsequent Negative Declaration reflects the independent judgment of the Planning Commission.
3. That the Draft Housing Element complies with all applicable provisions of California law governing Housing Element content; and
4. That the Draft Housing Element is consistent with the goals, policies and objectives of other General Plan elements, and with the land use maps of the Land Use Element.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission 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 Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Cook, who moved its adoption, seconded by Commissioner Davis, and adopted on roll call by the following vote:

Commissioner Fogg	Aye
Commissioner Montoya	Aye
Commissioner Cook	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.



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: June 5, 2014
Meeting No.: 14-07

ROLL CALL

Commissioners

Shawn Montoya
Paula Cook
Jason Liles
Pam Davis
Dick Fogg, Chair

Staff Members

Jennifer Barrett
Jane Riley
David Hurst, Chief Deputy County Counsel or Debbie Latham??

1:00 PM Call to order and Pledge of Allegiance

Approval of Minutes - May 8, 2014 Combined PC/BZA with edits

Correspondence

Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

Items scheduled on the Agenda

PLANNING COMMISSION REGULAR CALENDAR

Item No. 1

Time: 1:05 p.m.
File: GPA13-0009
Applicant: County of Sonoma
Staff: Jane Riley
Env. Doc: Subsequent Negative Declaration
Proposal: Public Hearing on recommended changes to the General Plan Housing Element.
Location: Countywide
APN: Various
District: All
Zoning: Various

Minutes approved with change to include the statements made by the Commission regarding whether there would be a local preference and the developers/CDC response is to include that in their selection program.

Public Comment

Linda R aka Aunt Buddy 443 Derby Lane, Santa Rosa expressed concern that she has raised issues about housing for the people being released from prison due to realignment and that nothing has been done.

Jane Riley summarized the staff report, which is incorporated herein by reference.

Public Hearing opened at **p.m.**

Speakers: Arlene Clark 7 Sequoia Circle, Santa Rosa – from Sequoia Gardens Mobile Home Park. Would like more strength in the SB510 to help support us. PC went to great lengths to support us in mobile home parks. A lot of us are seniors and won't have any place to go. Would like to see a change in the zoning exclusively to mobile home park zoning.

Joy Derry 8346 park Ave Forestville - Large number of homeless hoping there will be more high density sites, homeless needs that, raising wages would help; SMART train coming and would lead to gentrification of this area and we will become a bedroom city. We have a window to use our land well.

Len Carlson working with Mr. Constantine for 15 years and member of RP rent control board. Number 1 zoning law is very important. Right now a lot of parks are zoned commercial. He would like to rezone mobile home parks to exclusive MHP zone. Protect the residents. Now the economy and lands going the way they are, the owners are willing to sell. Federal appeal court has ok'd. Have to protect our affordable housing that we have now. If we lose mobile home parks we can lose what we already have. Supports Will Constantine's recommendation.

Roger McConnell – So Co has a very old ordinance, this is perfect time to add stuff that Mr. Constantine recommends. Court cases, changes in law are very important to preserving what we have. Many of are quite gray haired and this is our last stop. This is what we are fighting for to keep these homes and prevent them from closing up. The owner already bought out 35 homes of existing park in SR.

Sara Jones – concerned with the very bottom of the bottom. Very low income is the least number of units produced. Unitarian congregation serves 200 homeless every week. Pay attention to the needs of people with mental health issues and how many people are in their cars last winter. Board did take action. Please make a high priority for homeless. What are the roadblocks? Why is the very low income not being met?

Diane McPherson – Sequoia mobile home park resident. Here to talk about keeping mobile home parks affordable and low income families. They fought the conversion to condos because once converted they would not be able to afford. The residents collected \$80k to pay over nine years. Condo conversion not going to happen? They take every loophole in the law they are offering pass-throughs. Constantine has made a good proposal. Please pass on to Supervisors.

Georgia Berlant executive officer for the task force for the homeless note importance of protection of existing units and fee waivers. Desperate needs way over these units in the RHNA. Plan for next five years and look further out. What can we really do? This is a public health emergency with 1,000 living outdoors. Too easy to blame the victim. If this were Haiti and there was a storm we would scramble to shelter people. Developmental Center and the SMART train will affect affordability. Identify sites, many units not available on the open market, interested in what sites are available. Start building affordable housing early to reduce the NIMBYISM. Question how Roseland annexation will affect affordable housing. Senior housing is important but also need to focus on affordability Avoid zoning down and try to maintain density.

Dana Bellwether worked on homeless census she asked for homeless to be able to sleep in their cars. Homeless women were being raped because they had to sleep in places where they were extremely vulnerable. Noreen Evans gas extraction tax would provide money for tiny apartments. We should support the gas extraction tax. Mendocino has a G or H permit, inspector comes out and leans against the building and if it doesn't fall down it is permitted. If you sell then you have to mention that the structure only has that kind of permit. An imperfect home is a huge improvement over a gang rape.

Floramor Kjaer 2807 Yulupa Ave., Santa Rosa – Saw that more things than on the website. In Denmark she lived in co-housing and many people gathered their resources. Volunteer with homeless task force and many community meetings and seen Housing Element work against the human element of the homeless. Human needs not fully addressed in the HE. Homeless need hygiene centers, also a roof. Need to bathe and use the restroom.

Linda R Pictron – Volunteering for the common good. Over the years, the developers impose a plan and don't live here. Concerned about the developmental center and sounds like a done deal and going to be closed. Unfunded mandates many homeless want to take care of themselves and would love to build their own little house. Many people out there with nothing. Volunteers cannot pay for what they need job connection. Lack of attention to infrastructure. Very concerned about what has happened in the last four years to vacant lots, on Santa Rosa Ave. Lots of smoke clubs, car lots and seems like there is a better way. Don't want to live near those places. HE 1m – letting them close by attrition. Is there any way to maintain the MHP that exists and home flipping? Tiny homes, don't object. Mobile units connect to bikes. Problem denoting a particular company rather than looking further. People participate in building their down shelter.

Steve Birdleough – Friends of the Homeless meets monthly. Very aware of what the Co. and City does react against one another. Appreciate the work. Encourage to look at the whole 3,000 units and get those developed as soon as possible. The sooner that happens, the better it will affect the gentrification that SMART will bring. Aim high, reduce cost of developing and appreciate what you are doing.

Adam Kirshenbaum – one of the people fortunate to live on a housing voucher through the city. Support the voucher program and make it good for realtors to accept the housing. 1% vacancy is the people that are out on the street \$1000 for one bedroom one of the highest in the country. What to do to make more affordable housing. Open more land, conflicts with env. But there are ways to convert existing housing. Often code violations scare the realtors away. Downtown Santa Rosa being one of the poorest for health – need fair housing throughout spread out not just in food deserts and without facilities. What he likes about downtown is proximity to transit and parks. Safe parking

Danielle Buisson – Came from Haiti in 1957 and we don't have homeless people in Haiti – people had the opportunity to build their own homes on the hill. A friend lived in her car for 3 years and finally found an apt. but she died 3 mos. ago. Police harassing her. There should be some way for people if homeless to keep people from getting sick and getting psychiatric help. There is no transition before they get into homes. Only three major shelters here. It is not right. Probably right it will be gentrified. In Chinatown it is \$3,000 per month. This is the future in Santa Rosa. In Haiti it is a village and we don't have homeless.

David Grabill, Housing Advocacy Group. Had an adversarial relationship with county 10 years ago, but wants to congratulate staff for some excellent programs in this housing Element. Using County in advocacy with other jurisdictions. Provisions in our Element are really great and approve the draft. Difficult time for affordable housing with no redevelopment funds. RDA funds came from increased taxes from redevelopment projects, but County still receives increased taxes. County is proposing to continue to provide 20% tax increment money to affordable housing. Not all jurisdictions are doing that. Very few things are as important as funding and encouraging. Please approve the draft as submitted.

Dubii Lechugh – living in Rohnert Park housing is big issue, I get Section 8 and I am sight impaired and doing a lot of travel – hard to take buses feeling very vulnerable. Glad to have housing but the condos were emptied out evicted and a disabled family had to relocate. People get moved out of their areas, it is very upsetting for disabled have to get re-acclimated and pay \$900/mo. for a cheap condo in Cotati. Federal law forbids medical marijuana but if they need that we need to make that go away, people are suffering.

Questions from Commissioners:

Chair Fogg - Must recognize differences between what the cities do and the county. We have 15% of population on 80% of the land. That is a big difference. I'll review the questions for staff. Several questions on mobile home conversion law and what does this plan do to address that. Mental health issues and what can the county do in that area? Keeping mobile home parks affordable, condos, Constantine letter. Sonoma Developmental Center, what plans does the county have to address those issues? How does Roseland annexation affect housing? What sites are actually available? Noreen Evans legislation does this affect that? Calculated the impact of

SMART? Ability to spread out affordable housing? How do we find the homeless particularly those that are sick or have mental health issues?

Staff Riley - what are the roadblocks to very low income? They are the hardest to house because it takes the most money – the biggest gap. The Housing Element calls for small homes, shared housing, SROs, permanent supportive housing that can be in rental housing or regular homes to address very low income. Many of these need operating subsidy as well. Basic crux of the matter is that it is the biggest gap and takes more subsidize.

What happens to Roseland housing sites is a really good question. There are a few housing sites in Roseland that the City is looking at. We claim them as a housing site in our inventory until annexed and then our RHNA will go down and the city's will go up. In the meantime, we work together with the city to develop housing in these areas. The gas tax extraction tax from Noreen Evans bill – would be awesome for housing if that goes through. The G or H class is called the K class here. K class housing can be built to a different standard but it is owner occupied and is on very large parcels.

Will Constantine's letter – With regard to conversion to ownership there is some background on the mobile home park issue. The County denied the Sequoia mobile home park conversion, and it was litigated and we lost and had to repeal our ordinance. We since have worked with state legislators to get new protections. SB510 was put in place which is what our prior ordinance did that we had to repeal. A separate issue is the closure and conversion of MHP to another use. We require conversion to close a MHP to go through a use permit process and must make specific findings that there is housing available for people displaced and they must provide relocation assistance. Closing through attrition, so when people leave they don't replace the trailer.

Deputy Barrett noted that the County does not include recommended changes to state legislation in the Housing Element, though we do have a legislative program that is adopted every year by the Board of Supervisors. Issues that require changes in state law should be brought forward to the Board of Supervisors and they can include it in their legislative program and we hire a professional lobbyist to assist with that program. It is also very helpful to have advocacy groups also requesting and supporting the changes that the County puts forward. **Staff Riley** noted changes needed to allow small homes and ???? which should be brought up with Board members.

Deputy Barrett – stated with regard to the Roseland area there are a number of things going on, most notably is that the City recently was awarded a grant to develop a specific plan for the area and the county will be working with the City on that effort. CDC owns a major property the former Albertson's site which was purchased with redevelopment funds and will be looking to work with a developer to provide affordable housing and services on that site. General Services is also working to coordinate road improvements and a plaza site in the area. There is also a grant recently awarded to Regional Parks for development of a park on Moorland Avenue. The County Administrator has initiated a coordinating committee to pull together all of the resources available to each department and leverage those resources and will be working with the City. **Commissioner Cook** asked about the boundary for the Roseland planning study? **Deputy Barrett** responded that the City is also working on a feasibility study of just the Roseland area for the annexation process, but the planning study can include a broader area. The City has agreed to include some of the nearby islands, but did not want to go below Bellevue – sort of biting off more than they can do. Many things are in the initial phases, we are still in the information gathering and sharing phase.

With regard to the availability of sites, the market is constantly changing, even properties that are not actively listed may have offers made. The sites that are identified in inventory are a form of marketing whether they are actively listed or not. With regard to Noreen Evans bill on the gas tax extraction, the bill died. **Commissioner Liles** noted that it will be next year.

Commissioner Davis what happens if a MHP is "closed" through attrition? **Staff Riley** responded that if the land becomes vacant then it is no longer a mobile home park and they can redevelop without going through the closure process – it can take many years.

Staff Riley recommends some additions in response to Constantine's letter. **HE 1.6 and HE – 1m INSERT LANGUAGE** FROM staff presentation. Not recommending calling out mobile home parks expressly as we prohibit conversion of all affordable housing.

Commissioner Cook – this is a daunting document. We really appreciate when people come out and talk to us about what you care about and what you think we should be paying attention to. It is all about shortening the time

to occupancy. All of the issues that we've heard about today are being addressed in this policy document. It takes a lot of effort to pull this together. I want to respond to a comment about developers - Not all developers are bad. I am a developer, and develop special needs housing that is not always the most viable. I'd like to mention a couple of things, she likes the idea of an inter-jurisdictional coordinating committee which sounds like a good concept. We really need the local funding to match with other funding that is out there. She'd also like to point out that the RHNA number does not require us to have a goal for extremely low income, but we are putting that in there. She appreciates the legislative style document which made it easier to review, the section on farmworker. It is easier to work with the county than other jurisdictions that I've worked with. Reasonable accommodation ordinance most people don't know how that works, and aren't sure how many people go through that. **Jane Riley** Article 93 Reasonable Accommodation is in our code and we will grant an accommodation to someone who needs an exception for housing, simple process and doesn't cost money, if disabled specify what part of code you need a waiver from, and we make findings. **Paula Cook** - These things make it cheaper. Two other points, the health and safety inspection for non-county funded properties where affordable housing exists but not regulated in other manner. Is this worth having a place holder in the HE? **Jane Riley** Code Enforcement requested health and safety inspections because it must be pretty bad. **Paula Cook** should look at the land that the County owns and make available for affordable housing. We should have a list of our own properties. Is there a way to strengthen that? **Riley** - two places in HE that address use of county owned lands. May need to take another look at County properties. Evaluate a pilot program that will allow us to look at new types of housing perhaps easier to do on county site.

Commissioner Cook - county employee assistance program has that been discontinued?. **Nick Stewart** CDC HAP program always had a first time homebuyer program for SEIU up to \$50k that the county matches, some time ago the program was expanded to include rental assistance for those having difficulty meeting their rental, mortgage or tax payments and also had rehab loans, but those two programs were suspended because the fund balance was too low and they lost money and questions about their financial viability. **Cook** - question about mobile homes is that included? **Nick Stewart** stated that the county rehab program is available for Mobile home owners, funded by community development block grant fund and is an ongoing program.

County Counsel Latham - responded that Chapter 7A of the County Code has less restrictive building code standards for rural areas, only applies to limited areas on very large parcels, not near urban areas. It was unintended to preserve older buildings.

Pam Davis - question regarding consideration of using county-owned sites - have they actually been identified?

Deputy Barrett responded that yes, we queried our database and came up with a long list of properties but many were slivers of right-of-way. Other larger parcels that seemed suitable were actually slated for other uses, such as the fairgrounds and veterans buildings. There is some reluctance to give up land that may be needed for other uses. It may be time to revisit that list, especially in light of the old hospital site that will be vacated soon which is one of the larger sites.

Staff Riley noted out of the long list of properties there were only 14 sites that were considered potentially suitable.

Commissioner Fogg -page 15 had a question regarding the elimination of growth management programs?

Staff Riley responded that state law requires that we take a look at policies that may be a constraint to housing. **Commissioner Cook** had a questions about HE-4c regarding fee waivers and the sliding scale policy page 14? **Deputy Barrett** noted that waivers are actually a misnomer as the fees cannot be waived but are instead paid by the County's General Fund. We cannot waive impact fees without overriding the impact caused by development which would require an EIR. A fee study would be required to create a different fee level for affordable homes and you cannot shift those costs to other units. A fee study must demonstrate a nexus and proportionality. For traffic we do have lower fee levels for second units. Many cities have park fees that are based on a per-bedroom rather than per-unit basis which provides a sliding scale. Connection fees for water and sewer facilities are based on the average flow for an equivalent single family home within that district which can vary substantially based on the type of housing stock and the age of the infrastructure. Fee studies must be initiated by the various departments that charge the fees. We have to be careful what we wish for as the fees are low compared to costs today. An updated fee study could double or triple the fees and while we create at sliding scale the overall costs could be higher.

Commissioner Fogg on page 16 states that there is a problem with Sonoma Development Center but doesn't say what we will do about it.

Staff Riley responded that repurposing and reuse of SDC is in Goal 5 but policies are in Goal 2. We did not want to presuppose that the center will actually close.

Commissioner Cook – the policy refers to a new model but it is not a new model - community based housing is not new and suggested we use “new models implemented with other closures”, rather than thinking we are the only ones who had to struggle with it.

Commissioner Fogg Section III and IV please add page numbers.

Commissioner Cook – asked about the long term use of campgrounds? Staff Riley responded that this is an older program. We adopted the X Combining Zone which allows for mixed occupancies and can be used for campgrounds. Some sites flood and are not suitable for year round occupancy. Using the combining zone allows us to apply to appropriate areas.

Commissioner Fogg – 4.3.3 table - how can you have more funds committed than received?

Kathleen Kane Director of CDC stated because there were funds reserved from prior years.

Commissioner Fogg asked can you add a footnote to clarify that?

Director Kane suggested we add that it “includes funds from prior to 2007” in footnote 2.

Commissioner Cook moved to recommend adoption of Mitigated Negative Declaration and recommend approval of the Housing Element as recommended by staff with the changes noted by staff and the Commission. Seconded by Commissioner Davis.

Public hearing Closed p. m.

Commission Discussion:

Commissioner Montoya – asked if we are approving a new policy to address SB510? Staff Riley responded no, SB510 is the resident conversion process for mobile home parks. The proposed new policy addresses closure of mobile home parks. Commissioner Montoya noted we could be pushing the envelope on the property rights issues, and could have unintended consequences especially for smaller parks. **Commissioner Cook** noted that when they propose a mobile home park they are offering affordable housing with little regulatory control.

Staff Riley noted that there is rent control.

Commissioner Montoya asked how does this differ than Constantine letter?

Staff Riley noted that Constantine would like us to zone properties for exclusively for Mobile home parks. We'd like to evaluate that before we go there. We had a MHP combining zone but was never applied to any parcel so we took it off the books.

Action: **Commissioner Cook** moved to adopt the Mitigated Negative Declaration and recommend approval of the Housing Element to the Board of Supervisors with changes the following changes recommended by staff and the Commission: 1) add Objective HE-1.6 and Policy HE-1m; 2) add page numbers to the legislative document; 3) clarify Footnote 2 to Table 1.46 in Section 4.3.3. Seconded by **Commissioner Davis** and passed with a 5-0 vote.

Appeal Deadline: N/A
Resolution No.: 14-011

Vote:

Commissioner Fogg:	Aye
Commissioner Montoya:	Aye
Commissioner Cook:	Aye
Commissioner Liles:	Aye
Commissioner Davis:	Aye

Minutes adopted:



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

MEMO

Date: June 5, 2014, 1:05 p.m.
To: Sonoma County Planning Commission
From: Jane Riley, Project Planner
Subject: Public Hearing on the 2014 Draft Housing Element – GPA13-0009

Attached for your Commission's consideration is the 2014 Draft Housing Element and Subsequent Negative Declaration. As your Commission is aware, the County has been in the process of updating its General Plan Housing Element for over a year and has conducted an extensive public outreach program that has included the following public meetings:

1. A "joint" public workshop with the county, each of its cities, and the state's Housing and Community Development (HCD) staff was held on July 10, 2013 to kick off the Housing Element Update process. The first half of the workshop was focused on the Housing Element update process, and featured a presentation and a question & answer session with HCD staff. The second half of the workshop involved the broader public, and introduced key staff and stakeholders involved in the update process. Issues were identified to be addressed in the Housing Element Updates.
2. A Planning Agency meeting was held on August 29, 2013 to introduce the Housing Element update process, schedule, and opportunities for public input.
3. A second public workshop was held on February 13, 2014 to review and receive input on the technical data collected to date, and to brainstorm ideas for new policies to address housing needs.
4. Based on input received to date, the Draft Housing Strategy (a compilation of the proposed housing element goals, policies, objectives and programs) was published on April 15, 2014, with a May 2nd deadline for public comment.
5. A third public workshop was held on April 28, 2014 to solicit input on the Draft Housing Strategy. The Draft sites inventory and maps were also presented and reviewed at this workshop.
6. The 2014 Draft Housing Element and Subsequent Negative Declaration were released for public comment on May 15, 2014, with a public comment period through this (June 5) Planning Commission meeting.

Throughout the process of preparing the 2014 Housing Element Update, there have been ongoing technical consultations among County staff, service providers, nonprofit groups, other local jurisdictions, and various advocacy groups regarding housing needs and data available to be used in the Element. Newspaper display ads, a mailing list of interested parties, and an extensive e-mailing list have been used to notify interested members of the public and to solicit input. A 2014 Housing Element Update website was also developed. This website has been continually updated and is used to provide information related to housing elements, including links to workshop materials, questionnaires in both English and Spanish, upcoming meetings and workshops, draft materials for public review. See http://www.sonoma-county.org/prmd/docs/housing_update/index.htm

Following today's public hearing on the Draft Housing Element and Subsequent Negative Declaration, the Planning Commission will make a recommendation to the Board of Supervisors and a public hearing will be held before the Board of Supervisors (tentatively scheduled for August 2014) to review the Draft Element and the recommendations of the Planning Commission. The 2014 Draft Housing Element, incorporating any revisions made by the Board of Supervisors, will then be transmitted to the State Department of Housing and Community Development (HCD) for their compliance review. Any revisions to the Element requested by HCD will be returned to the Board of Supervisors for its consideration prior to final adoption. State law mandates that local agencies adopt updated Housing Elements before the end of 2014.

HCD Streamlined Review

Communities that obtained certification of their Housing Elements by the state Department of Housing and Community Development (HCD) in the last planning cycle (2007-2014) and completed all of the basic program implementation are eligible for "streamlined review" of their Housing Elements by HCD for this 2015-2023 planning cycle. Streamlined review means that HCD will focus their review only on changes in the Housing Element since the last cycle. The streamlined review is designed to reduce the number and scope of housing element submittals to HCD and reduce the iterative process of editing, revising, and submitting the Draft Housing Element to HCD prior to adoption. Because one of the requirements for streamlined review is submittal of a Housing Element showing all changes since the last Housing Element, a separate attachment for Commissioners is available at the end of this staff report. In this document, legislative style revision marking is used where text has been amended, and yellow highlighting of a subsection title is used when the entire subsection has been rewritten. Because the entire Technical Background Report (TBR) that comprises Section 4 has been updated to reflect the most recently available data, it is not shown as changed text.

The Housing Element is an important tool for decision makers. Specifically, the Housing Element sets forth how the County will address the housing needs for all economic segments of the community, focusing especially on low- and moderate-income families and special needs families and individuals. The Housing Element identifies housing needs, including the County's fair share of the regional housing need; establishes goals and quantified objectives; evaluates constraints to the production of housing; inventories available sites; and establishes programs and policies to meet the identified needs. It also provides housing-related data and information to the public on housing in the County.

Organization of the Housing Element

The Housing Element is organized into four sections:

Section 1 provides an introduction to the overall Housing Element update effort, as well as a review of the effectiveness of the 2009 Housing Element and the County's progress in its implementation.

Section 2 sets forth the County's Housing Goals, Objectives, Policies and Action Programs. The County's Quantified Objectives are also included in Section 2.

Section 3 presents a detailed housing site inventory and compares this inventory to the County's projected housing needs.

Section 4 provides the Technical Background Report, which includes statutorily required data; an assessment of housing needs and programs; an analysis of non-governmental and

governmental constraints to affordable housing provision; and a discussion of special needs populations.

Program Changes in the 2014 Housing Element Update

The 2014 Housing Element update is not a comprehensive "new" housing element, but rather an update of the 2009 Housing Element. The focus of the update process has been to "keep what works, and fix what doesn't." The same six goals and many of the objectives of the existing 2009 Housing Element have been maintained, with new additional policies and programs proposed to meet changing needs. Most ongoing policies and programs were highly successful and are continued in the Housing Element update. Limited-term programs that were accomplished have not been carried forward and are shown to be deleted.

The 2014 Housing Element updates housing numbers related to RHNA, outlines public participation, lists goals achieved since 2009, and makes limited changes in programs that do not commit the County to any land use changes. A brief summary of the proposed policy recommendations, changes and additions are listed by Goal below:

Goal 1: Sustain Existing Affordable Housing Programs and Affordable Units

1. Existing programs work well and should be retained,
2. 83 affordable rental units at risk of converting to market rate should be retained,
3. SB 510 (mobilehome park conversions and resident support requirements) should be implemented to protect park residents,
4. The existing Vacation Rental program should be reviewed to determine if revisions are needed to limit the conversion of housing stock.

Goal 2: Promote the Use of Available Sites for Affordable Housing Construction and Provide Adequate Infrastructure

1. Better promote sites in housing inventory and provide more info to developers,
2. The existing Vacation Rental program should be reviewed to determine if revisions are needed to avoid the loss of urban residential lands,
3. Include infrastructure needs analysis for Disadvantaged Unincorporated Communities (DUCs) and Roseland in the Land Use Element (not a part of Housing Element).

Goal 3: Promote Production of Affordable Housing Units

1. Consider new shared and community housing models,
2. Review the Growth Management programs for obsolescence,
3. Promote safety in group homes and congregate housing,
4. Review the potential use of park model homes for long-term occupancy,
5. Consider the use of standards other than Level-of-Service ("LOS") for assessing potential traffic impacts,
6. Consider Special Occupancy Parks for year-round use with "X" Combining Zone.

Goal 4: Continue to Provide Funding for Affordable Housing

1. Continue County Fund for Housing, which has provided over \$10 million to date,
2. Coordinate with other departments and agencies when impact fees are updated to evaluate impacts relative to household size and consider a tiered fee structure,

3. New annual commitment from Reinvestment and Revitalization (R&R) funds to replace Redevelopment funds.

Goal 5: Promote Production of Housing Units for Special Needs

1. Continue to permit transitional and permanent supportive housing on all residential lands,
2. Continue to allow small homeless shelters as permitted uses in C3, LC and M1 Zones,
3. Continue to allow emergency shelters as a permitted use in M1 and PF zones,
4. New models of shared & community housing to be explored,
5. Continue quantified objectives for special needs.

Goal 6: Improve Conservation of Energy and Natural Resources

1. Better encourage the use of alternative building materials such as straw bale, rammed earth and other energy-efficient construction methods,
2. Continue to develop and promote green building and energy conservation measures,
3. Consider a pilot program to develop and monitor different types of small, energy-efficient structures that can house people.

A program-by-program listing of the County's status in implementing each program in its 2009 Housing Element is provided in Table 1-2, 2009 Housing Program Evaluation at the end of Section I in the attached Draft 2014 Housing Element.

Quantified Objectives

State law requires that the Housing Element address the Regional Housing Need Allocation (RHNA) and that each agency adopt Quantified Objectives to meet the housing needs of all economic segments of the community. The RHNA for the current (2014-2022) housing element period is consistent with Smart Growth principles and the County's city-centered growth policies, and the Quantified Objectives in the new Housing Element are equal to the RHNA in terms of the number of units to be produced within the planning period. These include 220 units affordable to extremely-low and very-low income households, 172 units affordable to low-income households, 160 units affordable to moderate-income households, and 429 units affordable to above-moderate income households.

Additionally, the County has made a concerted effort to include a wide variety of special housing needs options within its Quantified Objectives in this new Element. The dire need for housing to meet a variety of special needs is outlined in the County's 10-year Homeless Action Plan, which, for example, calls for over 150 shelter, transitional, and Permanent Supportive Housing (PSH) beds in the Russian River area alone. Many of these special needs forms of housing are not considered to be "units" under census definitions, and thus do not "count" towards achievement of the RHNA. Nonetheless, they are a vital part of the housing solution in this County and are thus included as "Shared Housing" objectives (see discussion and Quantified Objectives Tables at end of Section 2).

Therefore, in addition to the units included in the Quantified Objectives above, the County will strive to produce sufficient non-unit housing types to help address the identified needs of homeless families and individuals, the elderly, the disabled, farmworkers, non-farm migrant workers, and those making the transition from homelessness. These "shared" housing types are expected to include homeless shelters beds, transitional housing beds, beds within group homes and community care facilities, farmworker housing bunks, and single-room occupancy (SRO) units without individual kitchen facilities. The shared housing objectives can be found in Table 2-5, and include 150 beds for

extremely-low and 30 beds for very-low income households, in addition to the units shown in the regular Table 2.4 Quantified Objectives.

Housing Site Inventory

Pursuant to state law, the inventory of housing sites provided in Section 3 contains both a detailed land inventory and a general analysis. The inventory includes an estimated listing of rural housing sites and a site-specific listing of urban properties available for housing production. The listing of urban sites includes Assessor Parcel Numbers (APNs), along with the Zoning and General Plan designation, sizes and existing uses of each of the identified sites. All sites in the inventory listings have or are planned to have sufficient infrastructure to serve planned residential construction within the planning period. To supplement the site-specific inventory, a general analysis of environmental constraints is set forth in Section 3.6. Additional information regarding the availability of sewer and water for each of the urban service areas represented in the inventory is included in Section 3.7.

The site inventory is broken into three general categories: (1) urban residential sites; (2) commercial and industrial sites which allow residential uses; and (3) rural sites. The inventory of urban residential sites shows that there are sufficient sites available with appropriate zoning to accommodate 2,963 new residential units, including 1,570 new units accommodated by-right on urban sites zoned exclusively for housing. Commercial and industrial sites offer opportunities for further residential development of 1,393 new housing units, including mixed use, work live and single room occupancy (SRO) units as shown in Table 3-1. The rural housing site inventory provides for approximately 2000 units, as described in Section 3.4.

Table 3-1: *Urban Sites with Appropriate Zoning to Address Housing Needs*

Type of Housing	Number of Sites	Potential (net) New Units
Urban Residential Totals	49	1570
Single Family Ownership (Type C)	26	751
Multi Family Rental (Type A)	23	819
Commercial & Industrial Allowing Residential Totals	87	1393
Mixed-Use (Office or Retail + Residential)	22	387
Work-Live (Industrial Lofts)	21	326
Single Room Occupancy (SRO)	30	158
Affordable Housing Combining Zone (AH)	14	522
Totals for urban sites	136	2,963

The County's full RHNA for very-low, low-, and moderate-income households can be accommodated on existing urban residential, urban commercial, and urban industrial sites; no rezoning of sites is required. Because the County has adopted minimum residential density standards for all Urban Residential zoning designations, the density calculation for these sites utilizes the established minimum density, pursuant to state law. Realistic potential densities are based on the County's experience with its by-right Type A and Type C programs, which double the minimum densities. Additional units affordable to lower- and moderate-income households can be accommodated in second dwelling units, farm-family and farmworker housing in rural areas. Units for above-moderate

income households can be accommodated on rural parcels located outside of urban service areas, and are not required to be included within the parcel-specific sites inventory.

While no rezoning of sites will be required to meet the adequate sites test under state law, the County will continue to promote the use of all appropriate sites as potential affordable housing sites. Programs are included in Section 2 to enhance and expand the use of urban sites for affordable housing, including expanding the Affordable Housing Combining Zone (-AH) program to include more urban sites close to transit and considering using sites adjacent to urban service areas for affordable and farmworker housing. Ongoing Programs to expand the opportunities for affordable housing on rural sites, such as second dwelling units and farmworker bunkhouses are also included. These programs reflect the County's practice to first consider every site as a potential affordable housing site.

Updated Housing Needs

The Sonoma County Housing Element Technical Background Report (TBR) is contained in Section 4 of the Draft 2014 Housing Element. Pursuant to the California Government Code, Section 4 sets forth the most recent information available regarding the demographic and economic conditions in the unincorporated County, as well as local trends in housing development and the conditions of the existing housing stock. Much of the data contained within the TBR was presented and reviewed at the second public workshop in February 2013. The data collected for this effort provided the foundation for the evaluation of the County's housing programs and production efforts by providing a rich source of demographic and housing-related data specific to the unincorporated County.

General Plan Consistency

The proposed 2014 Housing Element is consistent with the Land Use Element and other elements of the County's General Plan. The 2014 Housing Element reflects existing land use policy, and would not change the location, character, timing or amount of new development planned for the unincorporated area. It is consistent with the Land Use Element, as no changes in land use or land use densities are proposed. It provides consistency with the Open Space and Resource Conservation Element by encouraging housing development to be more energy-efficient, and it recognizes the constraints and importance of city-centered growth by focusing on urban sites. This focus on urban lands for future development is also consistent with the Agricultural Resources and Water Resources Elements. The focus on higher-density sites located close to transit provides consistency with the Circulation and Transit Element. The proposed 2014 Housing Element is in harmony with the balance of the General Plan.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration covering the project for which a subsequent discretionary action is required. Staff prepared this Subsequent Negative Declaration (SND) to the previously adopted Negative Declaration prepared for the 2009 Housing Element. This SND is governed by Section 15162 (a) of the CEQA Guidelines.

RECOMMENDED ACTION

Staff recommends that the Planning Commission hold a public hearing on the Draft Housing Element, and adopt the attached Resolution recommending to the Board of Supervisors adoption of the Subsequent Negative Declaration and approval of the 2014 Housing Element.

2014 Housing Element Update

GPA13-0009

June 5, 2014

List of Attachments

EXHIBIT A: Draft 2014 Housing Element Update

EXHIBIT B: Draft Planning Commission Resolution

Separate Attachments for Commissioners: Legislative style revision markings of Draft Housing Element Sections 1-3, showing changes since the 2009 Housing Element; and Subsequent Negative Declaration based on Initial Study dated May 12, 2014

✓

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June 4, 2014

Sonoma County Planning Commission

(c/o Jane.Riley@sonoma-county.org) ✓

Re: 2014 Housing Element Update, Planning Commission
Hearing Date: June 5, 2014.

Dear Honorable Planning Commissioners:

The Sonoma County Mobile Home Owners' Association (SCMHOA) has asked my office to review and make suggestions for several simple additions to the sections of Sonoma County's May 15, 2014 - Housing Element Update (HEU) that relate to the preservation of the low income housing located in the County's mobile home parks.

This is a significant issue for the HEU as it reports that there are 11,045 mobile homes located in Sonoma County with 5,097 of them being located in the unincorporated area of the County. (HEU at p. 89) Although I could not locate any discussion in the HEU of the number of people who reside in those mobile homes who are low and moderate income, other communities' housing elements routinely report that it is as close to all of them. Thus, the low income housing provided by Sonoma County's mobile homes dwarfs all other sources of low income housing in the County, requiring the special additional protections that SCMHOA is advancing below.

Below, on behalf of SCMHOA, this letter is requesting that several additional, "objectives," "policies" and "programs" be added to the HEU that directly relate to the preservation of the low income housing that is located in the County's mobile home parks, as those provisions in other communities' housing elements have been crucial in preserving that housing. Additionally, this letter is also requesting the adoption of several supporting programs, which must be adopted by the Board of Supervisors outside of the County's Housing Element, to support these objectives and policies, including a SB510-implementing resolution, mobile home park exclusive zoning and a revision of the County's mobile home park conversion/ closure ordinance. In light of the recent upsurge of mobilehome park conversions into higher priced developments in other jurisdictions (see below), these three local enactments are also going to be crucial for preserving the County's mobilehome housing opportunities.

1. Adopt an Additional Objective of Retaining the Existing Affordable Housing Stock Located in Mobile Home Parks.

Goal 1 of the HEU's "Housing Goals Objectives and Policies" is to "Sustain Existing Affordable Housing Programs and Affordable Units" (HEU p. 21). Five "Objectives" (Objective HE-1.1 to Objective HE-1.5, at HEU pp 22 – 23) are listed for achieving that Goal, and twelve "Policies" are then listed for accomplishing those objectives. (Policy HE-1a to Policy HE-11, at HEU pp. 23 – 24) Although two of those twelve policies relate to preserving the affordable housing stock located in mobile home parks, none of the five objectives relates to mobile home park housing. Thus, it is inaccurate to state that these two policies protecting mobile home - affordable housing are being "used to accomplish the above objectives." (HEU p. 23)

This oversight can be easily corrected by simply adding the additional "Objective" under "Goal 1" of preserving the affordable housing located in Sonoma County's mobile home parks as follows:

"Objective HE-1.6 "Retain existing affordable housing stock located in mobile home parks."

This is an important modification because, in litigation that I have been involved in down in Southern California, one Superior Court Judge invalidated one of another city's housing element's mobile home housing preservation policies because it was not clearly connected to an adequately defined "objective" of preserving the affordable housing located in that city's mobile home parks.

2. Modify Policy HE-1h and Housing Element Program 3 to Include Adopting a Resolution Implementing the Provisions of SB 510.

Policy HE-1h of the HEU states that the County will continue to apply state law to mobile home park conversions to resident ownership, including implementation of SB510. (HEU at p. 24) Likewise, "Housing Element Program 3: Mobilehome Parks" repeats this commitment to apply those state statutes and to also implement SB 510. (HEU at pp. 36-37).

However, several local jurisdictions in Southern California have interpreted SB510 to contain an unintentional legislative oversight that would require a local jurisdiction to adopt either an implementing ordinance or an implementing resolution in order to be

“Policy HE-1m. Update and continue to enforce Section 26-92-090 of the County Code regarding the conversion, closure or cessation of use of mobile home parks and consider the adoption of mobile home park exclusive zoning in order to preserve the affordable housing located in mobile home parks.”

4. Enact A Mobile Home Park Exclusive Zoning Program to Preserve the Affordable Housing Units Located in Mobile Home Parks.

Although Section 26-92-090 of the County Code (the County’s current mobilehome park conversion ordinance) may help protect some of the low income housing located in mobile home parks from being converted to other uses, its main purpose is to ensure that the homeowners who will lose their homes due to a conversion are adequately compensated and able to find alternative housing in the County. I have been informed by County staff that, in the past, this has also had the effect of preserving that housing from being converted at all by discouraging such conversions. However, recently, in other jurisdictions, due to rapidly rising market values of new developments, similar statutes have become unsuccessful in preventing these conversions since those developments are profitable enough to make it financially feasible for the developers to fully compensate the homeowners for their lost homes and still make a substantial profit on the development that is replacing the affordable housing that will be lost in the converted mobile home park. Over the last year this has already occurred, or is in the process of occurring, in the cities of Palo Alto, San Jose, Santa Monica and Glendora.

On the other hand, in order to completely preserve the affordable housing located in mobile home parks (i.e., rather than just compensating the displaced homeowners for their losses), California law not only permits but encourages zoning mobile home parks exclusively for mobile home park use. In that regard, California’s General Plan Guidelines’ provision on implementing Government Code Section 65583 (c)(4) specifically lists changing the zoning of mobile home parks to exclusive mobile home zoning in order to preserve that housing as a state-sanctioned conservation program¹:

¹See FN 6 in *Corona-Norco Unified School Dist. v. City of Corona* (1993) 17 Cal.App.4th 985, at 994, which held that “although the General Plan Guidelines are advisory only, they assist in determining compliance with general plan laws” citing *Twain Harte Homeowners Assn. v. County of Tuolumne* (1982) 138 Cal.App.3d 664, 702 [188 Cal.Rptr. 233]; *Bownds v. City of Glendale* (1980) 113 Cal.App.3d 875, 886 [170 Cal.Rptr. 342].)

From Community
To Residential Mobile Home Park

“Conservation

- Provide stable zoning to preserve affordable housing. For example, change underlying zoning for a mobile home Park from commercial to mobile home Park.” (See p 72 of state of California, General Plan Guidelines, 2003, Governor’s Office of Planning and Research, See Attachment D)

Zoning that restricts the areas in which mobile home parks are located to mobile home park exclusive use is used throughout California to protect the affordable housing located in those mobile home parks. The provisions of the City of Santa Monica’s “R-MH Residential Mobile Home Park District” zoning designation does this, and it is attached as an example of a simple and adequate zoning designation to accomplish this protection. (See Attachment E). Use of this type of restrictive zoning to protect the affordable housing located in mobile home parks has recently been approved as constitutional by the Federal Ninth Circuit Court of Appeals in the published opinion of *Laurel Park Community LLC v. City of Tumwater*, United States Court of Appeals for the Ninth Circuit Case No. 11-35466 D.C. No. 3:09-cv-05312 – BHS, Opinion filed October 29, 2012 (See Attachment F)

5. Update Section 26-92-090 of the County Code to Bring It into Consistency with the Current Provisions of Government Code Section 65863.7 (e) Regarding the Mitigation Benefits That May Be Required to Be Provided to Homeowners Who Are Displaced Due to a Mobile Home Park Conversion or Closure.

The Sonoma County Code already contains Section 26-92-090, governing the closure or conversion of mobile home parks. Thus, it is an existing program that would be implementing the new proposed Policy HE -1m, which SCMHOA is recommending be adopted above. However, subsection 26-92-090(b)(1) of that provision limits the mitigation benefits that may be required to be given to homeowners to those benefits that would be needed to enable them to “find adequate space” in another mobile home park. This limits the mitigation benefits to the costs of moving a mobile home into an empty space in another mobile home park. This limitation is likely based on a previous version of Government Code Section 65863.7 (e), which had required that limitation. However, now Government Code Section has been amended to expand the permitted mitigation benefits to the amount that would be needed in order to enable displaced homeowners to “find adequate housing” in another mobile home Park. (See Government Code Section 65863.7 (e)). The significance of this change is that Section 65863.7(e)’s new limitation allows a local jurisdiction to require the payment of the cost of purchasing a comparable mobile home in another mobile home park when it is determined that there are no spaces

Sonoma County Planning Commission
June 4, 2014
page # 6

available in other mobile home parks. The previous version of Government Code Section 65863.7(e), and current Section 26-92-050 (b)(1) of the County Code, would **not** permit those benefits to be paid.

Accordingly, SCMHOA strongly urges Sonoma County to update Section 26-92-050 by replacing it with an updated conversion ordinance that allows for the payment of in-place market value for mobile homes that cannot be moved into spaces in other mobile home parks. Currently, there are 44 other local jurisdictions in California that provide for this in-place market value mitigation benefit under these circumstances. (See attachment G). In that regard, Santa Cruz County has a simple and adequate mobile home park conversion ordinance that accomplishes this that can be a model for an updated ordinance for Sonoma County (See attachment H)

For the above reasons, the Sonoma County Mobile Home Owners' Association respectfully requests that the Commission recommends the above additions to the 2014 - Housing Element Update and also the adoption of the above supporting programs to the Board of Supervisors.

Sincerely,

Will Constantine

William J. Constantine

cc: client
attachments

RECEIVED
JUN 26 2014
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Homeless Action!

Open Letter on Sonoma County's Housing Element To Planning Commissioners & Supervisors.

Dear Jane Riley,

As you know, there is a housing crisis in Sonoma County. 4,280 people are currently homeless and many more live in crowded, unsafe or insecure housing. With a 1% vacancy rate, we cannot expect to solve this problem within our existing housing. We need to build major new affordable housing projects. We need approximately 5,000 new units in the next five years.

How will we do this? There is currently no plan or funding. Yet, we have to do it.

The first steps come in the Housing Element of the General Plan.

The ABAG numbers of 507 new units do not reflect housing we need in Sonoma County. We urge you to use the realistic numbers we offered above in planning in-fill and new sites. It goes without saying that these affordable sites should be spread throughout every neighborhood, city and rural area.

Here are other important things to consider, in no particular order:

- Currently 77 affordable units in Sonoma County are sunsetting. Plan to set them aside permanently.
- Give priority processing to affordable projects with a smaller processing fee.
- Define affordable housing as housing requiring no more than 30% of income for those below the Federal poverty line.
- Plan realistically to house those from the Sonoma Developmental Center
- Plan for an influx of commuters from Marin which will drive rental housing prices up when the Smart Train begins service.
- Senior housing should not be conflated with affordable housing unless it meets the "below Federal poverty line" income standards.
- If a property is zoned for high density, do not allow development of low-density housing.
- Build long-term infrastructure and planning strategies, not just for 7-8 years, but for the 20 years of the general plan.

Thank you for your time and attention. Sonoma County's homeless are wishing you success in this work.

Sincerely,
Homeless Action!

Tigre
Jackie Brittain
Christa LaFollette
Patricia Warner
Sheila Tolson
Thomas Chase Ella
7th on line Sonoma

Adrienne Leuby
Carol West
Deanne Hill
Christa Grant
Geon Marguerite

Karee Mart
Jerry LaLonde-Bay
Frank R. Pictor
James Decker

Jane Riley

From: Gale Brownell [gbrownell@sonic.net]
Sent: June 05, 2014 3:22 PM
To: Jane Riley
Subject: Housing Element comments

Hi Jane-

I wasn't able to make the public hearing. I hope this reaches you at a time that is within that time for comments.

I was happy to see that the possible closure of the Sonoma Developmental Center is recognized. Has anyone quantified how that will affect our housing market? I request that PRMD find out the size of the impacts, particularly in demand for housing. I would also like objectives and policies and increase production so that a sufficient number of suitable units will be available. Sufficient support services and attendant staff will also be needed, of course.

Another issue that will affect housing needs data is Roseland annexation.

The potential loss of 77 existing affordable units is daunting in our low vacancy, high cost area. I would ask that the County make a stronger commitment to retaining those units affordable for as long as possible. The cost to retain them is much lower than building new to replace them!

Does the suggestion for processing priority for affordable and special needs housing extend to ALL Departments involved?

All residential units receiving government financial assistance, including waivers or reductions of customary requirements need to provide some units which serve very/low income residents.

The low end of a zoning category's density range should be the MINIMUM density, unless there are serious physical constraints.

I concur with the suggestion to institute sliding scale fees wherever there is a service-related justification.

Permanent supportive housing affordable to very low and low income households is currently considered to be the type of housing that most adequately addresses the huge unmet need in the homeless community in Sonoma County. It is the HUD favorite for grants. I ask that you make sure the term "Permanent Supportive Housing " is included in the verbiage for all housing goals, objective or strategies for dealing with homelessness.

Thanks for your continuing good work, Jane.
Warm regards,
Gale Brownell



Subsequent Negative Declaration

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: May 12, 2014

Pursuant to Section 15071 of the State CEQA Guidelines, this summary of findings and the attached Initial Study and mitigations constitute the Subsequent Negative Declaration as proposed for or adopted by the County of Sonoma for the project described below:

Project Title: 2014 Housing Element Update

File Number: GPA13-0009 **APN:** All

Project Location: Countywide (unincorporated areas only)

Lead Agency: Sonoma County Permit and Resource Management Department

Decision Making Body: Board of Supervisors

Project Applicant: County of Sonoma

Brief Project Description: Update of the Housing Element of the General Plan. See Project Description for specific project information.

Other Public Agencies whose approval is required (e.g. permits, financing approval, or participation agreement): State Department of Housing and Community Development (HCD)

Environmental Finding:

The proposed changes to the Housing Element will not result in a significant impact on the environment, new or substantially more severe impacts than the project previously analyzed. The triggers in CEQA Guideline 15162 and Public Resources Code 21166 for more detailed environmental review are not present.

There will not be a potential impact on biotic habitat of concern to the State Department of Fish and Game.

Initial Study: See attached. For more information call Jane Riley at 565-7388.

Introduction:

The County of Sonoma proposes to update the 2009 Housing Element of the General Plan ("2014 Housing Element Update"). The report was prepared by Jane Riley, Housing Planner with the Sonoma County Permit and Resource Management Department.

Please contact Jane Riley, Housing Planner at (707) 565-7388 or jane.riley@sonoma-county.org for more information.

PROJECT DESCRIPTION

The 2014 Housing Element Update has been prepared under a state mandate that requires cities and counties to periodically update the Housing Elements of their General Plans on a schedule

prescribed in Gov. Code §65588. The County's current Housing Element was adopted in 2009 and must be updated prior to the end of 2014.

In reviewing the environmental analysis contained in this Initial Study, it should be recognized that the Housing Element is a policy document and does not convey entitlements for construction.

The 2014 Housing Element update is not a comprehensive "new" housing element, but rather an update of the 2009 Housing Element. The same six goals and most of the same objectives of the existing 2009 Housing Element have been maintained in the 2014 Housing Element, with limited new policies and programs proposed to meet changing needs and respond to a changed housing market. The Housing Element Technical Background Report contains supplemental information as required by state law and as needed to perform a thorough analysis of the housing needs in unincorporated Sonoma County.

The 2014 Housing Element Update carries forward the six broad housing goals of the existing Housing Element. A brief summary of the issues addressed within the 2014 Housing Element and possible policy changes and additions is provided below, by Goal:

Goal 1: Sustain Existing Affordable Housing Programs and Affordable Units

- Existing programs work well and should be retained
- 77 affordable rental units at risk of converting to market rate should be retained
- SB 510 should be implemented to protect residents of Mobilehome Parks
- Continued use and monitoring of the new Vacation Rental Program is needed to avoid the loss of residential units to vacation uses

Goal 2: Promote the Use of Available Sites for Affordable Housing Construction and Provide Adequate Infrastructure

- Better promote sites in housing inventory & provide more info to developers
- Continued use and monitoring of the new Vacation Rental Program is needed to avoid the loss of residential lands to vacation uses
- Include infrastructure needs analysis for Disadvantaged Unincorporated Communities (DUCs) and Roseland in the Land Use Element (not a part of Housing Element)

Goal 3: Promote Production of Affordable Housing Units

- Consider new shared and community housing models
- Eliminate Growth Management programs if not needed
- Promote safety in group homes and congregate housing
- Review the potential use of park model homes for permanent residency
- Consider use of standards other than LOS for assessing potential traffic impacts
- Consider Special Occupancy Parks for year-round use by application of the existing "X" (Mixed Occupancy) Combining Zone

Goal 4: Continue to Provide Funding for Affordable Housing

- Continue County Fund for Housing, which has provided over \$10 million to date
- Consider "sliding scale" for impact fees for small, affordable units
- New annual commitment from R&R funds suggested

Goal 5: Promote Production of Housing Units for Special Needs

- Potential closure of Developmental Center to be addressed
- Continue to permit transitional and permanent supportive housing on all residential lands
- Continue to allow small homeless shelters as permitted uses in C3, LC and M1 Zones
- Continue to allow emergency shelters as a permitted use in M1 and PF zones
- New models of shared & community housing to be explored
- Continue quantified objectives for special needs

Goal 6: Improve Conservation of Energy and Natural Resources

- Encourage the use of alternative building materials such as straw bale, rammed earth and other energy-efficient construction methods
- Continue to develop and promote green building and energy & water conservation measures
- Evaluate feasibility of a pilot program to develop and monitor different types of small, energy-efficient structures that can house people on a transitional basis

The 2014 Housing Element update makes limited changes. It updates housing numbers related to RHNA, outlines public participation, lists goals achieved since 2009, and makes limited changes in programs that do not commit the County to any action other than setting aside redevelopment dissolution money for affordable housing. No land use changes will be committed to through this update.

In preparing the 2014 Housing Element update, the County has conducted an extensive public outreach program:

1. A “joint” public workshop with the county, each of its cities and HCD staff was held on July 10, 2013 to kick off the Housing Element Update process. The first half of the workshop was geared toward planners charged with updating the Elements, and featured a presentation and Q&A session with HCD staff. The second half of the workshop drew additional public participants, and introduced key staff and stakeholders involved in the update process. Issues were identified to be covered in each community’s respective Updates.
2. A Planning Agency meeting was held on August 29, 2013 to introduce the Housing Element update process, schedule, and opportunities for public input.
3. A second public workshop was held on February 13, 2014 to review and receive input on the technical data collected to date, and to brainstorm ideas for new policies to address new or changed housing needs. This workshop featured break-out groups of attendees tasked with providing input for changes under each of the 2009 Housing Element’s six major goals.
4. Based on input received to date, the Draft Housing Strategy (a compilation of the proposed housing element goals, policies, objectives and programs) was released for public review on April 15, 2014, with a May 2nd deadline for public comment.
5. A third public workshop was held on April 28, 2014 to review and take comment on the Draft Housing Strategy. The Draft sites inventory and maps were also presented and reviewed at this workshop.
6. The Draft 2014 Housing Element and Subsequent Negative Declaration were released for public comment on May 15, 2014, with a public comment period through the June 5th Planning Commission meeting.

Throughout the process of preparing the Housing Element, there have been ongoing technical consultations among County staff, service providers, nonprofit groups, other local jurisdictions, and various advocacy groups regarding housing needs and data available to be used in the Element. Newspaper display ads, a mailing list of interested parties, and a 100+ person e-mailing list have been used to notify interested members of the public and to solicit input. A 2014 Housing Element Update website was also developed. This website has been continually updated and is utilized to provide information related to housing elements, including links to workshop materials, questionnaires in both English and Spanish, upcoming meetings and workshops, draft materials for public review, and the like. See http://www.sonoma-county.org/prmd/docs/housing_update/index.htm

CEQA Standard for this Subsequent ND:

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted EIR or Negative Declaration covering the project for which a subsequent discretionary action is required. PRMD prepared this SND to the previously adopted NDs prepared for the Housing Element. This SND is governed by Section 15162 (a) of the CEQA Guidelines, which provides that where a negative declaration has been adopted for a project, “no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.”

Section 15162(b) provides that if a subsequent EIR is not required under 15162 (a), then “the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.”

Location of Prior EIR and ND:

The 2008 General Plan EIR and 2009 Housing Element ND are available for review at PRMD, 2550 Ventura Avenue, Santa Rosa, CA 95403, during PRMD’s regular business hours of 8:00 a.m. – 5:00 p.m. Monday through Thursday.

Initial Study Checklist

This checklist is taken from Appendix G of the State CEQA Guidelines. For each item, one of four responses is given:

No Impact: The project would not have the impact described. The project may have a beneficial effect, but there is no potential for the project to create or add increment to the impact described.

Less Than Significant Impact: The project would have the impact described, but the impact would not be significant. Mitigation is not required, although the project applicant may choose to modify the project to avoid the impacts.

Potentially Significant Unless Mitigated: The project would have the impact described, and the impact could be significant. One or more mitigation measures have been identified that will reduce the impact to a less than significant level.

Potentially Significant Impact: The project would have the impact described, and the impact could be significant. The impact cannot be reduced to less than significant by incorporating mitigation measures. An environmental impact report must be prepared for this project.

Each question on the checklist was answered by evaluating the project as proposed. The focus of the checklist in this context is on the factors in CEQA Guideline 15162.

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 | | |

Incorporated Source Documents

In preparation of the Initial Study checklist, the following documents were referenced/developed, and are hereby incorporated 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 2020 and Associated EIR (2008)
- Sonoma County Housing Element Negative Declaration (2009)
- 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:

1. AESTHETICS *Would the project:*

a) Have a substantial adverse effect on a scenic vista?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime view in the area?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comments: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.				
Mitigation: No mitigation needed.				

2. AGRICULTURE AND FOREST RESOURCES

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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
b) Conflict with existing zoning for agricultural use, or Williamson Act Contract?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comments: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

3. AIR QUALITY

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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
d) Expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
e) Create objectionable odors affecting a substantial number of people?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comments: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

4. BIOLOGICAL RESOURCES *Would the project:*

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comments: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

5. CULTURAL RESOURCES *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
d) Disturb any human remains, including those interred outside of formal cemeteries?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

6. GEOLOGY AND SOILS: *Would the project:*

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.	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
ii. Strong seismic ground shaking?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact

				X
iii. Seismic-related ground failure, including liquefaction?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
iv. Landslides?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
b) Result in substantial soil erosion or the loss of topsoil?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comments: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

7. GREENHOUSE GAS EMISSIONS *Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

8. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
e) For a project located within an airport land	Potentially Significant	Less than Significant	Less than Significant	No impact

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?	Impact	with Mitigation Incorporation	Impact	
				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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				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 of where residences are intermixed with wildlands?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comments:</p> <p>Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

9. HYDROLOGY AND WATER QUALITY *Would the project:*

a) Violate any water quality standards or waste discharge requirements?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

been granted)?				
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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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 an a manner which would result in flooding on- or off-site?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
f) Otherwise substantially degrade water quality?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
g) Place housing within a 100-year hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
j) Inundation by seiche, tsunami, or mudflow?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

<p>Comments: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>
<p>Mitigation: No mitigation needed.</p>

10. LAND USE AND PLANNING *Would the project*

a) Physically divide an established community?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

<p>Comments: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>
<p>Mitigation: No mitigation needed.</p>

11. MINERAL RESOURCES *Would the project:*

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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
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				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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

12. NOISE *Would the project:*

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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
b) Exposure of persona to or generation of excessive ground borne vibration or ground borne noise levels?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				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 expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

13. POPULATION AND HOUSING *Would the project:*

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)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

14. PUBLIC SERVICES *Would the project:*

a) Would the project result in substantial	Potentially Significant	Less than Significant	Less than Significant	No impact
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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 rations, response times or other performance objectives for any of the public services:	Impact	with Mitigation Incorporation	Impact	
				X
i. Fire protection?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
ii. Police?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
iii. Schools, parks, or other public facilities?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
iv. Parks?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
v. Other public facilities?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
Mitigation: No mitigation needed.				

15. RECREATION *Would the project:*

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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

16. TRANSPORTATION / TRAFFIC *Would the project:*

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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
c) Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or	Potentially Significant Impact	Less than Significant with	Less than Significant Impact	No impact

dangerous intersections) or incompatible uses (e.g., farm equipment)?		Mitigation Incorporation		
				X
e) Result in inadequate emergency access?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
g) Result in inadequate parking capacity?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

17. UTILITIES AND SERVICE SYSTEMS *Would the project:*

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact

construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment:</p> <p>Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.</p>				
<p>Mitigation: No mitigation needed.</p>				

18. MANDATORY FINDINGS OF SIGNIFICANCE

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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

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)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comments: Since the previous ND was adopted, there are no changes in the project or changes in circumstances under which the project will be undertaken that would change the conclusions reached in 2009. In addition, future housing projects would be subject to environmental review at the time of application, and a further evaluation of potential site specific impacts would be speculative and premature at this time. Any future changes to ordinances will be analyzed based on specific proposals at the time that the specific proposal is made.				
Mitigation: No mitigation needed.				