

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

FRIDAY

NOVEMBER 3, 2017

2:00 P.M.

Susan Gorin	First District	Sheryl Bratton	County Administrator
David Rabbitt	Second District	Bruce Goldstein	County Counsel
Shirlee Zane	Third District		
James Gore	Fourth District		
Lynda Hopkins	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 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 or bos@sonoma-county.org 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 request specific items be discussed and/or removed from the Consent Calendar. There will an opportunity for the public to comment on the consent calendar prior to it being voted upon.

PUBLIC COMMENT

Any member of the public may address the Board on a matter listed on the agenda. Commenters are requested to fill out a Speaker Card and to come forward to the podium when recognized by the Board Chair. Please state your name and limit your comments to the agenda item under discussion. Available time for comments is determined by the Board Chair based on agenda scheduling demands and total number of speakers.

2:00 P.M. CALL TO ORDER

PLEDGE OF ALLEGIANCE

I. REGULAR CALENDAR

GENERAL SERVICES

1. Adopt Resolution Authorizing the General Services Director to Negotiate and Execute Leases of RV Spaces at Sonoma County Fairgrounds:
Adopt a resolution authorizing the General Services Director to negotiate and execute lease agreements with the Sonoma County Fair, Inc. and the United States General Services Administration (GSA) on behalf of the Federal Emergency Management Agency (“FEMA”) for (1) the lease of existing RV spaces at Sonoma County Fairgrounds, and (2) the development and lease of additional RV spaces to be constructed at Sonoma County Fairgrounds; authorizing the Director to take any additional actions necessary to finalize lease agreements; authorizing Director, upon consultation with County Counsel, to amend lease agreements as needed; find that the proposed agreements are necessary for the County’s immediate housing needs of fire survivors and will not interfere with County use of the Fairgrounds.

COUNTY ADMINISTRATOR/HEALTH SERVICES,COUNTY COUNSEL

2. Establish Deadlines for the Submission of Right of Entry Forms, Deadlines For The Submission Of Applications For The Alternative Program For Private Remediation, and Deadlines For Completion, and Taking Other Implementation Actions:
Adopt a Resolution Establishing Deadlines for the Submission of Right of Entry Forms, Deadlines For The Submission Of Applications For The Alternative Program For Private Remediation, and Deadlines For Completion, and Taking Other Implementation Actions.

II. ADJOURNMENT

NOTE: The next regular meeting will be held on November 7, 2017 at 8:30 a.m.

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, bos@sonoma-county.org as soon as possible to ensure arrangements for accommodation.



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: November 3, 2017

Vote Requirement: Majority

Department or Agency Name(s): General Services

Staff Name and Phone Number:

Caroline Judy: 707-565-8058

Supervisorial District(s):

Title: Adopt Resolution Authorizing the General Services Director to Negotiate and Execute Leases of RV Spaces at Sonoma County Fairgrounds

Recommended Actions:

Adopt a resolution authorizing the General Services Director to negotiate and execute lease agreements with the Sonoma County Fair, Inc. and the United States General Services Administration (GSA) on behalf of the Federal Emergency Management Agency ("FEMA") for (1) the lease of existing RV spaces at Sonoma County Fairgrounds, and (2) the development and lease of additional RV spaces to be constructed at Sonoma County Fairgrounds; authorizing the Director to take any additional actions necessary to finalize lease agreements; authorizing Director, upon consultation with County Counsel, to amend lease agreements as needed; find that the proposed agreements are necessary for the County's immediate housing needs of fire survivors and will not interfere with County use of the Fairgrounds.

Executive Summary:

This matter requests that the Board adopt a resolution authorizing the General Services Director to negotiate and execute lease agreements with the GSA and the Sonoma County Fair, Inc. for the lease of RV spaces at Sonoma County Fairgrounds for the purpose of allowing FEMA to provide emergency transitional housing for families affected by the Sonoma County Fire Disasters of October 2017.

Discussion:

The Housing Task Force goal is to bring 5000 units of housing to keep residents in Sonoma County. Due to the critical shortage of rental housing and the loss of over 4900 residential units, the Housing Task Force is requesting delegated authority to move forward with site feasibility studies on five County owned and one State owned properties. If approved by your Board the earliest units will begin arriving by November 15 at some of these sites. FEMA has trailers ordered and will provide to the County as these are made available. This transitional housing is intended to serve the immediate needs of fire survivors and bridge between hotels or informal housing arrangements, and relocation and/or reconstruction back to their property. It is an interim step towards reconstruction.

The team is comprised of representatives from General Services, Community Development Commission and Permit Sonoma, California Office of Emergency Services, Federal Emergency Management Agency and Housing and Urban Development.

We have identified potential sites owned by the County for the Board's initial consideration. We are also working on potential sites owned by private individuals and sites owned by other governmental agencies. The first step in our process is to determine site feasibility for transitional housing of various types; RV's, Tiny Houses, manufactured homes, containers, and other creative housing solutions. Our initial effort will be focused outside of but proximate to the burn areas. Once we determine site feasibility we will formally request assistance from California Governor's Office of Emergency Services ("CalOES") and FEMA to bring in the housing assets appropriate for the site. Each housing site will be designed with safety, security and place-making principles in mind. Sites will be developed on a rolling basis, as each clears through legal and logistical processes at the State and Federal levels. Although only a partial list of all of the properties under consideration here are the County owned sites and one State site that have been identified.

- o County of Sonoma Fairgrounds (2) locations; existing RV lot and new RV's lot
- o Santa Rosa Veterans Memorial Hall, Northwest corner
- o Sonoma Veterans Memorial Hall, dirt lot and parking near the ball field
- o Los Guilicos: proximate to Highway 12
- o Los Guilicos: Old Valley of the Moon Children's Home
- o Sonoma Developmental Center

This initial list was selected using given criteria including; availability, ownership, proximity to existing utility connections, proximity to burn areas and impacted communities, and feasibility for immediate action. There are many other sites owned by private individuals and other public agencies that are also under consideration.

The County of Sonoma Fairgrounds (the "Fairgrounds") has been identified as a location currently available and equipped with the necessary improvements to support the location of recreational vehicles ("RVs") during the process of rebuilding the County's housing stock from the fires.

In the case of the Fairgrounds, the approval of the lease agreement between the County, the Fair Association, and the GSA will enable immediate reservation of 80 existing RV spaces. The Fairgrounds will be compensated by FEMA/GSA for these sites which will be exclusively reserved for fire victims. In a parallel effort, our team is working on financial options and alternatives to assist individuals and landlords with financing existing shovel ready projects to accelerate the availability of market rate and affordable housing.

The Sonoma County Fair and Exposition, Inc. (the "Fair") operates the Sonoma County Fair and the Fairgrounds pursuant to an agreement with the County dated October 1, 2015 under California Government Code section 25905. County and Fair staff have worked cooperatively to develop an agreement with the Federal GSA to authorize the lease of 80 existing RV spaces at the Fairgrounds upon which FEMA will place RVs for residential use. The federal government will enter into license agreements with individual users of the RVs as fire-impacted individuals and families are identified for

placement into the RV units. The proposed lease agreement, to which the County as the owner of the Fairgrounds and the Fair as the operator of the Fairgrounds will both be signatories, will be for a term of 18 months, and will include payment of standard rates to the Fair for the use of the RVs spaces.

In addition to the lease of existing RV spaces at the Fairgrounds, the Housing Task Force, the Fair, and FEMA/GSA have been in discussions regarding a potential expansion of the RV housing capabilities upon the Fairgrounds site, which may include approximately 120 additional RV spaces. If such a build out is determined to be feasible by the General Services Director and Housing Task Force, the County, the Fair, and the Federal GSA would enter into a second lease agreement for FEMA's use of additional spaces to be created. County and Fair staff will work with FEMA and Federal GSA.

Staff requests that the Board find that the agreements: (1) to lease 80 existing RV spaces, and (2) to develop and lease approximately 120 additional RV spaces are necessary to serve the social needs of the population of Sonoma County, that they meet the immediate needs to preserve health and safety, and that they will not interfere in the County's use of the Fairgrounds, and approve the attached resolution authorizing the General Services Director to negotiate and execute the lease agreements with GSA and the County for the lease of RV spaces at Sonoma County Fairgrounds for the purpose of allowing FEMA to provide emergency transitional housing for families affected by the Sonoma Complex Fires. Approval of the resolution will allow numerous residents of Sonoma County displaced by the fires to secure housing quickly in a location already equipped for such use, and allow staff to move forward quickly toward an the creation of additional housing space.

Procedural Authority: Pursuant to Government Code section 26227, upon a finding that the agreement is necessary to meet the social, health and safety needs of the population of the County and that it will not substantially conflict or interfere with the use of the property by the County, the County may make County-owned real property available to a public agency for its use.

Prior Board Actions:

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

The transitional housing is consistent with the Board's strategic goal of Housing for All.

Fiscal Summary			
Expenditures	FY 17-18 Adopted	FY 18-19 Projected	FY 19-20 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			
Narrative Explanation of Fiscal Impacts:			
County staff time and expenses associated with this action are being tracked as part of the overall Sonoma County Complex Fire Recovery effort.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Attachment 1: Resolution			
Related Items "On File" with the Clerk of the Board:			



County of Sonoma
State of California

Date: November 3, 2017

Item Number: _____
Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Authorizing the General Services Director to Negotiate and Execute Lease Agreements
Regarding RV Space at Sonoma County Fairgrounds.**

Whereas, the Sonoma County Fairgrounds site ("Fairground") is owned by the County of Sonoma; and

Whereas, pursuant to an agreement dated October 1, 2015 and under California Government Code section 25905, the Sonoma County Fair and Exposition, Inc., operates the Sonoma County Fair and the Fairgrounds; and

Whereas, as a result of the Sonoma Complex Fires, thousands of Sonoma County residents have been displaced from their homes; and

Whereas, the Federal Emergency Management Agency (FEMA) requires suitable real property for lease in order to place temporary housing for the displaced residents of Sonoma County, and the General Services Administration (GSA) desires to lease RV parking locations at the Fairgrounds for this use by FEMA;

Now, Therefore, Be It Resolved that the Board of Supervisors of the County of Sonoma hereby authorizes the Director of the General Services Department to negotiate and sign on behalf of the County a lease agreement for the use of existing RV spaces at the Sonoma County Fairgrounds by FEMA.

Now, Therefore, Be It Further Resolved that the Board of Supervisors of the County of Sonoma hereby authorizes the Director of the General Services Department to negotiate and sign on behalf of the County a lease agreement for the development and use of additional RV spaces at the Sonoma County Fairgrounds by FEMA.

Resolution #

Date:

Page 2

Now, Therefore, Be It Further Resolved that the Director of the General Services Department is authorized to take any steps reasonably necessary to finalize the lease transactions, including review and approval of any sub-lease or license agreements under the lease. The Director is further authorized, in consultation with County Counsel, to make amendments to the lease agreements on behalf of the County the Director deems necessary.

Supervisors:

Gorin:

Rabbitt:

Gore:

Hopkins:

Zane:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: October 31, 2017

Vote Requirement: Majority

Department or Agency Name(s): County Administrator
County Counsel
Department of Health Services

Staff Name and Phone Number:

Sheryl Bratton, 565-2241
Bruce Goldstein, 565-2421
Christine Sosko, 565-6565

Supervisorial District(s):

All

Title: Adopt a Resolution Establishing Deadlines for the Submission of Right of Entry Forms, Deadlines For The Submission Of Applications For The Alternative Program For Private Remediation, And Deadlines For Completion, And Taking Other Implementation Actions.

Recommended Actions:

Adopt a proposed resolution establishing November 13, 2017 as the deadline for submission of Right of Entry Permit forms, and November 22, 2017 as the deadline for the submission of applications for the alternative program, and delegate authority to the Director of Environmental Health to modify dates and program requirements as necessary to address public health needs and to facilitate the efficient removal of debris.

Executive Summary:

This item requests the Board of Supervisors adopt a resolution setting the deadlines contemplated under the Sonoma Complex Fire Cleanup Emergency Ordinance. The November 13, 2017 deadline for submission of Right of Entry Permit forms was coordinated between city and county staff, and was announced by the City of Santa Rosa on November 1, 2017.

Discussion:

The complex fires began on Sunday, October 9, 2017. The County Administrator/Director of Emergency Services issued a Proclamation of Existence of Local Emergency in Sonoma County Operational Area in the early morning hours of Monday, October 9, 2017, as soon as reports of quickly-moving fires and health and safety concerns arrived. Later that day, the County Administrator supplemented that Proclamation and

requested state and federal assistance. The Board of Supervisors ratified the County Administrator’s Proclamation of the Existence of a Local Emergency on October 10, 2017 and renewed the proclamation to October 31, 2017.

As your Board is aware, State and federal debris removal and environmental cleanup assistance is being provided through a program administered by the Office of Emergency Services. On October 31, 2017, your Board adopted the Sonoma Complex Fire Cleanup Emergency Ordinance providing for an alternative program for property owners that opt out of the public program or are ineligible.

Resolution

The proposed resolution establishes deadlines pursuant to the Sonoma Complex Fire Cleanup Emergency Ordinance as follows:

Deadline for submission of Right of Entry Permit forms: November 13, 2017

Deadline for submission of Alternative Program applications: November 22, 2017

The November 13, 2017 deadline for submission of Right of Entry Permit forms was coordinated between city and county staff, and was announced by the City of Santa Rosa on November 1, 2017. It is critical to receive the Right of Entry Permit forms to coordinate and plan the deployment of debris removal resources and set public priorities.

The proposed resolution also delegates to the Director of Environmental Health the ability to modify dates and program requirements as necessary to address public health needs and to facilitate the efficient removal of debris. This authority would be utilized under the supervision of the Recovery Manager. The authority is necessary to evaluate extensions of deadlines, and to give contractors’ guidance on sampling requirements and similar issues, and to give direction on dynamic issues such as available disposal sites. The proposed resolution does not establish deadlines for the completion of work. That deadline will need to be established soon, but will be coordinated with the City of Santa Rosa and the Office of Emergency Services.

Prior Board Actions:

October 31, 2017: Board adopted Sonoma Complex Fire Cleanup Emergency Ordinance

October 17, 2017: Board adopted Resolution No. 17-0391 ratifying the County Health Officer’s/County Director of Environmental Health Joint Proclamation of the existence of a local health emergency with the Sonoma County Operation Area

October 10, 2017: Board adopted Resolution No. 17-0389 ratifying the County Administrator’s proclamation of the existence of a local emergency with the Sonoma County Operation Area.

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

Establishing deadlines helps to ensure the safety of the community by facilitating the orderly remediation of a large scale disaster.

Fiscal Summary			
Expenditures	FY 17-18 Adopted	FY 18-19 Projected	FY 19-20 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			
Narrative Explanation of Fiscal Impacts:			
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: Proposed Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Establishing Deadlines For The Submission Of Right Of Entry And Application for Alternative Program			
Related Items “On File” with the Clerk of the Board:			



County of Sonoma

State of California

Date: November 3, 2017

Item Number: _____
Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Establishing Deadlines For The Submission Of Right Of Entry and Application for Alternative Program

Whereas, based on the risk to public health posed by the fire debris, the Health Officer and the Director of Environmental Health for the County of Sonoma jointly proclaimed the existence of a local health emergency pursuant to the authority conferred on them by Health & Safety Code section 101080, and this proclamation has been extended by the Board of Supervisors.

Whereas, a public fire damage debris clearance program is being operated by the Office of Emergency Services for the Sonoma Fire Complex in conjunction with other State and Federal agencies.

Whereas, a Debris Removal Right-of-Entry Permit (Right of Entry Permit) is the sole permit and authorization for participation in that public program, and all private property owners eligible for and wishing to participate in the public debris clearance program must complete and submit a Right of Entry Permit to establish participation and allow State and Federal agencies to enter their property to conduct the public fire damage debris removal project.

Whereas, on October 31, 2017, the Board of Supervisors adopted the Sonoma Complex Fire Cleanup Emergency Ordinance, which provides that the Board of Supervisors may set by resolution the deadline for the submission of Right of Entry forms.

Whereas, the deadline for county properties is being set in conjunction with the City of Santa Rosa, which announced the deadline of November 13, 2017 at a special meeting of the Santa Rosa City Council on November 1, 2017.

Whereas, the Sonoma Complex Fire Cleanup Emergency Ordinance further provides that the Board of Supervisors may set by resolution the deadline for the submission of applications for the Alternative Program for property owners who opt out of the public program or are ineligible, as well as the deadline for completion of work under the

Resolution #

Date:

Page 2

Alternative Program.

Now, Therefore, Be It Resolved that private property owners eligible for and wishing to participate in the public debris clearance program shall submit a Right of Entry Permit to the County at 625 5th Street, Santa Rosa, CA 95404 on or before November 13, 2017.

Be It further Resolved that the deadline for the submission of applications for the Alternative Program is November 22, 2017.

Be It further Resolved that, under the supervision of the County Administrator's Recovery Manager, the Director of Environmental Health has the delegated authority, during the local emergency, to modify dates and program requirements as necessary to address public health needs and to facilitate the efficient removal of debris.

Supervisors:

Gorin:

Rabbitt:

Gore:

Hopkins:

Zane:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.