

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

TUESDAY

MAY 15, 2012

8:30 A.M.

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

Valerie Brown	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.

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Santa Rosa CityBus: Rt. 14

Golden Gate Transit: Rt. 80

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APPROVAL OF THE CONSENT CALENDAR

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

PUBLIC COMMENT

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

8:30 A.M. CALL TO ORDER

PLEDGE OF ALLEGIANCE

I. APPROVAL OF THE AGENDA

(Items may be added or withdrawn from the agenda consistent with State law)

II. BOARD MEMBER ANNOUNCEMENTS

III. CONSENT CALENDAR

(Items 1 through 36)

PRESENTATIONS/GOLD RESOLUTIONS

(Item 1 through 13)

PRESENTATIONS AT BOARD MEETING

1. Adopt six Gold Resolutions commending Peggy Hsieh of Montgomery High; Hanna Bauer, Ashlin Neal, and Krista Piphoo of El Molino High; Juliana Posada of Rancho Cotati High; and Mariah Steiger of Windsor High for their participation as Jr. Commissioners of the Commission on the Status of Women. (Human Resources)
2. Adopt a Gold Resolution recognizing the week of May 20 – 26, 2012, as National Public Works Week. (Transportation and Public Works)
3. Adopt a Gold Resolution proclaiming May 20 – 26, 2012 as Emergency Medical Services Week in Sonoma County. (Health Services)
4. Adopt a Gold Resolution honoring Doug Wood for being named Forestville's Citizen of the Year by the Forestville Chamber of Commerce. (Fifth District)
5. Adopt a Gold Resolution proclaiming May 14 – 20, 2012 as Salvation Army Week in the County of Sonoma. (Third District)
6. Adopt a Gold Resolution designating the week of May 19 – May 25, 2012 as National Safe Boating Week in Sonoma County. (Third District)
7. Adopt a Gold Resolution proclaiming May 2012 as Older Americans Month. (Human Services)

PRESENTATIONS AT DIFFERENT DATE

8. Adopt a Gold Resolution Commemorating the 50th Anniversary of the Valley of the Moon Water District. (First District)
9. Adopt a Gold Resolution recognizing Dominik Martinez for his recent achievement of Eagle Scout. (Second District)

CONSENT CALENDAR (Continued)

10. Adopt a Gold Resolution Adopt at resolution recognizing Josh Will for his recent achievement of Eagle Scout. (Second District)
11. Adopt a Gold Resolution recognizing Chris Jepsen for his recent achievement of Eagle Scout. (Second District)
12. Adopt a Gold Resolution recognizing Jordan Padgett for his recent achievement of Eagle Scout. (Second District)
13. Adopt a Gold Resolution proclaiming May 2012 as Community Action Month in recognition of Community Action Partnership of Sonoma County. (Third District)

AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

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

14. Authorize the District's General Manager to enter into a consent agreement for access to Healdsburg Ridge Open Space Preserve by a property owner.
15. Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District to execute a contract with James Botz, Attorney at Law, to provide advisory and representation services to the District through June 30, 2014, in amount not to exceed \$50,000 per year.
16. Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District to enter into a service agreement between the District and Prunuske Chatham, Inc. for the amount of \$35,010 to realize an ecological resource evaluation of six properties along the north slope of Sonoma Mountain for a term of May 16, 2012 through December 31, 2012.

SONOMA COUNTY WATER AGENCY

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

AND

TRANSPORTATION AND PUBLIC WORKS

17. Authorize Chair to execute the Cooperative Agreement for Amphibian Tunnel Project between the Sonoma County Water Agency and County of Sonoma Transportation and Public Works Department (reimbursement to the Water Agency -\$45,000); agreement will end on December 31, 2013.

AGRICULTURAL COMMISSIONER

18. Authorize the Agricultural Commissioner or designee to sign agreements with the United States Department of Agriculture (USDA) Animal and Plant Health Inspection Services for wildlife services for the periods of May 1, 2012, through June 30, 2012, and July 1, 2012, through June 30, 2013. The total cost for these agreements is \$66,087.

CONSENT CALENDAR (Continued)

19. Adopt an Ordinance (1) Amending Chapter 11 of the Sonoma County Code (Grading, Drainage, and Vineyard and Orchard Site Development) to establish requirements and standards for vineyard and orchard site development for vineyard and orchard planting where tree removal is involved, and to make miscellaneous other minor changes to Chapter 11, (2) Establishing expiration dates for authorizations under Chapter 30 of the Sonoma County Code for vineyard plantings and replantings, and (3) Determining exemption from the California Environmental Quality Act, by the Agricultural Commissioner's Office and the Permit and Resources Management Department. (Second Reading – Ready for Adoption)

AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR

20. Authorize the Auditor-Controller Treasurer-Tax Collector to execute amendment #1 to the agreement with MGT of America, Inc. to seek reimbursement for unfunded state mandated county services for the term September 1, 2010 - June 30, 2013, increasing the contract by \$6,000 for a total amount not to exceed \$39,750.

BOARD OF SUPERVISORS

21. Adopt a Resolution approving Board of Supervisors exercising original jurisdiction for the Coastal Permit application for the proposed Bodega Bay Coastal Prairie Trail Project. Property is located along a one mile route extending from 2255 Highway 1 to 100 Keefe Ave., Bodega Bay; APNs: 100-020-008, 100-230-001, 100-230-042, 100-020-019, 101-020-042, 101-020-043, 101-020-044, and 101-020-045 (File No. CPH09-0007). (Fifth District)

COUNTY ADMINISTRATOR

22. Adopt a Resolution in support of Proposition 29, the California Cancer Research Act.
23. Adopt a Resolution and authorize Chair to transmit letter of support to Sonoma County state legislative delegation supporting Senate Bills 1470, 1471, 1472, 1473, and 1474, and Assembly Bill 1950, also known as the California Homeowners Bill of Rights.

GENERAL SERVICES

24. Capital Project Plan – Receive the recommended five-year Capital Project Plan for the period Fiscal Year 2012-13 through Fiscal Year 2016-17 and direct staff to submit the Plan to the Sonoma County Planning Commission for General Plan Consistency Review.

CONSENT CALENDAR (Continued)

HUMAN SERVICES
AND
IN-HOME SUPPORTIVE SERVICES PUBLIC AUTHORITY

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

25. In-Home Supportive Services Public Authority Advisory Committee – (1) Adopt a Resolution introducing, reading the title of, and waiving further reading of a proposed Ordinance to amend Sonoma County Code Section 2-362, eliminating the In-Home Supportive Services Advisory Committee, and establishing a Public Authority Advisory Committee (First Reading); and (2) Adopt Concurrent Resolution of the Sonoma County Board of Supervisors and the Sonoma County IHSS Public Authority Board of Directors to approve By-laws for Public Authority Advisory Committee, and to authorize per diem compensation at a rate of \$35 for each meeting, as well as reasonable meeting-related expenses (e.g., transportation, personal attendant, etc.).

PERMIT AND RESOURCE MANAGEMENT

26. Adopt a Resolution approving a modification to hourly operations for Mesa Beverages to accommodate Saturday deliveries on a 15.52 acre parcel located at 3200 N. Laughlin Road, Santa Rosa; APN 059-190-004 (File No. DRH06-0005). (Fourth District)

TRANSPORTATION AND PUBLIC WORKS

27. Adopt an Ordinance establishing a 25 mile per hour prima facie speed limit on Fulton Road in the town of Fulton from postmile 13.74 to River Road at postmile 14.05. (Fourth District) (Second Reading – Ready for Adoption)
28. Adopt a Resolution petitioning the Department of Transportation in connection with the provisions of Section 2121 of the Streets and Highways Code that the certified mileage of maintained roads in the County of Sonoma is a total of 1,382.85 miles of maintained roads.
29. Authorize the Chair to execute the Fifth Amendment to the system implementation agreement with Paradigm Software, LLC, to add an accounts receivable module to increase efficiencies in tracking Refuse accounts in the amount not to exceed \$16,750; resulting in a not-to-exceed total agreement of \$141,379; with a term ending on November 05, 2012, with option to renew for an additional 10-year term. (All Supervisorial Districts)
30. Adopt a Resolution introducing, reading the title of, and waiving further reading of a proposed Ordinance establishing a 50 mile per hour prima facie speed limit on Geysers Road, north of Cloverdale, from postmile 36.959 to the Mendocino county line at postmile 38.540. (Fourth District) (First Reading)

APPOINTMENTS/REAPPOINTMENTS

(Item 31 through 36)

31. Appoint Faith Ross to the Commission on Human Rights for a term of two years, beginning May 15, 2012. (Second District)

CONSENT CALENDAR (Continued)

32. Appoint Fred Seydel to the Sonoma County Emergency Medical Care Council for a term of two years, beginning May 15, 2012. (Second District)
33. Appoint Jacqueline Perlmutter to the Alcohol and Drug Advisory Board for a term of two years, beginning May 15, 2012. (Second District)
34. Appoint Jocelyn Lin to the Sonoma County Parks Foundation for a term of two years beginning May 15, 2012. (Second District)
35. Reappoint Gary Wilkening to the Sonoma County Regional Parks Foundation for a term of two years, to expire May 14, 2014. (First District)
36. Reappoint Katherine Taylor to the Advisory Council to Area Agency on Aging, Sonoma County for a term of two years from May 18, 2012 - May 17, 2014. (First District)

IV. REGULAR CALENDAR

(Items 37 through 40)

HUMAN SERVICES

37. Fiscal Year 2012-2016 Area Agency on Aging Area Plan Approval – Approve the Area Agency on Aging Fiscal Year 2012-2016 Area Plan and authorize the Chairperson of the Board of Supervisors to sign the Transmittal Letter to California Department of Aging.

HUMAN SERVICES

AND

SONOMA COUNTY WATER AGENCY

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

38. Sonoma County Youth Ecology Corps – (1) Authorize the Interim Director of the Human Services Department to execute 2012/13 Youth Education & Employment Services which includes the Sonoma County Youth Ecology Corps program, for a combined total of \$1,894,024 for the period of June 1, 2012 to June 30, 2013 and to execute future amendments that do not change the scope of services or increase the cost more than \$25,000; (2) Authorize Chair to execute funding Agreement for Sonoma County Youth Ecology Corps Program 2012 and 2013 between the Sonoma County Water Agency and Sonoma County Human Services Department (\$771,000; agreement terminates no later than December 31, 2013); and (3) Accept the 2011 Sonoma County Youth Ecology Corps evaluation report.

BOARD OF SUPERVISORS

**AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR/
COUNTY ADMINISTRATOR**

AND

AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

COMMUNITY DEVELOPMENT COMMISSION

SONOMA COUNTY WATER AGENCY

(Directors/Commissioners: Brown, Rabbitt, Zane, McGuire, Carrillo)

39. Approve adoption of the County Debt Management Policy for inclusion in the Fiscal Policy Manual for the County of Sonoma, Community Development Commission, Sonoma County Water Agency, and the Agricultural Preservation and Open Space District, and other affected budget component units.

BOARD OF SUPERVISORS

40. Approve Fee Waiver of \$1,605 for the for James Mathieson Scholarship Fundraiser at Petaluma Veterans Building on July 21, 2012. (Second District)

V. CLOSED SESSION CALENDAR

(Items 41 through 42)

41. The Board of Supervisors will consider the following in closed session:
Conference with Labor Negotiator - Agency Negotiator: Fran Buchanan, IEDA; Jerry Dunn, Interim Director, Sonoma County Human Services Department; Diane Kaljian, Director, Adult and Aging Division, Sonoma County Human Services Department. Employee Organization SEIU-UHW (Govt. Code Section 54957.6).

42. The Board of Supervisors, the Board of Directors of the Sonoma County Water Agency, the Board of Commissioners of the Community Development Commission, and the Board of Directors of the Agricultural Preservation and Open Space District will consider the following in closed session: Conference with Labor Negotiator, Agency Negotiator: Wendy Macy/Carol Allen/William Kay, Burke & Associates and Carol Stevens, Burke & Associates. Employee organization: All. Unrepresented employees: All, including retired employees (Govt. Code Section 54957.6 (b)).

VI. REGULAR AFTERNOON CALENDAR

(Items 43 through 48)

43. 2:00 P.M. - RECONVENE FROM CLOSED SESSION

44. Report on Closed Session

45. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

(Comments are restricted to matters within the Board jurisdiction. The Board will hear public comments at this time for up to thirty minutes. Please be brief and limit your comments to three minutes. Any additional public comments will be heard at the conclusion of the meeting.)

46. Permit and Resource Management Department: Review and possible action on the following:

- a) Acts and Determinations of Planning Commission/Board of Zoning Adjustments
- b) Acts and Determinations of Project Review and Advisory Committee
- c) Acts and Determinations of Design Review Committee
- d) Administrative Determinations of the Director of Permit and Resource Management

PERMIT AND RESOURCE MANAGEMENT

47. 2:10 P.M. – UPE11-0062 – (THIRD DISTRICT)

- a) APPLICANT: Republic Health Center, Inc.
- b) LOCATION: 4170 Santa Rosa Avenue, Santa Rosa
- c) ASSESSOR'S PARCEL NO.: 045-290-097
- d) ENVIRONMENTAL DOCUMENT: Categorical Exemption
- e) REQUEST: Conduct a public hearing and Adopt a Resolution to approve a Use Permit for a Level II Cannabis Dispensary previously approved by the Board of Zoning Adjustments. (REGULAR HEARING)

48. 2:10 P.M. – ORD12-0002 – (ALL DISTRICTS)

- a) APPLICANT: N/A
- b) LOCATION: County-wide
- c) ASSESSOR'S PARCEL NO.: Various
- d) ENVIRONMENTAL DOCUMENT: Categorical Exemption
- e) REQUEST: Conduct a public hearing to consider the updated Nexus-based Affordable Housing Fee Analysis and Adopt a Resolution reducing the Affordable Housing Fee on units larger than 2,100 square feet and retaining the progressive discount on units less than 2,100 square feet effective May 16, 2012. (REGULAR HEARING)

NOTE:

The next meeting will be held on May 22, 2012 at 8:30 a.m.

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

1. May 22nd (AM) – Resolution of Necessity South Park County Sanitation District
2. May 22nd (PM) – Sonoma County Water Agency Sanitation Rate Increase
3. May 22nd (PM) – SPA11-000; Franz Valley Area Plan Amendment
4. May 22nd (PM) – Hwy101 Resolution of Necessity/Eminent Domain Acquisitions
5. June 12th (AM) – Northern Sonoma County Air Pollution Control District Budget Hearing
6. June 12th (PM) – Williamson Act Contract Fee

Background: In 1994 the Commission on the Status of Women developed the Junior Commissioner Project as a leadership program for high school students age 14 to 18. The Project was designed to provide Junior Commissioners with opportunities to enhance their leadership skills and learn about issues regarding women's equality and advocacy.

The Commission on the Status of Women has received statewide and national recognition for its Junior Commissioner Project. This unique project provides an opportunity to encourage young students in Sonoma County to become active participants in their community and for Commissioners and County Supervisors to learn about current concerns and issues of young women in Sonoma County.

Junior Commissioners attend monthly meetings of the Junior Commission where they learn parliamentary procedure, how to take Minutes, and how to work as a team. They act as Liaisons at the regular monthly meetings of the Commission on the Status of Women (CSW) and provide the Commission with a perspective on issues of concern to the youth in our community.

In FY 2011-2012, six high school students participated in the Junior Commissioner Project. They are: Peggy Hsieh of Montgomery High; Hanna Bauer, Ashlin Neal, and Krista Piphon of El Molino High; Juliana Posada of Rancho Cotati High; and Mariah Steiger of Windsor High.

The Junior Commissioners participated in several projects during the year. An orientation, held on October 10, 2011, allowed Junior Commissioners to get to know each other, learn how to participate in and run meetings, and plan projects for the year. The Juniors had the opportunity to interact with female role models who participated on a Career Panel (January 9, 2012) and a Political Panel (May 14, 2012) held during their Junior Commissioner meetings. Junior Commissioners also assisted with several CSW events, including the second annual Women's History Month Awards Ceremony and Luncheon (March 11, 2012) and a CSW co-sponsored Representation event (April 21, 2012) where community members were invited to learn how to get appointed to committees, boards, and commissions. The Junior Commissioners also continued last year's efforts of 'Adopting A Room' at the YWCA Safe House by painting and providing storage boxes for the bedroom (February 18, 2012) to make it more welcoming to its clients.

As an integral part of the Project, Junior Commissioners learned how to conduct focus groups with their peers. Each Junior Commissioner chose a topic of interest to youth, collected input from their peers and presented a formal summary and written report of their findings to their elected officials in Sacramento and to County Supervisors and parents at their May reception. The focus group topics for 2011-2012 has been:

- Teen Health
- Cultural Differences Among Teens
- Teaching Internet Privacy and Security
- Reflections on an Education
- Sex, Bullying, and Tolerance
- More Reflections on an Education

The written summaries are included in the accompanying "Voices of Sonoma County Youth" booklet.

Attachments: 1) Resolution for each of the six Junior Commissioners
2) "The Voices of Sonoma County Youth - The Sonoma County Junior Commissioner Project 2011-2012" booklet.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Commending Peggy Hsieh For Her Participation As A 2011-2012 Junior Commissioner Of The Commission On The Status Of Women.

Whereas, the Junior Commissioner Project was developed by the Commission on the Status of Women as a leadership project to provide high school students with opportunities to enhance their leadership skills and learn about issues related to women's equality and advocacy; and

Whereas, the Junior Commissioners attended regular monthly meetings of both the Commission on the Status of Women and the Junior Commission, where they were introduced to County government and the role of the women's commission as an advisory body to the Board of Supervisors on women's equality issues;

Whereas, six high school students contributed substantial time, ideas and energy serving as Junior Commissioners during 2011-2012 where they learned how to participate in and run meetings, who their elected officials are and how to contact them, and how to be active participants in their community; and

Whereas, the Junior Commissioners assisted the Sonoma County Commission on the Status of Women with their co-sponsored "RUN" event which showed community members how to get appointed to boards, committees, and commissions, and with the Second Annual Women's History Luncheon "Women Honoring Women", and

Whereas, the Junior Commissioners painted a bedroom at the YWCA Safe House as their service project, and

Whereas, Peggy Hsieh conducted a focus group of her peers on the topic "Cultural Differences Among Teens" and presented her findings thereon:

Now, Therefore, Be It Resolved, that the Board of Supervisors commends the participation of Peggy Hsieh from Santa Rosa as a 2011-2012 Junior Commissioner of the Commission on the Status of Women and encourages her to continue working towards a future leadership role in the community.

Supervisors:

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

So Ordered.

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Commending Mariah Steiger For Her Participation As A 2011-2012 Junior Commissioner Of The Commission On The Status Of Women.

Whereas, the Junior Commissioner Project was developed by the Commission on the Status of Women as a leadership project to provide high school students with opportunities to enhance their leadership skills and learn about issues related to women's equality and advocacy; and

Whereas, the Junior Commissioners attended regular monthly meetings of both the Commission on the Status of Women and the Junior Commission, where they were introduced to County government and the role of the women's commission as an advisory body to the Board of Supervisors on women's equality issues;

Whereas, six high school students contributed substantial time, ideas and energy serving as Junior Commissioners during 2011-2012 where they learned how to participate in and run meetings, who their elected officials are and how to contact them, and how to be active participants in their community; and

Whereas, the Junior Commissioners assisted the Sonoma County Commission on the Status of Women with their co-sponsored "RUN" event which showed community members how to get appointed to boards, committees, and commissions, and with the Second Annual Women's History Luncheon "Women Honoring Women", and

Whereas, the Junior Commissioners painted a bedroom at the YWCA Safe House as their service project, and

Whereas, Mariah Steiger conducted a focus group of her peers on the topic "More Reflections on an Education" and presented her findings thereon:

Now, Therefore, Be It Resolved, that the Board of Supervisors commends the participation of Mariah Steiger from Windsor as a 2011-2012 Junior Commissioner of the Commission on the Status of Women and encourages her to continue working towards a future leadership role in the community.

Supervisors:

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

So Ordered.

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Commending Krista Piphon For Her Participation As A 2011-2012 Junior Commissioner Of The Commission On The Status Of Women.

Whereas, the Junior Commissioner Project was developed by the Commission on the Status of Women as a leadership project to provide high school students with opportunities to enhance their leadership skills and learn about issues related to women's equality and advocacy; and

Whereas, the Junior Commissioners attended regular monthly meetings of both the Commission on the Status of Women and the Junior Commission, where they were introduced to County government and the role of the women's commission as an advisory body to the Board of Supervisors on women's equality issues;

Whereas, six high school students contributed substantial time, ideas and energy serving as Junior Commissioners during 2011-2012 where they learned how to participate in and run meetings, who their elected officials are and how to contact them, and how to be active participants in their community; and

Whereas, the Junior Commissioners assisted the Sonoma County Commission on the Status of Women with their co-sponsored "RUN" event which showed community members how to get appointed to boards, committees, and commissions, and with the Second Annual Women's History Luncheon "Women Honoring Women", and

Whereas, the Junior Commissioners painted a bedroom at the YWCA Safe House as their service project, and

Whereas, Krista Piphon conducted a focus group of her peers on the topic "Reflections on an Education" and presented her findings thereon:

Now, Therefore, Be It Resolved, that the Board of Supervisors commends the participation of Krista Piphon from Santa Rosa as a 2011-2012 Junior Commissioner of the Commission on the Status of Women and encourages her to continue working towards a future leadership role in the community.

Supervisors:

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

So Ordered.

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Commending Juliana Posada For Her Participation As A 2011-2012 Junior Commissioner Of The Commission On The Status Of Women.

Whereas, the Junior Commissioner Project was developed by the Commission on the Status of Women as a leadership project to provide high school students with opportunities to enhance their leadership skills and learn about issues related to women's equality and advocacy; and

Whereas, the Junior Commissioners attended regular monthly meetings of both the Commission on the Status of Women and the Junior Commission, where they were introduced to County government and the role of the women's commission as an advisory body to the Board of Supervisors on women's equality issues;

Whereas, six high school students contributed substantial time, ideas and energy serving as Junior Commissioners during 2011-2012 where they learned how to participate in and run meetings, who their elected officials are and how to contact them, and how to be active participants in their community; and

Whereas, the Junior Commissioners assisted the Sonoma County Commission on the Status of Women with their co-sponsored "RUN" event which showed community members how to get appointed to boards, committees, and commissions, and with the Second Annual Women's History Luncheon "Women Honoring Women", and

Whereas, the Junior Commissioners painted a bedroom at the YWCA Safe House as their service project, and

Whereas, Juliana Posada conducted a focus group of her peers on the topic "Sex, Bullying, and Tolerance" and presented her findings thereon:

Now, Therefore, Be It Resolved, that the Board of Supervisors commends the participation of Juliana Posada from Rohnert Park as a 2011-2012 Junior Commissioner of the Commission on the Status of Women and encourages her to continue working towards a future leadership role in the community.

Supervisors:

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

So Ordered.

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State
Of California, Commending Hanna Bauer For Her Participation As A 2011-
2012 Junior Commissioner Of The Commission On The Status Of Women.**

Whereas, the Junior Commissioner Project was developed by the Commission on the Status of Women as a leadership project to provide high school students with opportunities to enhance their leadership skills and learn about issues related to women's equality and advocacy; and

Whereas, the Junior Commissioners attended regular monthly meetings of both the Commission on the Status of Women and the Junior Commission, where they were introduced to County government and the role of the women's commission as an advisory body to the Board of Supervisors on women's equality issues;

Whereas, six high school students contributed substantial time, ideas and energy serving as Junior Commissioners during 2011-2012 where they learned how to participate in and run meetings, who their elected officials are and how to contact them, and how to be active participants in their community; and

Whereas, the Junior Commissioners assisted the Sonoma County Commission on the Status of Women with their co-sponsored "RUN" event which showed community members how to get appointed to boards, committees, and commissions, and with the Second Annual Women's History Luncheon "Women Honoring Women", and

Whereas, the Junior Commissioners painted a bedroom at the YWCA Safe House as their service project, and

Whereas, Hanna Bauer conducted a focus group of her peers on the topic "Teen Health" and presented her findings thereon:

Now, Therefore, Be It Resolved, that the Board of Supervisors commends the participation of Hanna Bauer from Sebastopol as a 2011-2012 Junior Commissioner of the Commission on the Status of Women and encourages her to continue working towards a future leadership role in the community.

Supervisors:

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

So Ordered.

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Commending Ashlin Neal For Her Participation As A 2011-2012 Junior Commissioner Of The Commission On The Status Of Women.

Whereas, the Junior Commissioner Project was developed by the Commission on the Status of Women as a leadership project to provide high school students with opportunities to enhance their leadership skills and learn about issues related to women's equality and advocacy; and

Whereas, the Junior Commissioners attended regular monthly meetings of both the Commission on the Status of Women and the Junior Commission, where they were introduced to County government and the role of the women's commission as an advisory body to the Board of Supervisors on women's equality issues;

Whereas, six high school students contributed substantial time, ideas and energy serving as Junior Commissioners during 2011-2012 where they learned how to participate in and run meetings, who their elected officials are and how to contact them, and how to be active participants in their community; and

Whereas, the Junior Commissioners assisted the Sonoma County Commission on the Status of Women with their co-sponsored "RUN" event which showed community members how to get appointed to boards, committees, and commissions, and with the Second Annual Women's History Luncheon "Women Honoring Women", and

Whereas, the Junior Commissioners painted a bedroom at the YWCA Safe House as their service project, and

Whereas, Ashlin Neal conducted a focus group of her peers on the topic "Teaching Internet Privacy and Security" and presented her findings thereon:

Now, Therefore, Be It Resolved, that the Board of Supervisors commends the participation of Ashlin Neal from Santa Rosa as a 2011-2012 Junior Commissioner of the Commission on the Status of Women and encourages her to continue working towards a future leadership role in the community.

Supervisors:

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

So Ordered.

COUNTY OF SONOMA
COMMISSION
ON THE
STATUS OF
WOMEN

The Voices of
Sonoma County
Youth

The Sonoma County
Junior Commissioner Project
2011-2012

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➤ **The 2011-2012 Junior Commissioner Project**

- Background
- Participation Agreement
- Career Panelists
- Political Panelists
- Service Project
- 2011 -12 Junior Commissioners
- 2011 -12 Commission on the Status of Women

➤ **Focus Group Summaries**

- Teen Health – Hanna Bauer
- Cultural Differences among Teens Peggy Hsieh
- Teaching Internet Security / Internet Security – Ashlin Neal
- Reflections on an Education – Krista Pipho
- Sex, Bullying, and Tolerance – Juliana Posada
- More Reflections on an Education – Mariah Steiger



**COMMISSION ON THE STATUS OF
WOMEN Junior Commissioner Project
2011-2012**

**Wednesday, May 14,
2012**

AGENDA

- I. Welcome** Chair
- a. Roll Call Secretary
 - b. Acknowledgment of Commission Members, Parents, Guests Secretary
 - c. Review and Approval of April 9 Junior Commission Meeting Minutes Secretary
- II. Review of Junior Commissioner Projects: Career Panel, Service Project, Women's History Luncheon, RUN Representation Meeting, CSW Coalition Events**
- III. Junior Commissioner Presentations (in alphabetical order by Junior Commissioner)** Junior Commissioners will present their findings from focus groups held on issues affecting young women in Sonoma County. A questions and answer segment will follow the end of the presentations.
- a. Hanna Bauer – Teen Health
 - b. Peggy Hsieh – Cultural Differences
 - c. Ashlin Neal – Internet Privacy and Security
 - d. Juliana Posada – Sex, Bullying, and Tolerance
 - e. Krista Piphio and Mariah Steiger – Education
- IV. Panel Discussion–Women Political Officials**
- V. Announcements and Closing** Priscilla Vivio
- Board of Supervisors Meeting: Tuesday, May 22, 2012, 8 a.m.,
575 Administration Drive, Room 1A, Santa Rosa
- VI. Meeting Adjournment** Chair
- VII. Reception**

History of the Junior Commissioner Project

In 1994, the Sonoma County Commission on the Status of Women developed the Junior Commissioner Project as a mentorship project to provide high school youth age 14 to 18 with an introduction to County government as well as an opportunity to enhance leadership skills by observing women leaders in our community. This nationally recognized project serves as a learning experience for high school students regarding issues of women's equity and advocacy. Each year, the project includes a series of activities and projects that allow the Junior Commissioners to:

- Actively participate in County government and take an active role in advocacy;
- Develop communication, facilitation and presentation skills;
- Learn about the issues that impact the lives of women and girls;
- Become empowered to make a positive impact on their communities;
- Foster their leadership skills; and,
- Strengthen their self-esteem.

2011-2012 Junior Commissioner Project

**By: Paulette Hall, Daniella Pavone, Karlene Rebich,
and Priscilla Vivio, 2011-2012 Project Co-Chairs**

As part of this County-approved annual leadership program for high school youth, young people from throughout the County gain the opportunity to strengthen their leadership skills, learn more about advocacy and governmental processes, acquire knowledge about issues that impact their lives, and to present that information in a formal setting. This year's group had the mission of leading independent focus groups, discussing topics of special interest to the Junior Commissioners.

The year's agenda began with written applications, followed by personal interviews conducted by the Project's Senior Commissioners. Those chosen to participate were invited to an extended orientation. During this time, they were able to interact, learn about the Commission and issues affecting young women, and how to conduct a public meeting using Robert's Rules of Order. They discussed their own guide for conduct and communication, and agreed to use these guidelines in their interactions:

**Participation Agreement ~~~ Be Respectful ~~~ Be Patient
Be Open-Minded ~~ Keep Confidentiality ~~ Take Initiative
Be Responsible ~~~ Compromise ~~~ Have Fun!**

On October 10, 2011, the Junior Commissioners took the Oath of Office, appointing them Officers of the County of Sonoma for the duration of the Junior Commissioner Project. This group of exceptional young people continued throughout the year fulfilling their duties in leadership at their own meetings, as well as attending and participating in Senior Commission meetings, where they observed Commission business and re-ported on their own Junior Commission business, and where they heard from representatives from the community who were invited to present issues they are addressing, including executives from the Redwood Empire Food Bank, the Sonoma County Community Health Providers, Christine Castillo from Verity, the organization that supports victims of sexual assault, and others. The Juniors also attended a panel of successful female professionals (below), who shared their experiences as women entering their respective fields.

Career Panelists – January 9, 2012

**Veterinarian: Dr. Nicole Danon, DVM,
Chief Business Officer of Windsor Unified School
District: Mary Downey, Business Consultant: Tiffany
Kowalski, Doing Business Today
Private Investigator: D.P. Logan, Logan Investigations
Executive Director: Teresa Romando, Sebastopol
Chamber of Commerce, FBI Special Agent: Melissa A.
Vanek**

Political Panelists–May 14, 2012

“There will be a panel of professional women from an assortment of appointed or elected officials here to tell the Junior Commissioners about how they were drawn to public service,”

Junior Commissioner Projects

In 2010 the Junior Commissioners decided to add a service project to give back to their community and they chose to work with the YWCA and adopted a room at the Safe House (a shelter for victims of domestic violence) where they cleaned and decorated a bedroom to make it more inviting to the clients. This year the Juniors continued this effort by returning to the YWCA Safe House and painting their adopted room.



The Juniors also attended and assisted with several CSW events including: the CSW-hosted Women's History Luncheon "Women Honoring Women," where the CSW honored women leaders who have contributed to the lives of women in Sonoma County, in support of Women's History month in March; the CSW cosponsored RUN Event which was held to encourage underrepresented members of our community to seek appointments to committees, boards, and commissions; and the CSW hosted Coalition meetings which were held to encourage sharing of resources, volunteers, and distribution lists among county women's organizations.



There is always, always, always
something to be thankful for



The Junior Commissioners also had the opportunity to meet their elected State representatives and/or their staff at the Capitol in Sacramento. As the Junior Commissioners continued to learn about advocacy and organizing, they each held a focus group to collect data about their topics of interest. The Commissioners analyzed their data, summarized their findings and conclusions, and turned them into formal reports that were re-ported to their representatives in Sacramento and will be presented this evening. Finally, on May 22, 2012, the Junior Commissioners will be recognized by the Board of Supervisors for their work. It's been an excellent year for Sonoma County's Junior Commissioners!

2010-2011 Junior Commissioners

Hanna Bauer - El Molino High School (Junior) - 5th District
Peggy Hsieh - Montgomery High School (Junior) - 3rd District
Ashlin Neal - El Molino High School (Senior) - 5th District
Krista Piphon - El Molino High School (Junior) - 3rd District
Juliana Posada - Rancho Cotati High School (Junior) - 3rd District
Mariah Steiger - Windsor High School (Senior) - 4th District

Project Support

Paulette Hall - Project Co-Chair/Commissioner 5th District
Daniela Pavone - Project Co-Chair/Commissioner 1st District
Karlene Rebich - Project Co-Chair/Commissioner 4th District
Priscilla Vivio - Project Co-Chair/Commissioner 1st District
Mary Basham - Commissioner - 3rd District
Laurie Marincik - Commission Staff
Elizabeth Acosta - Volunteer/Former Commissioner

2011-2012 Commission on the Status of Women

Mary Basham - 3rd District
Alicia Kae Herries, Officer-at Large - 2nd District
Linda Kay Hale - 1st District
Paulette Hall - 5th District
Jan Kiely, Chair - 4th District
Aisha Morgan - 3rd District
Daniela Pavone - 1st District
Karlene Rebich - 4th District
Doris Reyes - 3rd District
Donna Roper - 5th District
Priscilla Vivio, Vice-Chair - 1st District
Karen Wallace - 4th District
Cindy Williams - 2nd District

Are Teens Taking Responsibility for Their Health?

Hanna Bauer

A child's transition into adulthood is an essential phase of life. It is a time when kids become less dependent on others and start thinking for themselves. In most cases, adolescents are forced to make difficult decisions, especially regarding their health, for the first time in their lives. Decisions regarding how to eat, drink, and sleep become the adolescents' new responsibilities. I held focus groups at my school to discuss how teens were making decisions regarding their own health.

El Molino is a small rural high school located in Forestville, California. From what I've noticed, my school is not very diverse, especially in the advanced placement (AP) classes. The vast majority of AP students are white with parents who have a college education and have set goals to go to a university after high school. In one focus group we discussed the importance of health in our daily lives. Most of the students are highly influenced by their parents' health decisions. The students reported that their parents try to buy organically or locally produced foods, and, in general, said that their families seem aware that you are what you eat.

From our conversations it appears that the parent's beliefs have influenced their children. Those whose parents made an effort to buy healthy foods and include them when shopping tended to care more about their own health. Although, some reported that it is difficult to keep up a rigorously healthy lifestyle when their parents aren't around to steer them in the right direction. When presented with a situation to make their own decision about eating, students said that they would be more likely to choose something unhealthy than if their parents chose for them. In general, though, these students said they would still try to eat healthily, even if they had to make these decisions on their own.

When it comes to beverages, most of the teens I spoke with seemed to acknowledge the importance of avoiding unhealthy drinks. It was a great surprise to discover that the students I talked with actually cared about the beverages they drank. Many of them said they try to get the recommended amount of water each day, and most said they try to drink only water, milk, or real fruit juices, rather than energy drinks or soft drinks. Overall, the students in this group appeared to really care a lot about what they put into their bodies.

When I asked the more academically and culturally diverse students in my elective film making class the same questions, their responses were surprisingly good as well. The class is a mix of highly academic and non-college prep students with varying interests. Most of the students agreed that their parents' decisions regarding food really affected them, and that when they had to make these decisions on their own, they were definitely prone to make healthier choices. Some of the students reported that they didn't care much about what they ate or drank, either because they would just consume what was given to them or because they didn't find it to be a huge issue. Many of students played sports or had active lifestyles. They agreed that eating and drinking well was fairly important.

In these focus groups, we also discussed the issue of sleep. All students in both focus groups, with a couple exceptions, were aware of the amount of sleep recommended for a teen to get each night, but reported being incapable of doing so. They reported having many activities on their plates. Those who plan to apply for colleges said they feel pressured to do many extracurricular activities, and with the intense workload, it is nearly impossible to get enough sleep each night. Our school starts at 7:30 in the morning five days a week, and many students have to wake up much earlier than this because they have to make long commutes to get to school. The fact is that a lot of teens at El Molino simply don't get the right amount of sleep, and it isn't necessarily their fault. Students in both

classes agreed that learning would be more effective if they started school later in the day, but came to terms with the fact that it would be nearly impossible.

Teens at El Molino High School are pretty similar across the spectrum. Some are more affected by their parents' health choices than others but the majority does care about their bodies and what they put into them. They are mostly aware of what foods to eat, what beverages to drink and how much sleep to get, yet many do not meet these requirements simply because it is not always easy to do the right thing all the time, especially when decisions must be made on their own. Health awareness is very good at my school, and students generally do a good job of knowing what is best for them.

Cultural Differences in Teens

Peggy Hsieh, Montgomery High School

For my topic, I wanted to focus on how culture influences the education of teens. I conducted focus group in my IB Anthropology class because, though it is an IB class, the diversity of students is exactly what I wanted. There were 25 people in class that day, including the teaching assistant. The class was mostly juniors with a few seniors. During our discussion, I had two students volunteer to take notes.

I began by asking them to answer my nine-question survey anonymously. Some of the questions were straightforward, so I listed my easy questions and results. (Note: some students skipped questions)

1. How strict are your parents on education?

Choices:	# of students that picked the choice
Not at all	0
Somewhat	2
Average	9
A lot	12
Extremely	2

2. How many hours a day do you normally spend on homework?

Choices:	# of students that picked the choice
1-2	5
3-4	16
Over 5	3

3. What do you plan to do after high school?

Choices:	# of students that picked the choice
Find Work	0
Go to local JC up to 2 years	0
Go to JC and transfer to 4 year college	5
Go to Four-year university	19
I don't know	1

4. How much do you value education? How much do you think it affects your future?

Choices	# of students that picked the choice
Not at all	0
Somewhat	0
Average	0
A lot	11

Extremely	14
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5. How much emphasis does your family place on education? What about your circle of friends (or people you hang out with)?

Choices	# of students that picked the choice (for family)	# of students that picked the choice (for friends)
Not at all	0	0
Somewhat	0	1
Average	2	7
A lot	7	9
Extremely	16	8

As illustrated by my data, the people in my focus group mostly come from families that emphasize education. Unsurprisingly, there was a strong parallel between the strictness of the parents and the friends. When I asked my group members to identify with an ethnicity, 19 said they were Caucasian, 2 said they were Hispanic, and 4 said they were Asian. I wanted to examine if there were enormous education differences simply by their ethnic background, so I pulled out the Hispanics and Asians. During our focus group discussion, most of the class admitted that there was a strong prejudice towards minorities. Asians were supposed to be smart, while Mexicans or other minorities were "lower." However, when I asked each person to list their academics, the two Hispanics said they took 6 IB courses and the Asians, 4 IB courses. Clearly, this proves that the stereotypes are not true because these two Hispanic students have rigorous schedules. However, the fact that there were only two Hispanics in my class makes me wonder if these two are merely exceptions. Likewise, of the Asians that are supposedly smart, 2 had IB Anthropology as their only IB class, one took 3 IB classes, and the other took 6 IB classes. This proves that there can be great diversity within a group, so people should never assume.

Continuing on the topic of assumption, I moved on to ask them if any cultural differences affected student-teacher relationships because America is an extremely culturally diverse place. There was unanimous agreement that every student and teacher holds his or her own prejudice, but do not always express it. As anthropology students, we learn that the most important anthropological approach to any study is to be as open-minded and unbiased as possible. Thus, the class established it would be best if teachers (and students) all took the time to learn more about cultural differences because then there would be less stereotyping. They admitted that the stereotypes work both ways, so the teacher is not always at fault for the success of the students' academics. For instance, if a student works quietly and never participates in class, the teacher may assume that the student is either unintelligent or does not appreciate the class. Yet, the student's background may have taught him to never speak unless spoken to, and to always do what he is told. Evidently, the misunderstandings on both sides can lead the teacher (or student) to believe the student is not worth paying attention to. During our discussion, one student recalled that one of her teachers had once said, "Indians are so smart, I'll spend more time working with them." The student remembered that she felt wronged because she was not Indian, and therefore, she was not smart enough to succeed.

The conversation turned to many classmates claiming that their favorite teachers are ones that give them confidence and support. Most of my classmates claimed that elementary school was fundamental because if a teacher was prejudiced towards you at a young age, education instantly had a negative connotation. As a result, elementary school teachers should pay more attention to a variety of ethnic views. The starting point for a child is crucial because it could potentially affect their entire education. To illustrate, one student remembered that his second-grade teacher did not believe in him, and later his teachers did not help him either. They saw him as a

“hopeless child.” This may have been due to his cultural background, but the main point is that suppositions can greatly damage a person’s education.

On the other hand, one student pointed out that the cultural differences happen between not only students and teachers, but it could have impacts within the family. He added that it is the “parents’ responsibility to encourage kids to want to learn” and “to pay attention” to their child’s troubles. Overall, the cultural environment people grow up in also influences their schooling. For instance, my classmates mentioned the belief that Indian, Asian, and Caucasian families have stricter parents. The group believed that parents could help the child overcome an unsupportive teacher. The parents’ attitude and the home environment greatly affect education, so it is important to note cultural differences between students. As seen in my survey results, every student whose parents care about education also value it; they have classes that are more difficult and an overall greater workload. In addition, peer pressure can change an individuals’ education route, sometimes more so than the parents can. Generally, as my survey indicated, though my classmates’ friends normally did care as much for education, the studious students normally befriend each other, so the influence is positive towards school.

However, my classmates argued that gender was a factor too. One boy recounted that he had a feminist teacher who told him he had “hit an academic wall,” and he would not be able to do well in class any longer. On the contrary, many girls claimed that PE teachers normally favor the boys because they are naturally physically more adept. This gender prejudice may stem from cultural beliefs. Therefore, again, cultural differences lead to bias, which eventually causes students and teachers to treat students unequally. This imbalanced treatment only furthers the differences that are already present from the family background. To conclude, it appears that if teachers and students had a broader cultural understanding, it would lessen prejudice, and provide a more comfortable school atmosphere. Mutual understanding is the basis of an excellent education experience. Though cultural background carries much weight on a student, their experiences in school influence them the most.

Teaching Internet Safety in High School

Ashlin Neal, El Molino High School

Many children and teenagers today have the ability to use the Internet, but not the common sense to use it wisely. I learned this from my focus group report last year. This year, instead of holding a new focus group, I wanted to do something to help this problem. I decided to create a presentation that could be given to students, particularly freshmen, in their health classes. The principal and teachers at my high school approved of my presentation and I have been able to inform two classes about Internet and electronic communication safety.

For the presentation, I decided to use a website called prezzi.com, which allows people to make interactive presentations that are accessible through the Internet. My presentation addresses safety in electronic communication, the Internet, and social networking sites. I searched for videos that supported what I wanted to teach the students, knowing that students often respond better to quick and interesting videos. There are five videos in the presentation all relating to the points of the presentation. Electronic communication includes texting, emailing, and instant messaging, but my presentation focuses on texting because most teenagers text today. The main point about texting is that explicit photos and messages should not be sent to anybody, for they can be illegal and get people in trouble. The main point on Internet safety is that everything that is posted online is permanent and can be seen by anyone, so one needs to think before posting. For social networking, my presentation mainly

focuses on Facebook. It suggests not sharing passwords, adjusting privacy setting so only friends can see a profile, and not putting personal information on a profile. The presentation concludes with how the Internet is a great resource, but it has to be used wisely and sensibly.

The two classes that received the presentation were non-prep freshman and sophomore English classes. The teachers asked me to make a small worksheet that the students could fill out during the presentation to ensure they followed along. There were four yes or no questions and two short response questions. At the end of the presentation I collected the worksheets and read what the students wrote. Twenty-two out of the twenty-seven students had a Facebook page and only eighteen of them had their profile set to private so only their friends could see their profile. Every student agreed that it is not safe to share passwords with other people. The last question asked what they learned from the presentation. Nearly everything that was in the presentation was reiterated in the students' answers. This showed that the students understood the presentation, found it interesting enough to pay attention, and needed to be informed about Internet Safety.

During the presentation, I asked students questions and encouraged them to participate. Students often found the videos funny and entertaining, but the messages still got through to them. At the end of each video, I asked the students what the point of that video was. Every time, a student raised his hand and said the correct point. I also asked the students if they understood why inappropriate pictures should not be put online. Most students realized that authorities, parents, or other people might see the pictures, which could get them in serious trouble. The presentation took about forty minutes because we discussed the points and how the students use the Internet and Facebook. Without the discussion, it would take about twenty minutes to go through the presentation. The discussion was effective though because the students were involved and were able to learn from each other.

There still are many more classes I would like to give this presentation to because Internet safety is not taught in my high school or many other high schools. I plan on teaching Internet safety to every freshman class I can and to any other classes if a teacher requests it. If that is not possible, teachers can use the presentation and show it to their students. The students who saw my presentation received it well because texting, the Internet, and Facebook are of high interest to students today. Even if students already know to be sensible when on the Internet, this presentation will reinforce that knowledge. This presentation may also prevent teenagers from making a mistake online that has serious consequences. Internet safety needs to be taught in schools today and hopefully my presentation will make a difference in my school and possibly encourage others to address these issues in their schools.

Background Information

Privacy and Security Issues of Social Networking Teenagers

Ashlin Neal, El Molino High School

In a world where people can instantaneously receive information and communicate, social networking has become a norm of society. However, society has not yet developed parameters or any rules for social networking. To delve into the topic of social networking privacy and security, I held two focus groups at El Molino High School: one in the Leadership class and another in a Basic Geometry class. Through questioning the participants, ages 14-18, I was able to learn teenagers' viewpoints on the privacy and security of social networking and the role schools should have in social networking and electronic communication.

In both of the classes I went to, every single student had a Facebook account. Everybody knew the basic security settings of Facebook; they knew that their profiles could be made private, that they could control who saw their pictures, and that messages are private, whereas anybody can see a wall post. However, not all of the students knew how easy it is to access a profile or the type of people who may check their profile, even if that profile is set to private. Colleges and employers often look at profiles to make sure that a person is what they claim to be and that they do not have explicit or inappropriate content on their profile. School administrators also can easily access profiles. Many students did not know that other people can access their profile, even if they are not their friends. Although many already knew this because it has been publicized in magazine articles and in the news, this shocked some of the students.

Then I asked the students if, when joining a social network, they felt they were giving up their own right to privacy or another's right to privacy. Nobody had thought of this before, but nobody felt they gave up their own right to privacy. Furthermore, nobody felt they endangered another person's right to privacy because nobody has posted private information about others on Facebook. However, many people realized that other people on the social network could give up their right to privacy by posting or sharing private information they know about that person. Both classes decided that the two biggest dangers of social networking are cyber-bullying and perverts or pedophiles. Everybody agreed that to help prevent this, one should not accept strangers as friends or post personal information, and one should check the photos they are tagged in to make sure they are not inappropriate. Even though the students realized there are serious dangers to social networking, nobody was fearful of having a Facebook or felt that their privacy was threatened.

To help establish guidelines for social networking, I asked the students what is acceptable to put online. After all of the previous discussion, one student in the Leadership class concluded "The smart thing to post is nothing or not even be a social networker, but in reality, one will always have info about himself on their profile." This answer was rather difficult to answer, so the students instead answered what is not acceptable to put online. Right away, students said that personal info such as phone numbers, social security numbers, and addresses should not be on profiles. A few also said that the school one attends or where they work can be risky, but for the most part is acceptable. Everybody agreed that one should not post other people's info or reveal something personal about others. Everybody also agreed that it is not smart for students to post pictures or be tagged in pictures of themselves doing inappropriate or illegal things such as drugs, drinking, partying, or exposing themselves. All of these recommendations seem to be common sense, however many teenagers are found with these explicit or unacceptable things on their profiles.

After discussing the privacy and security of social networking, I informed the students on how the contract that students sign in order to participate in extracurricular activities (including sports, band, acting, and dance), is being amended. The contract is being updated to explicitly state that any student who disgraces the school through means of electronic communication will no longer be allowed to participate in that activity. This can include sending revealing pictures through texting or email, posting pictures of students drinking or doing drugs, and many other inappropriate or illegal things. This rule already existed for other means of communication, but now it clearly includes texting, Facebook, YouTube, and other online sites. All of the Leadership students agreed this was a good change because students will be held accountable and realize what is unacceptable to electronically share. They also realized that there will still be a minority of students who will disregard this rule and there is also a major faction of the school that will not be affected by this rule because they do not participate in extracurricular activities. However, they thought it still was a good way to show students how serious this issue is. Contrarily, the Basic Geometry class did not have the same viewpoints on this rule. They were afraid that the school administration would become like police officers, trying to find students with inappropriate things on their profiles. They delved into the technicalities of what should count as inappropriate and what should not. Most of the students did not realize that the school administrators are not looking to punish students. They are only trying to protect themselves and keep

the students out of trouble. The administrators also want students to realize that things that are texted, emailed, or posted on the internet can become permanent and can easily be circulated to people. The school is trying to promote making conscious decisions and being responsible for oneself. Most of the students questioned realized that the school is not trying to violate any student's privacy or get him or her into trouble and that this rule will call attention to how important common sense is when electronically communicating.

Because of the many teenagers who put inappropriate things on the internet, it has become apparent that teenagers should be educated on the matter. In the Leadership class, we determined that education on electronic communication and the internet could be added into health classes. These classes would be beneficial because young people are learning information and are capable of easily communicating before they have the common sense to deal with this information and these capabilities. Young people can instantaneously learn information that is too mature for them and then they can easily share it with others, or share themselves doing these inappropriate things. Because there really are no societal guidelines to the internet yet, these classes could help establish them and promote them. The classes would have to promote making good decisions and inform students on the laws about the internet for minors. To further raise awareness about the dangers and rules of the internet and social networking, websites such as Facebook and YouTube could be used to share information in the setting where these unacceptable incidents often take place. There are already many websites that provide parents with information on how to teach their children internet safety, but incorporating this information into health education would ensure that more students learn about this issue.

These two focus groups led to many conclusions. Student obviously are aware of privacy settings online and what is unacceptable to put online, but they have not been educated or know the consequences that irresponsible electronic communication can cause. Social networking can be extremely beneficial in a teenager's life, but it can also lead to harsh realities if improperly used. Teenagers today still do have their common sense, but many disregard it when online or texting because society has not made the guidelines for it extremely apparent. A good step for schools to take is to show students how serious this issue is, and to create a known punishment. A further step would be to prevent these incidents by educating students on how to safely communicate electronically.

Reflections on an Education

Krista Piphio, El Molino High School

Education is an extremely relevant topic to public policy and to all young people. Both of these are aspects of the Junior Commission that I hoped to research in my focus group this year. The El Molino High School Intellectual Society's responses never fail to be insightful and provocative, so I went to them to see what they had to say on the matter. On Wednesday the 14th of March, in the classroom of Mr. John Grech, I posed these three questions to the group; "What is your post-graduation plan?", "How well do you think high school prepares you for the rest of your life?" and "Which aspects of education do you think need changing and how do you think those could be fixed?"

I opened with a question about post-graduation plans and the answer was almost unanimously "college". Our club advisor, lamenting the homogeneity of our plans, put in that "College is expensive. Not everyone wants to go, not everyone needs to." I know that the expected response to my inquiry favors higher education and employment, but I was hoping to also find out some other aspects of their hopes, hobbies, families etc. I believe high school is intended not only for academic preparation, but social readiness as well. El Molino has a mission statement called the three 'R's, an aim to foster Respectful and Compassionate people, Responsible and ethical citizens,

Resourceful and articulate students. If the school's effort was expended proportionately to these goals, one third would be dedicated to academia and the other two parts to social instruction.

Health and sex education comprise a more social aspect of school curriculum. Someone in the group voiced a wish that other "adult problems, like finding work, getting insurance and filing taxes" were addressed in schools as well. Funding, an ever present aspect in conversations concerning education, was cited as a limiting factor in a school's breadth of curriculum. Despite budget cuts El Molino does offer an impressive variety of CTE (career technical education) classes. These currently include woodshop, culinary, AutoCAD, broadcasting and biotechnology.

To the question about how well high school prepares you for the rest of your life, the immediate quip "it doesn't" unfortunately fit the general opinion. It was discussed how the rigidity of the system provides a very "one size fits all" model that does not center on the individual and his or her goals. Requirements of certain types of credit for graduation and the A-G UC and CSU application prerequisites were cited as reasons students have not taken more classes of interest, such as multiple language or science classes in a year, not being able to take AP as a freshman, or not having time for practical art electives. Scheduling conflicts and class availability posed a problem as well. It was noted that "85% of school is not about what you want" because focusing energy in one subject of interest is impractical under the current construct.

A major complaint that I hear and express myself is that everything is taught to the test. Curriculums are confined to an outline of state standards from which a class cannot deviate. STAR, CAHSEE, PSAT, SAT, and ACT are all dehumanized acronyms for equally dehumanized examinations used to gauge the academic prowess of American high school students. One of the club members remarked with dismay that "Intelligence has been reduced to how well you can answer multiple choice questions". Too often there are inordinate amounts of importance placed on simple numerical representations of capability.

My final question pertained to the aspects of education society members would like to see changed and the solutions they envision. A remedy was promptly suggested for the rampant fixation on Scantron bubbling; Perhaps emphasis on project based learning would prove more effective. Applying knowledge to create an observable product more closely resembles the flexibility and ingenuity demanded by real world situations. Additionally, the end result is more meaningful, to the individual and the community, than a score on a multiple choice exam.

Sex, Bullying, and Tolerance

Juliana Posada, Rancho Cotati High School

When I first started my focus group, I went into it thinking that I would hear about the atrocities that only high school bullies could provide; however, I soon found that the students at Rancho Cotati High School didn't really have a bullying problem. I puzzled over it for a few days, trying to figure out how most of the drama at my school was kept to snide remarks and the occasional rumor. I soon figured out the reason why we didn't have a bullying problem. Every year, our school's leadership class puts on an event called Unity Week. Unity Week is a week where we celebrate our cultural differences through various anti-bullying assemblies and cultural performances throughout the entire school. It seems to me that this one week is just a reflection of how tolerant the people at the school are. So during that focus group, instead of hearing about the awful scenarios of bullying - especially against

lesbian, gay, bisexual, and transgender (LGBT) students – I learned something else, something that I personally found a little alarming. The kids in the group didn't have a clue about safe sex, or sexuality in general.

Teen sexuality tends to be a taboo subject with older adults. The 'information' that kids get about sex comes from their peers, who usually make their sexual exploits out to be a lot more glamorous than they actually were. This chain of misinformation could potentially be detrimental to younger, impressionable students who never really got any education on the matter. I asked the group when their last sex education class was, and the majority of them said that the last time that they had received any sexual education was in the seventh grade. Although I have no doubts that the class had been full of information, it seems to me that teaching a class full of seventh graders about sex wouldn't really do anything. Middle school is an awkward time for kids; many of them are barely going through puberty, making their maturity level equivalent to that of a five year old. It's safe to assume that the kids wouldn't really remember much of what they learned, especially if they found it to be traumatizing. I then asked the group to rate how comfortable or uncomfortable they would be while talking to their parents about their sexuality on a scale of one to ten, one being extremely uncomfortable and ten being very comfortable. The average rating was a three. Seeing as how the kids found it to be uncomfortable to speak to their parents about sex, I couldn't understand why my school didn't offer some sort of health class for the freshman. I know that there are health classes at other schools, and I feel that it is wrong for our students to not have that knowledge.

Another thing that I found was that many of the students didn't know where the local Planned Parenthood was. When I asked them if they would willingly buy condoms from a store instead of risking having sex without protection, many of them had said that they wouldn't. When asked to elaborate, the unanimous response was that they had found the idea of buying a box of condoms too embarrassing. I was completely floored. To think that these young students would rather risk their health and their futures all because they think spending ten minutes in a store buying condoms is embarrassing is ridiculous.

I know that the teen pregnancy rate is declining in Sonoma County, but there are still many kids who become infected with STIs because they don't protect themselves. Although other high schools have required health classes, and in some cases on-campus clinics, it should be required for all high schools to have a comprehensive health class. When I asked the group if they would feel more comfortable talking about sex with their partners and parents if they had taken a health class that would educate them and help them understand all the risks involved, they said that they would. As for the LGBT aspect, there is already a law that is supposed to integrate LGBT history along with the regular curriculum; however, neither I nor my fellow students in the focus group have heard any of the history teachers mention it at all. One of the students said that it is a shame that the school hasn't started integrating the contributions of people from the LGBT community because there are still many people who are homophobic, and many more that are simply uneducated on the matter.

In conclusion, teens need an education that will prepare them for the real world. To keep them ignorant of 'mature' topics such as sex won't do anything but put them at risk for infections and pregnancy. The key to solving problems like teen pregnancy, bullying, or even drug abuse is to focus on prevention first. If the schools – and the community at large – do that, then our community will undoubtedly continue to improve.

More Reflections on an Education

Mariah Steiger, Windsor High School

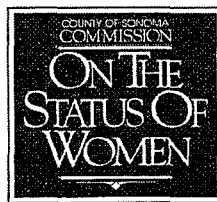
In the California Public Education system, everyone who has a stake in the outcome is convinced that they have figured out the right way. Administrators, teachers, their unions, parent teacher associations, and government officials are constantly screaming over each other, thinking that they have got it right. But amidst the chaos that is

our system, one voice is sadly—too often—missing, that of the student. On Windsor High School’s campus, we have a continuation school called Windsor Oaks Academy (WOA). I held a focus group with a class of WOA in order to get their perspective on their education.

Going into the focus group, I knew that it was important to set the right tone. Worried that the students might respond negatively if I was to dive straight into questions, I started with a more broad activity. I asked the students to tell me what their ideal vision of their education system would be. Of course, there were the cliché comments of more fieldtrips and an open campus, but quickly we identified a root problem. One student commented that he felt alienated by the Windsor High School (WHS) community, and it quickly sparked a discussion about this. WOA students are often previous students of WHS, and then as soon as they are forced to leave and go to WOA, they no longer can go on campus to see their friends, or even use our cafeteria! Not only do they feel alienated, but they feel like the WHS students, administration, and teaching staff thinks that they are criminals that they are below WHS. A lot of the students noted that this felt infuriating.

Our discussion evolved into one more focused on teachers. Specifically, what makes a good teacher. Hearing their suggestions was moving. It reminded me that all students do want the same things in teachers. They asked for teachers that are good communicators, that are patient, fun, interested, that want the students to understand the material. Then, one student said that a good teacher is someone who doesn’t think that they are above their students. This theme of respect, that had come up earlier when talking about the vibes that they receive from WHS, started to become more apparent to me. Kids can be smart and focused and even driven, but as soon as they think that they don’t get any respect from the people they interact with, their motivation drops significantly. We began to talk about respect in the classroom, many students felt like the ideal classroom would be one where not only the teacher respects the student, but the students respect the opinions of their peers.

The questions I asked focused mainly on what they would like to see in their ideal education system. But I also wanted to know what they enjoyed about their current education. As I began to hear their comments, I realized that the WOA program is superb. The staff and the programs available to the students are really dedicated. I am so grateful that I got to do this focus group because I would have never known how amazing WOA is. I wanted to end with a broader question, so I asked them what skills they have learned from WOA and their overall high school experience that have prepared them for the real world. The answers I got were a multitude of things, some people said that they have bettered their communication skills, developed passions and interests, and improved their social skills. The students and their ability to communicate their ideas prove that WOA has helped a lot of these kids transition into adulthood. The responses I got assured me that the Windsor community will have, and we should expect from all schools, an incredible body of students graduating and going into the workforce.



County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / / Agenda Item No: <u>2</u>
Department: Transportation and Public Works		4/5 Vote Not Required
Name and Phone Number: Phillip Demery - (707) 565-2231	Board Date: 5/15/2012	Deadline for Board Action:
AGENDA SHORT TITLE: National Public Works Week REQUESTED BOARD ACTION: Approve Resolution recognizing the week of May 20-26, 2012, as National Public Works Week.		
CURRENT FISCAL YEAR FINANCIAL IMPACT - None.		
Explanation (if required): None.		
Prior Board Action: 5/17/11: Board approved Resolution recognizing National Public Works Week; 5/18/10: Board approved Resolution recognizing National Public Works Week; 5/12/09: Board approved Resolution recognizing National Public Works Week; 5/13/08: Board approved Resolution recognizing National Public Works Week.		
Alternatives – Results of Non-Approval: The County would not recognize National Public Works Week.		

Background: National Public Works Week (NPWW) was instituted as a public education campaign by the American Public Works Association (APWA) in 1960, calling attention to the importance of public works in community life. This week’s recognition seeks to enhance the prestige of these often unsung heroes of our society, the professionals who serve the public good every day with steadfast dedication.

The Sonoma County Department of Transportation and Public Works is committed to providing quality transportation and public works services within Sonoma County in a responsive and professional manner for the benefit of the general public. The professionals staffing the County’s Transportation and Public Works Department help to ensure that Sonoma County’s infrastructure and public services remain accessible and reliable. Every resident of the County is touched in some way by the services provided by these outstanding public servants.

Attachments: Resolution.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than “Requested”)

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Recognizing The Week Of May 20 – 26, 2012, As National Public Works Week.

Whereas, public works services provided in our community are an integral part of the everyday lives’ of Sonoma County Citizens; and

Whereas, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as transit, air service, solid waste disposal, and streets, highways and bridges maintenance and construction; and

Whereas, the health, safety and comfort of the residents of Sonoma County greatly depends on these services; and

Whereas, the quality and effectiveness of the development and operation of these services, as well as their planning, design, and construction, is vitally dependent upon the efforts and skills of the public works professionals; and

Whereas, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people’s attitude and understanding of the importance of the work they perform.

Now, Therefore, Be It Resolved that the County of Sonoma recognizes the week of May 20 – 26, 2012, as National Public Works Week.

Supervisors:

Brown: Rabbitt: McGuire: Carrillo: Zane:

Ayes: Noes: Absent: Abstain:

So Ordered.

Background:

The local Emergency Medical Services (E.M.S.) system in Sonoma County is comprised of numerous private and public sector organizations such as fire departments and districts, county parks, law enforcement departments, air and ground ambulance service providers, hospitals, and 9-1-1 dispatch centers. The E.M.S. team includes dispatchers, first responders, emergency medical technicians, paramedics, nurses, physicians, educators, administrators, and citizen advisory groups. Members of E.M.S. teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills.

In Sonoma County, E.M.S. professionals respond to approximately 40,000 calls annually, providing rapid life saving interventions and transportation to our hospitals, including specialty Cardiac and Trauma Centers. Together these organizations and individuals provide the citizens and visitors in Sonoma County with responsive, high quality E.M.S. services. This year marks the 31st anniversary of the Sonoma County E.M.S. system.

Each year, one week is designated to recognize the individuals and agencies that make up the E.M.S. team and to educate the public about the E.M.S. services. May 20-26, 2012 has been designated National E.M.S. Week, with the theme “EMS: More than a job. A Calling.” E.M.S. providers in the County use this week to acknowledge and commend the work of their staff in providing quality medical care.

The focal event for E.M.S. Week activities in Sonoma County is the Survivors’ Reunion sponsored by the Sonoma County Paramedic Association. The nineteenth annual reunion of patient survivors and rescuers will be held on May 24, 2012, at the Benziger Family Winery, where local emergency response agencies and dignitaries will join in recognizing our local heroes. The reunion is always a touching celebration of lives saved.

Attachments: Resolution.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than “Requested”)

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Declaring May 20-26, 2012 As Emergency Medical Services Week In Sonoma County.

Whereas, emergency medical services is a vital public service; and

Whereas, the members of emergency medical services teams are ready to provide lifesaving care to those in need, 24 hours a day, seven days a week; and

Whereas, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

Whereas, emergency medical services teams consist of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, dispatchers, educators, administrators, and others; and

Whereas, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

Whereas, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week.

Now, Therefore, Be It Resolved, that the Board of Supervisors of the County of Sonoma proclaims May 20-26, 2012 Emergency Medical Services Week throughout Sonoma County, and call upon all County Departments to join with private organizations and community members to celebrate with activities to promote and acknowledge the many benefits of emergency medical services to our residents.

Supervisors:

Brown: _____ Rabbitt: _____ McGuire: _____ Carrillo: _____ Zane: _____

Ayes: Noes: Absent: Abstain:

So Ordered.

Background: none.

Attachments: Gold Resolution.

On File With Clerk: none.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

**Res Resolution Of The Board Of Supervisors Of The County Of Sonoma,
State Of California, Commending And Congratulating Doug Wood For
Being Named Forestville Citizen Of The Year 2012 by the Forestville
Chamber of Commerce.**

Whereas, Doug Wood is being recognized for his many acts of community service to the people and town of Forestville; and

Whereas, Doug has shown tireless dedication and devotion to the needs of the Forestville School and El Molino High School over the decades, saving the school districts many dollars through his volunteer construction activities which saved general fund dollars; and

Whereas, Doug Wood is the person who is always ready, willing, and able to help when there is an emergency; and

Whereas, Doug is always there in times of need for Forestville, for schools, for non-profits, for his neighbors, and for people that are friends of friends; and

Whereas, during the years that our County has suffered record flooding and untold hardship to our citizens, Doug has responded by volunteering his expertise, crews, and equipment to solve urgent needs; and

Whereas, a generous man, Doug has supported the Forestville Firefighters Association in upgrading equipment and services, including purchasing a Holmatro Rescue System for the Department, which has helped save lives.

Now, Therefore, Be It Resolved that the Board of Supervisors of Sonoma County hereby congratulates Doug Wood on the well deserved recognition of his many generous acts and contributions which led to his selection as Forestville's Citizen of the Year 2012.

Supervisors:

Brown: Rabbitt: McGuire: Carrillo: Zane:

Ayes: Noes: Absent: Abstain:

So Ordered.

<h1>County Of Sonoma</h1> <h2>Agenda Item</h2> <h3>Summary Report</h3>		<p>Clerk of the Board Use Only Meeting Date / /</p> <p>Agenda Item No: 5</p>
Department: Board of Supervisors		4/5 Vote Not Required
Name and Phone Number: Shirlee Zane - (707) 565-2241	Board Date: 5/15/2012	Deadline for Board Action: 5/15/2012
<p>AGENDA SHORT TITLE: Gold Resolution.</p> <p>REQUESTED BOARD ACTION: Proclaim May 14-20, 2012 As Salvation Army Week in the County of Sonoma.</p>		
<p style="text-align: center;">CURRENT FISCAL YEAR FINANCIAL IMPACT - None.</p> <p>Explanation (if required): None.</p>		
<p>Prior Board Action: None.</p>		
<p>Alternatives – Results of Non-Approval: None.</p>		

Background: None.

Attachments: None.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Proclaiming May 14-20, 2012 As Salvation Army Week In The County Of Sonoma.

Whereas, since 1889, the Salvation Army's only business in the County of Sonoma, as everywhere, is still human business, undertaken with joy for the family of humankind; and

Whereas, through sound, innovative and professional services, the Salvation Army serves the people of Sonoma County with unshakable faith in all, no matter how desperate the situation, and views all people as people with possibilities; and

Whereas, the Salvation Army acts on behalf of all residents of our community, with neither salvation nor any other condition prerequisite, nor expecting any thanks, yet nonetheless welcoming community support.

Now, Therefore, Be It Resolved that the Board of Supervisors of Sonoma County does hereby proclaim the period of May 14th to 20th, 2012 as Salvation Army Week in the County of Sonoma, and does urge all citizens to join in saluting the steadfast men and women who bind up the broken hearted and renew the heart of our community by their quiet service of compassion.

Supervisors:

Brown: Rabbitt: McGuire: Carrillo: Zane:

Ayes: Noes: Absent: Abstain:

So Ordered.

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / / Agenda Item No: <u>6</u>
Department: Board of Supervisors		4/5 Vote Not Required
Name and Phone Number: Shirlee Zane - (707) 565-2241	Board Date: 5/15/2012	Deadline for Board Action: 5/15/2012
AGENDA SHORT TITLE: Gold Resolution.		
REQUESTED BOARD ACTION: Designate the week of May 19th through May 25th, 2012 as National Safe Boating Week in Sonoma County.		
CURRENT FISCAL YEAR FINANCIAL IMPACT - None.		
Explanation (if required): None.		
Prior Board Action: None.		
Alternatives – Results of Non-Approval: None.		

Background: None.

Attachments: None.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Proclaiming The Week Of May 19 Through May 25, 2012 As National Safe Boating Week In The County Of Sonoma.

Whereas, on average, 700 people die each year in boating related accidents in the United States; nearly 70% of these are fatalities caused by drowning, and a significant number of these boaters would be alive today had they worn their life jackets; and

Whereas, Flotilla 55 is responsible for the Sonoma County Coast, twenty-five miles South and twenty-five miles North of Bodega Bay, Lake Sonoma, the Petaluma River, and Richardson Bay; and

Whereas, in 2011 the members of Flotilla 55 of Sonoma County volunteered 13,294hours in educating the boating public and in U.S. Coast Guard mission support; and

Whereas, in 2011, 318 free vessel exams were performed by Flotilla 55 vessel examiners; and

Whereas, Flotilla 55 of Sonoma County will continue its efforts to educate the boating public by offering boating classes and free vessel examinations, promoting safe boating and encouraging the wearing of life jackets.

Now, Therefore, Be It Resolved that the Board of Supervisors of the County of Sonoma does hereby designate the week of May 19th through May 25th, 2012 as National Safe Boating Week in Sonoma County and urges all users of ALL inland lakes, rivers, and coastal waters areas to safeguard their lives by wearing life jackets when boating, attend a safe boating course, exercise safe boating practices, and adopting the slogan of "WEAR IT."

Supervisors:

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

So Ordered.

Background:

May is Older Americans Month, a tradition dating back to 1963 to honor the legacies and ongoing contributions of older Americans in our communities across the country. The Sonoma County Board of Supervisors has annually joined in this recognition of seniors.

This year's Older American Month theme is *Never Too Old to Play*. Our community will be hosting events to honor the strength and vitality of our older adults. The Area Agency on Aging Advisory Council will be celebrating by distributing an article highlighting older adults to local newspapers and coordinating a movie screening on senior athletes in conjunction with the Council on Aging. The movie is titled "Age of Champions" and will be shown at the Finley Community Center on May 9 at 2pm and other locations throughout the month.

The community report, "Aging and Living Well in Sonoma County," and its companion needs assessment prepared by the AAA, being presented to the Board in a separate Board Item, provides a local profile of older adults in our county. Sonoma County's senior population is projected to grow to 143,636 by the year 2030 when it will represent nearly a quarter (24%) of the county's total population. Currently, nearly 100,000 individuals age 60 and older live in Sonoma County.

Attachments: Resolution.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/12

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State
Of California, Proclaiming May as Older Americans Month in Sonoma
County**

Whereas, aging is a natural part of life and older people deserve to age with dignity and to continue to be included in public and family life; and

Whereas, Sonoma County is committed to helping all individuals maintain their health and independence as they age; and

Whereas, in Sonoma County, there are nearly 100,000 persons over age 60 who represent 20% of the County's total population and

Whereas, older people have contributed, and continue to contribute, to the wellbeing and progress of their communities and the county as a whole; and

Whereas, older adults in Sonoma County have an important role in sharing knowledge, wisdom, and understanding of the history of our community and country through interactions with children, youth, and adults from other generations.

Now, Therefore, Be It Resolved, that the Sonoma County Board of Supervisors joins the President and Congress of the United States, and the Governor of California and proclaims May as Older Americans Month. We urge everyone to take time this month to engage with older people and honor their contributions.

Supervisors:

Brown: Rabbitt: McGuire: Carrillo: Zane:

Ayes: Noes: Absent: Abstain:

So Ordered.

<h1>County Of Sonoma</h1> <h2>Agenda Item</h2> <h3>Summary Report</h3>		<p>Clerk of the Board Use Only Meeting Date / /</p> <p>Agenda Item No: 8</p>
Department: Board of Supervisors		4/5 Vote Not Required
Name and Phone Number: Supervisor Brown - (707) 565-2241	Board Date: 5/15/2012	Deadline for Board Action: 5/15/2012
<p>AGENDA SHORT TITLE: Gold Resolution.</p> <p>REQUESTED BOARD ACTION: Gold Resolution Commemorating the 50th Anniversary of the Valley of the Moon Water District. (First District)</p>		
<p style="text-align: center;">CURRENT FISCAL YEAR FINANCIAL IMPACT - None.</p> <p>Explanation (if required): None.</p>		
<p>Prior Board Action: none.</p>		
<p>Alternatives – Results of Non-Approval: none.</p>		

Background: none.

Attachments: Gold Resolution.

On File With Clerk: none.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution of the Board of Supervisors of the County of Sonoma Commemorating the 50th Anniversary of the Valley of the Moon Water District.

Whereas, Valley of the Moon Water District became operational on June 1, 1962 when local citizens came together to create a water district charged with improving water reliability and ensuring adequate water supplies for their current and future needs; and

Whereas, Valley of the Moon Water District spent its first few years securing an imported water supply from the Russian River and related infrastructure; and

Whereas, , as its customer base expanded and demand increased after initially serving a few thousand customers, Valley of the Moon Water District began constructing new water delivery pipelines and storage reservoirs to ensure continued reliability; and

Whereas, Valley of the Moon Water District today provides water to more than 23,000 people residing and working in Trinity Oaks, Glen Ellen, Boyes Hot Springs, Agua Caliente, Fetters Hot Springs, El Verano, and Temelec; and

Whereas, Valley of the Moon Water District earned a reputation as an innovative agency that forged partnerships with the Sonoma County Water Agency (SCWA) and IBM to undertake “First-of-a-Kind Project” to reduce non-revenue water; and

Whereas, Valley of the Moon Water District demonstrated commitment to environmental stewardship by adopting a conservation based water rate structure, and partnering with SCWA and the City of Sonoma to prepare the first ground water management plan in Sonoma County and explore groundwater banking opportunities in Sonoma Valley; and

Whereas, , Valley of the Moon Water District remains committed to working on behalf of its customers by continuing to provide a safe and reliable water supply, maintaining affordable water rates, demonstrating fiscal responsibility, and assuming a leadership role in regional efforts to develop new water supplies.

Now, Therefore, Be It Resolved that the Board of Supervisors of Sonoma County does hereby congratulate the Valley of the Moon Water District on the occasion of its 50th anniversary and wishes the District continued success in all of its endeavors in the years ahead.

Resolution #
Date: 5/15/2012
Page 2

Supervisors:

Brown: Rabbitt: McGuire: Carrillo: Zane:

Ayes: Noes: Absent: Abstain:

So Ordered.

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / / Agenda Item No: 9
Department: BOS		4/5 Vote Not Required
Name and Phone Number: David Rabbitt - (707) 565-2241	Board Date: 05/15/2012	Deadline for Board Action: 05/15/2012
AGENDA SHORT TITLE: Gold Resolution.		
REQUESTED BOARD ACTION: Resolution recognizing Dominik Martinez for achievement of his Eagle Scout		
CURRENT FISCAL YEAR FINANCIAL IMPACT - None.		
Explanation (if required): None.		
Prior Board Action: None.		
Alternatives – Results of Non-Approval: None.		

Background:

Attachments: None.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA
HONORING DOMINIK MARTINEZ FOR
ACHIEVING THE RANK OF EAGLE SCOUT**

WHEREAS, the Boy Scouts of America have a long and impressive history of preparing young men to assume responsibility in their communities; and

WHEREAS, Dominik has been involved in scouting and Troop 8 since the young age of six and has participated in 50 mile canoe trips, sno camp and other various camping activities; and

WHEREAS, the achievement of rank Eagle in the scouting system requires a scout to plan, develop, and give leadership to a project of help to his religious group, school, or community; and

WHEREAS, Dominik and his troop restored the McKinley Elementary School garden where Dominik and his troop built redwood benches, and framed and planted a tree and

NOW, THEREFORE, BE IT RESOLVED, that the Sonoma County Board of Supervisors commends Dominik Martinez on joining that outstanding group of Eagle Scouts.

BE IT FURTHER RESOLVED that the Sonoma County Board of Supervisors appreciates the effort which went into achieving that goal and anticipates that Dominik Martinez will have the heart and spirit of an Eagle throughout his adult life.

Supervisors:

Brown: Rabbitt: McGuire: Carrillo: Zane:

Ayes: Noes: Absent: Abstain:

So Ordered.

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / /
		Agenda Item No: <u>10</u>
Department: BOS		4/5 Vote Not Required
Name and Phone Number: David Rabbitt - (707) 565-2241	Board Date: 05/15/2012	Deadline for Board Action: 05/15/2012
AGENDA SHORT TITLE: Gold Resolution.		
REQUESTED BOARD ACTION: Resolution recognizing Josh Will for achievement of his Eagle Scout		
CURRENT FISCAL YEAR FINANCIAL IMPACT - None.		
Explanation (if required): None.		
Prior Board Action: None.		
Alternatives – Results of Non-Approval: None.		

Background:

Attachments: None.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA
HONORING JOSH WILL FOR
ACHIEVING THE RANK OF EAGLE SCOUT**

WHEREAS, the Boy Scouts of America have a long and impressive history of preparing young men to assume responsibility in their communities; and

WHEREAS, Josh has been involved in scouting and Troop 8 since a young age and started participating as a Tiger Cub, and has participated in numerous scouting activities; and

WHEREAS, the achievement of rank Eagle in the scouting system requires a scout to plan, develop, and give leadership to a project of help to his religious group, school, or community; and

WHEREAS, Josh and his troop restored the Corona Creek Elementary School garden where Josh and his troop rebuilt redwood planter boxes at the school garden; and

NOW, THEREFORE, BE IT RESOLVED, that the Sonoma County Board of Supervisors commends Josh Will on joining that outstanding group of Eagle Scouts.

BE IT FURTHER RESOLVED that the Sonoma County Board of Supervisors appreciates the effort which went into achieving that goal and anticipates that Josh Will will have the heart and spirit of an Eagle throughout his adult life.

Supervisors:

Brown: Rabbitt: McGuire: Carrillo: Zane:

Ayes: Noes: Absent: Abstain:

So Ordered.

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / / Agenda Item No: <u>11</u>
Department: BOS		4/5 Vote Not Required
Name and Phone Number: David Rabbitt - (707) 565-2241	Board Date: 05/15/2012	Deadline for Board Action: 05/15/2012
AGENDA SHORT TITLE: Gold Resolution.		
REQUESTED BOARD ACTION: Resolution recognizing Chris Jepsen for achievement of his Eagle Scout		
CURRENT FISCAL YEAR FINANCIAL IMPACT - None.		
Explanation (if required): None.		
Prior Board Action: None.		
Alternatives – Results of Non-Approval: None.		

Background:

Attachments: None.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA
HONORING CHRIS JEPSEN FOR
ACHIEVING THE RANK OF EAGLE SCOUT**

WHEREAS, the Boy Scouts of America have a long and impressive history of preparing young men to assume responsibility in their communities; and

WHEREAS, Chris has been involved in scouting and Troop 8 since the young age where he participated as a Tiger Cub and took part in a 50 mile canoe trip, the Rim Rover Hikes, and other various camping activities; and

WHEREAS, the achievement of rank Eagle in the scouting system requires a scout to plan, develop, and give leadership to a project of help to his religious group, school, or community; and

WHEREAS, Chris and planned and built two planter boxes in the Saint Vincent Garden, along with two smaller planter boxes that have since been planted with produce which has since been harvested donated back to the local community and

NOW, THEREFORE, BE IT RESOLVED, that the Sonoma County Board of Supervisors commends Chris Jepsen on joining that outstanding group of Eagle Scouts.

BE IT FURTHER RESOLVED that the Sonoma County Board of Supervisors appreciates the effort which went into achieving that goal and anticipates that Chris Jepsen will have the heart and spirit of an Eagle throughout his adult life.

Supervisors:

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

So Ordered.

Background:

Attachments: None.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA
HONORING JORDAN PADGETT FOR
ACHIEVING THE RANK OF EAGLE SCOUT**

WHEREAS, the Boy Scouts of America have a long and impressive history of preparing young men to assume responsibility in their communities; and

WHEREAS, Jordan has been involved in scouting and Troop 8 since the young age of five and has participated in various camping activities and events and has earned the Arrow of Light award; and

WHEREAS, the achievement of rank Eagle in the scouting system requires a scout to plan, develop, and give leadership to a project of help to his religious group, school, or community; and

WHEREAS, Jordan has shown his commitment to his troop by involving himself in troop events such as: fifty mile canoe trips, the Rim Rover Hike, Scout camp, traveling to the Philmont Scout Ranch and the National Jamboree and

NOW, THEREFORE, BE IT RESOLVED, that the Sonoma County Board of Supervisors commends Jordan Padgett on joining that outstanding group of Eagle Scouts.

BE IT FURTHER RESOLVED that the Sonoma County Board of Supervisors appreciates the effort which went into achieving that goal and anticipates that Jordan Padgett will have the heart and spirit of an Eagle throughout his adult life.

Supervisors:

Brown:	Rabbitt:	Mcuire:	Carrillo:	Zane:
Ayes:	Noes:	Absent:	Abstain:	

So Ordered.

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / / Agenda Item No: 13
Department: Board of Supervisors		4/5 Vote Not Required
Name and Phone Number: Shirlee Zane - (707) 565-2241	Board Date: 5/15/2012	Deadline for Board Action: 5/15/2012
AGENDA SHORT TITLE: Gold Resolution.		
REQUESTED BOARD ACTION: Proclaim May 2012 As Community Action Month In Recognition Of Community Action Partnership Of Sonoma County.		
CURRENT FISCAL YEAR FINANCIAL IMPACT - None.		
Explanation (if required): None.		
Prior Board Action: None.		
Alternatives – Results of Non-Approval: None.		

Background: None.

Attachments: None.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Proclaiming May 2012 As Community Action Month In Recognition Of Community Action Partnership Of Sonoma County.

Whereas, Community Action Agencies were created when the Economic Opportunity Act of 1964 was signed into law; and

Whereas, Community Action Agencies have a 47 year history of promoting self-sufficiency for those of limited income; and

Whereas, Community Action Agencies have made an essential contribution to individuals and families in California by providing them with innovative and cost-effective programs; and

Whereas, Community Action Agencies are needed as major participants in the reform of the welfare system as we know it; and

Whereas, welfare reform in California has benefited from the state's partnership with community action agencies; and

Whereas, those with limited income continue to need opportunities to improve their lives and their living conditions, thus ensuring that all citizens are able to live in dignity; and

Whereas, Sonoma County and the entire United States must continue to wage war on poverty by providing support and opportunities for all citizens in need of assistance.

Now, Therefore, Be It Resolved that the Board of Supervisors of Sonoma County hereby proclaims, in recognition of the hard work and dedication of Community Action Partnership of Sonoma County, that May 2012 shall be Community Action Month.

Supervisors:

Brown: Rabbitt: McGuire: Carrillo: Zane:

Ayes: Noes: Absent: Abstain:

So Ordered.

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / / Agenda Item No: <u>14</u>
Department: Agricultural Preservation and Open Space District		4/5 Vote Not Required
Name and Phone Number: Kim Batchelder (707) 565-7355	Board Date: 5/15/2012	Deadline for Board Action: 5/18/2012
<p>AGENDA SHORT TITLE: Consent Agreement for Access to Healdsburg Ridge Open Space Preserve.</p> <p>REQUESTED BOARD ACTION: Authorize the General Manager to enter into consent agreement to ensure access to an existing easement by a neighboring property owner.</p>		
<p style="text-align: center;">CURRENT FISCAL YEAR FINANCIAL IMPACT - None.</p> <p>Explanation (if required): None.</p>		
<p>Prior Board Action: July 13, 2010 - Authorized amendment to an as-needed Service Agreement with Conservation Corps North Bay to continue to improve access onto District lands.</p>		
<p>Alternatives – Results of Non-Approval: District would remove existing fence, survey the property line and reinstall the fence exactly along the easement boundary causing additional impacts to the existing habitat.</p>		

Background: Since July 1996, the Sonoma County Agricultural Preservation and Open Space District (District) has worked to protect land along a prominent ridgeline on the northeastern side of the City of Healdsburg. By 2003, the District had acquired title to two properties that now form the Healdsburg Ridge Open Space Preserve (Preserve).

In 2008, an Initial Study and Mitigated Negative Declaration were prepared in compliance with the California Environmental Quality Act (CEQA) and were subsequently adopted by the District Board on June 3, 2008. In addition, a Matching Grant Agreement was signed between the District and the City of Healdsburg, and on November 15, 2008, the Healdsburg Ridge Open Space Preserve was opened to the public for outdoor recreation.

A paved access road enters from Arabian Way (a public road) onto the District's property and then passes onto a parcel owned by Steven and Rebecca LaLonde then back onto the second parcel acquired by the District (see Exhibit B). The District holds an access easement for maintenance and management of the preserve and the LaLondes have an easement to access their property from the public road through the District's property. The LaLonde easement extends out from the property boundary approximately 50 feet to the east.

The District has installed a fence that prohibits the public from trespassing onto the LaLonde property to enter the preserve from this northern access point. The District installed the fence along the paved road rather than along the easement boundary in order to maximize the natural habitat available for plants and animals within this corridor, minimize the visual impact of the fence to the trail users, and to reduce the cost of installation. Both parties want to formally recognize the right for the LaLondes to fully utilize their access easement if there is a clear need to do so.

In October of 2010, the District constructed a trail that permits the public to access the south central and western portions of the Preserve via the All-the-Oaks trail. The new fence alignment allows the District to redirect trail users to the new trail and still complies with easement conditions for emergency vehicle access and passage. The proposed agreement outlines the conditions and responsibilities of each party if this access easement is needed by the LaLondes.

Attachments: 1) Exhibit B: LaLonde access easement and fencing alignment map with aerial imagery.

On File With Clerk: 1) Consent Agreement between the District and Steven and Rebecca LaLonde.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:



Exhibit B: LaLonde Easement and Fencing Alignment

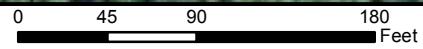



Photo Source: AirPhotoUSA 2004
Edited by: District Staff
Date: 04/20/2012
This map is for illustrative purposes only and is not intended to be a definitive property description.

 Access Easement Area

 Fence Alignment

 Electric Gate

<h1 style="margin: 0;">County Of Sonoma</h1> <h2 style="margin: 0;">Agenda Item</h2> <h3 style="margin: 0;">Summary Report</h3>		Clerk of the Board Use Only Meeting Date / / Agenda Item No: 15 <hr style="width: 100px; margin-left: 0;"/>																								
Department: Sonoma County Agricultural Preservation and Open Space District		4/5 Vote Not Required																								
Name and Phone Number: William J. Keene - (707) 565-7348	Board Date: 5/15/12	Deadline for Board Action:																								
<p>AGENDA SHORT TITLE: Legal Services – James Botz.</p> <p>REQUESTED BOARD ACTION: Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District to execute a contract with James Botz, Attorney at Law, to provide advisory and representation services to the District through June 30, 2014, in amount not to exceed \$50,000 per year.</p>																										
CURRENT FISCAL YEAR FINANCIAL IMPACT																										
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 40%;"><u>EXPENDITURES:</u></th> <th style="width: 20%;"></th> <th style="text-align: right; width: 40%;"><u>ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:</u></th> </tr> </thead> <tbody> <tr> <td>Estimated Cost</td> <td style="text-align: right;">\$50,000</td> <td>Contingencies \$0</td> </tr> <tr> <td>Amount Budgeted</td> <td style="text-align: right;">\$50,000</td> <td>(Fund Name:)</td> </tr> <tr> <td>Other Available Appropriations (Explain Below)</td> <td style="text-align: right;">\$0</td> <td>Unanticipated Revenue \$0</td> </tr> <tr> <td></td> <td></td> <td>(Source:)</td> </tr> <tr> <td>Additional Requested</td> <td style="text-align: right;">\$0</td> <td>Other Transfers \$0</td> </tr> <tr> <td></td> <td></td> <td>(Source:)</td> </tr> <tr> <td></td> <td></td> <td>Additional Funds Requested \$0</td> </tr> </tbody> </table> <p>Explanation (if required): The District has budgeted for this expense in the FY 11/12 budget (697029-6611). In subsequent fiscal years, the District will budget for this expense.</p>			<u>EXPENDITURES:</u>		<u>ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:</u>	Estimated Cost	\$50,000	Contingencies \$0	Amount Budgeted	\$50,000	(Fund Name:)	Other Available Appropriations (Explain Below)	\$0	Unanticipated Revenue \$0			(Source:)	Additional Requested	\$0	Other Transfers \$0			(Source:)			Additional Funds Requested \$0
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		Additional Funds Requested \$0																								
<p>Prior Board Action: On February 9, 1999, the Board approved a legal services agreement with James Botz, Attorney at Law.</p>																										
<p>Alternatives – Results of Non-Approval: The District will experience a delay in legal services.</p>																										

Background: The District's General Manager and the Sonoma County Counsel are recommending that the District enter into a new contract for legal services with James Botz, Attorney at Law. The District's current contract with Mr. Botz was entered into in 1999 and did not include a specific termination date. The General Manager would like to continue to retain Mr. Botz to work with the Sonoma County Counsel's Office on District legal matters. Mr. Botz has provided legal services to the District since its inception in 1990; in his role as County Counsel and as an independent contractor. Mr. Botz's institutional knowledge of District's operations and County Counsel staff and protocols is critical. The new contract includes a specific termination date of June 30, 2014 and a not-to-exceed amount of \$50,000.00 per year. The new contract also requires that all legal services be coordinated through the Sonoma County Counsel's Office.

Attachments: None

On File With Clerk: Agreement for Professional Services between District and James Botz, Attorney at Law.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

<h1 style="margin: 0;">County Of Sonoma</h1> <h2 style="margin: 0;">Agenda Item</h2> <h3 style="margin: 0;">Summary Report</h3>		Clerk of the Board Use Only Meeting Date / / Agenda Item No: <u>16</u>																								
Department: Agricultural Preservation and Open Space District		4/5 Vote Not Required																								
Name and Phone Number: Kim Batchelder, Natural Resources Planner (707) 565-7355	Board Date: 5/15/2012	Deadline for Board Action: 5/16/2012																								
<p>AGENDA SHORT TITLE: Service Agreement for an Ecological Resource Evaluation of North Slope Sonoma Mountain Properties</p> <p>REQUESTED BOARD ACTION: Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District to enter into a service agreement between the District and Prunuske Chatham, Inc. for the amount of \$35,010.00 to realize an ecological resource evaluation of six properties along the north slope of Sonoma Mountain for a term of May 16, 2012 through December 31, 2012.</p>																										
CURRENT FISCAL YEAR FINANCIAL IMPACT																										
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 40%;"><u>EXPENDITURES:</u></th> <th style="width: 20%;"></th> <th style="text-align: right; width: 40%;"><u>ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:</u></th> </tr> </thead> <tbody> <tr> <td>Estimated Cost</td> <td style="text-align: right;">\$35,010</td> <td>Contingencies \$0</td> </tr> <tr> <td>Amount Budgeted</td> <td style="text-align: right;">\$35,010</td> <td>(Fund Name:)</td> </tr> <tr> <td>Other Available</td> <td style="text-align: right;">\$0</td> <td>Unanticipated Revenue \$0</td> </tr> <tr> <td>Appropriations</td> <td></td> <td>(Source:)</td> </tr> <tr> <td>(Explain Below)</td> <td></td> <td>Other Transfers \$0</td> </tr> <tr> <td></td> <td></td> <td>(Source:)</td> </tr> <tr> <td>Additional Requested</td> <td style="text-align: right;">\$0</td> <td>Additional Funds Requested \$0</td> </tr> </tbody> </table> <p>Explanation (if required): The District has budgeted for this expense in 697029-8510 in its FY 11-12 Adopted Budget.</p>			<u>EXPENDITURES:</u>		<u>ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:</u>	Estimated Cost	\$35,010	Contingencies \$0	Amount Budgeted	\$35,010	(Fund Name:)	Other Available	\$0	Unanticipated Revenue \$0	Appropriations		(Source:)	(Explain Below)		Other Transfers \$0			(Source:)	Additional Requested	\$0	Additional Funds Requested \$0
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Additional Requested	\$0	Additional Funds Requested \$0																								
<p>Prior Board Action: March 18, 2008 - adopted a mitigated negative declaration and mitigation monitoring program for the North Slope Sonoma Mountain Ridge Trail Project, (“Project”); determining that the project is consistent with the 1989 Sonoma County General Plan; and approving the Project.</p>																										
<p>Alternatives – Results of Non-Approval: Ecological Resource Evaluation will not be completed for these properties.</p>																										

Background: The Sonoma County Agricultural Preservation and Open Space District (District) relies on assessment and planning to prioritize acquisitions and to protect the conservation values of the lands it acquires. Measure F – the District’s enabling legislation reflecting voter mandate – requires that the District protect its investments, and the conservation values associated with these investments, by retaining a conservation easement on all fee properties transferred to other entities. A comprehensive understanding of the resources present on each protected property is essential to appropriately structure the conservation easement project.

The District has acquired several properties to help protect the scenic corridor and ridge tops of Sonoma Mountain, and to offer an opportunity to create public recreational access (see attached map). Beginning adjacent to Jack London State Historic Park on the eastern end, these properties include Skiles (47 acres), Wilroth (14 acres), Cooper’s Grove (226 acres), and Jacobs Ranch (168 acres). In 2008, the District purchased another prominent property called Sonoma Mountain Ranch, a 282-acre parcel that includes the summit of Sonoma Mountain and borders Skiles Ranch, Jack London State Historic Park, and the Fairfield-Osborn Preserve. These properties are adjacent to a property held by Sonoma County Regional Parks Department (“Regional Parks”) called Sonoma Woodlands (84 acres). The North Slope of Sonoma Mountain is biologically diverse, including remnant redwood groves, native grasslands, wetlands, mixed-evergreen forests, oak woodlands, and the headwaters of Matanzas Creek and Sonoma Creek. The California red-legged frog (*Rana draytonii*) is known to occur on Sonoma Mountain Ranch. The District has worked with the Bay Area Ridge Trail Council, Regional Parks, and California Department of Parks and Recreation to create the 4.5 mile North Slope Sonoma Mountain Ridge trail and related amenities.

On February 24, 2012, the District sent out a Request for Proposals (RFP) to 47 service providers describing the District’s interest in contracting with a consultant capable of producing an ecological resource evaluation of six properties along the north slope of Sonoma Mountain. Three proposals were submitted prior to the deadline and reviewed by a four-person review committee – three District staff, and one outside professional familiar with the conditions and objectives of the RFP. The review committee prepared their qualitative and quantitative proposal evaluations and then discussed as a group the strengths and weaknesses of each proposal. All parties were notified by the District that a winning proposal had been selected. In the collective opinion of the review committee, Prunuske Chatham, Inc. succinctly articulated a reasonable methodology to respond to the tasks required for this contract and is capable of completing all tasks with in-house staff without the need to hire multiple sub-contractors. Finally, the proposed timeline and budget presented by Prunuske Chatham, Inc. was the most feasible and concise.

The District desires to contract with Prunuske Chatham, Inc. to prepare an evaluation of and written report on ecological resources on several properties intended to become the future North Slope Sonoma Mountain Regional Park and Open Space Preserve. This evaluation and report will inform the structure of a future conservation easement (to be recorded upon transfer of the properties to Regional Parks).

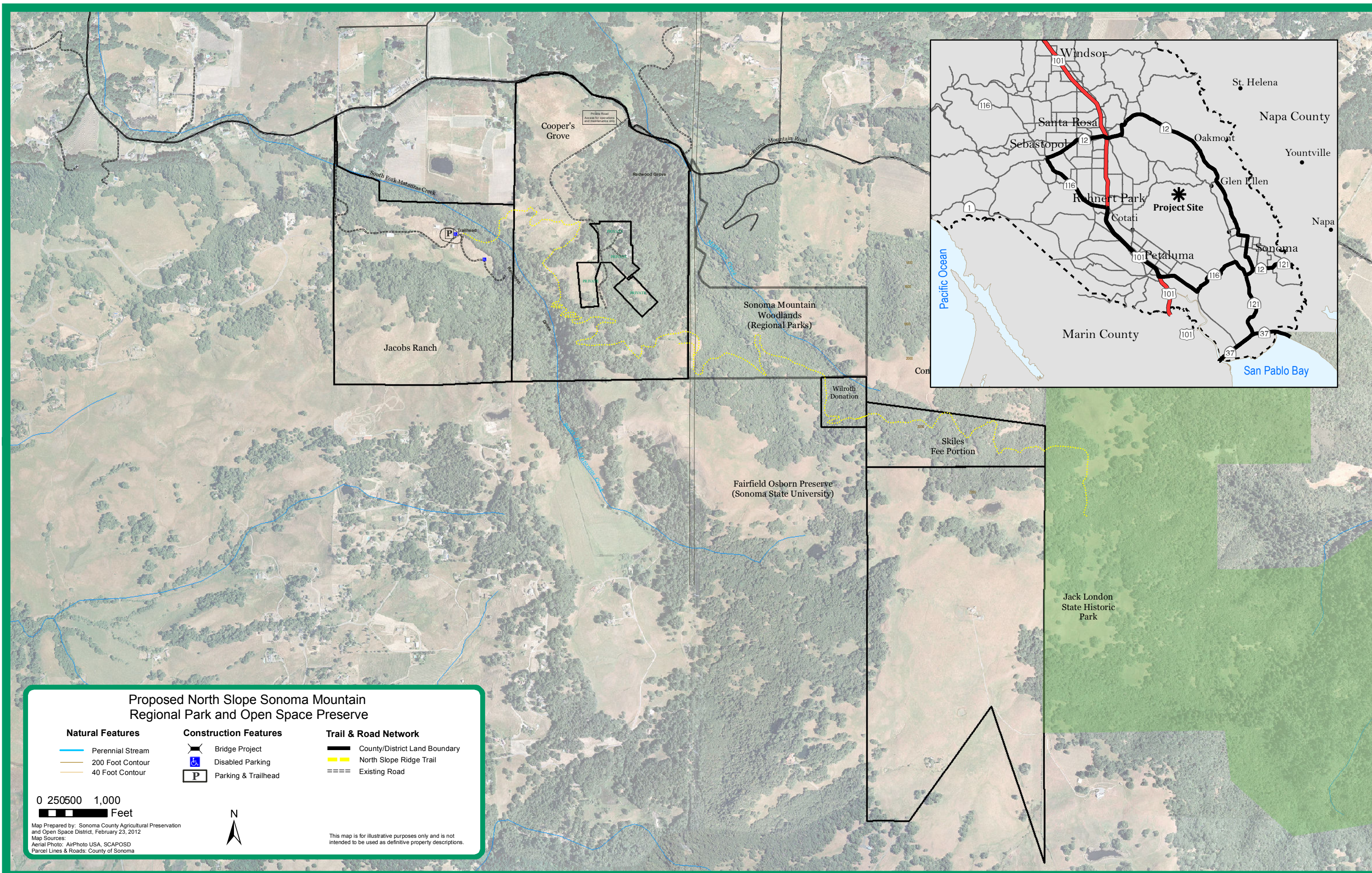
Attachments: Project Map

On File With Clerk: Service Agreement between the District and Prunuske Chatham, Inc.

CLERK OF THE BOARD USE ONLY

Board Action (If other than “Requested”)

Vote:



Proposed North Slope Sonoma Mountain Regional Park and Open Space Preserve

- | | | |
|-------------------------|------------------------------|---------------------------------|
| Natural Features | Construction Features | Trail & Road Network |
| Perennial Stream | Bridge Project | County/District Land Boundary |
| 200 Foot Contour | Disabled Parking | North Slope Ridge Trail |
| 40 Foot Contour | Parking & Trailhead | Existing Road |

0 250 500 1,000
 Feet



Map Prepared by: Sonoma County Agricultural Preservation and Open Space District, February 23, 2012
 Map Sources: AirPhoto USA, SCAPOSD
 Parcel Lines & Roads: County of Sonoma

This map is for illustrative purposes only and is not intended to be used as definitive property descriptions.

<h1>County Of Sonoma</h1> <h2>Agenda Item</h2> <h3>Summary Report</h3>		Clerk of the Board Use Only Meeting Date / / Agenda Item No: 17
Department: Sonoma County Water Agency / County of Sonoma Transportation and Public Works Department		4/5 Vote Not Required
Name and Phone Number: David Cook / Kevin Howze - (707) 565-2537	Board Date: 5/15/2012	Deadline for Board Action:
AGENDA SHORT TITLE: Cooperative Agreement for Amphibian Tunnel Project.		
REQUESTED BOARD ACTION: Authorize Chair to execute the Cooperative Agreement for Amphibian Tunnel Project between the Sonoma County Water Agency (Water Agency) and County of Sonoma Transportation and Public Works Department (reimbursement to the Water Agency - \$45,000); agreement will end on December 31, 2013.		
CURRENT FISCAL YEAR FINANCIAL IMPACT		
<u>EXPENDITURES:</u>		<u>ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:</u>
Estimated Cost	\$45,000	Contingencies \$0
Amount Budgeted	\$45,000	(Fund Name:)
Other Available Appropriations (Explain Below)	\$0	Unanticipated Revenue \$0
		(Source:)
Additional Requested	\$0	Other Transfers \$0
		(Source:)
		Additional Funds Requested \$0
Explanation (if required): Water Agency funding for this project is available from appropriations in the Water Agency's General Fund (Account No. 672105, sub-object 7250) of the fiscal year 2011-2012 and 2012-2013 budgets to be reimbursed by the County of Sonoma Transportation and Public Works Department from grant funds.		
Prior Board Action: 01/12/10 – The Board approved Funding Assurance Agreement for the California Tiger Salamander Tunnel Project.		

Alternatives – Results of Non-Approval:

The Water Agency would not be reimbursed for past and future construction costs related to the Amphibian Tunnel Project. As a consequence the final completion of the project may not occur.

Background:

California tiger salamanders are listed as federally endangered and state threatened in Sonoma County. Water Agency biologists have been studying the California tiger salamander since 1999, and have documented occurrences of salamanders killed on roads from vehicle collisions. The highest mortality levels have been documented on Stony Point Road near Mecham Road. Dead salamanders are found annually on an approximately 1,200-foot-long section of Stony Point Road, with the highest mortality rates nearest a breeding pond. Salamanders must cross the road to reach the breeding pond. Over 150 dead salamanders have been found on Stony Point Road since 2001. This mortality severely impacts the adult breeders, which are essential to maintain a viable population.

Community meetings were held on July 9, 2008, and August 28, 2008, with local, state, and federal resource agencies and environmental groups to discuss options to reduce mortality of the endangered salamander. A proposed tunnel project was designed by URS Engineering, with the cost of the design of \$6,900 provided by the California State Coastal Conservancy. During 2009, Transportation & Public Works (TPW) staff, with technical assistance from the Water Agency, secured a grant for a tunnel system from the Environmental Enhancement and Mitigation Program (EEMP) for \$150,350, which is administered by the State of California Resources Agency.

In 2010 Public Works and the Water Agency entered into a funding assurance agreement for The Amphibian Tunnel Project (Project). To expedite completion of the Project pending Public Work's receipt of grant funds, the Water Agency would provide advanced funding to be repaid with receipt of grant funds. However, funding assurance was later deemed unnecessary and the agreement expired on October 31, 2010.

PROJECT

The Project consists of a tunnel system under Stony Point Road to provide safe passage to tiger salamanders and other wildlife that attempt to cross the road. The tunnel system consists of three pipes and low-rise directional fencing installed within a 1,200-foot section of county road right-of-way where salamanders cross. Tunnels run perpendicular to the road. The Project also includes a camera evaluation system for the tunnels and fencing. TPW staff installed the pipes in July 2011 at a cost of approximately \$45,000. The Water Agency installed the fencing system and initial phase of a camera system during fall 2011 in advance of the winter salamander migration period. The labor and minor material costs for installation were approximately \$28,000. The Water Agency estimates that an additional \$17,000 in labor is needed over the next two years to operate the camera system and complete final installation of fencing based on the findings from the cameras, for a total Water Agency cost of \$45,000. The cameras will evaluate the effectiveness of the tunnel system during the salamander migration season and determine the final positioning of the directional fencing. The total estimated cost of the finished project is \$90,000, which is below the EEMP grant award of \$150,350.

The Water Agency is requesting reimbursement from TPW for construction of the tunnel fencing and camera system, including expenditures for fence construction incurred during fall 2011 (\$28,000), and an additional \$17,000 to complete the project in 2013, for a total reimbursement of \$45,000. The Water Agency will submit quarterly invoices to TPW and be reimbursed once EEMP funds are received.

SERVICES TO BE PERFORMED

Under the proposed Agreement, the Water Agency will be reimbursed for construction activities for the Project. Water Agency funding for this project is available from appropriations in the Water Agency's General Fund of the fiscal year 2011-2012 and 2012-2013 budgets. Public Works may delay payment to the

Water Agency until grant funds are received. The agreement terminates on December 31, 2013. If grant funds are not received, TPW would not be obligated to pay for work performed by Water Agency.

SELECTION PROCESS

Correct installation of the tunnel fencing and camera system will determine the effectiveness of the tunnel system, which requires biological expertise. The Water Agency has biological staff with expertise on California tiger salamander ecology and migration behavior, and has been involved with the tunnel project since its inception. The involvement of the Water Agency’s biological staff with the completion of the project is essential for its success.

TERMINATION

The Agreement includes provisions for the Water Agency's General Manager to terminate the Agreement, if necessary.

Attachments: None.

On File With Clerk: Agreement (4 Copies).

CLERK OF THE BOARD USE ONLY

Board Action (If other than “Requested”)

Vote:

<h1>County Of Sonoma</h1> <h2>Agenda Item</h2> <h3>Summary Report</h3>		Clerk of the Board Use Only Meeting Date / / Agenda Item No: 18
Department: Agricultural Commissioner		4/5 Vote Not Required
Name and Phone Number: Tony Linegar (707) 565-2371	Board Date: 5/15/2012	Deadline for Board Action:
AGENDA SHORT TITLE: Cooperative Agreement with USDA for Wildlife Services		
<p>REQUESTED BOARD ACTION: Authorize the Agricultural Commissioner or designee to sign agreements with the United States Department of Agriculture Animal and Plant Health Inspection Services for Wildlife Services for the periods of May 1, 2012, through June 30, 2012, and July 1, 2012, through June 30, 2013. The total cost for these agreements is \$66,087.</p>		
CURRENT FISCAL YEAR FINANCIAL IMPACT		
<u>EXPENDITURES:</u>		<u>ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:</u>
Estimated Cost	\$66,087	Contingencies
Amount Budgeted	\$66,087	(Fund Name:)
Other Available	\$0	Unanticipated Revenue
Appropriations		(Source:)
(Explain Below)		Other Transfers
Additional Requested	\$0	(Source:)
		Additional Funds Requested
		\$0
<p>Explanation (if required): The cost for these services is \$4,720.50 per month and covers the salary and benefit cost of the Federal Wildlife Specialist, as well as related supply costs- the majority of which are vehicle costs. USDA has waived overhead costs associated with this agreement. The department has sufficient funds in its FY 11-12 budget to cover these costs.</p>		
<p>Prior Board Action: 8/7/03 Board executed memorandum of understanding agreement with United States Department of Agriculture.</p>		

Alternatives – Results of Non-Approval: There would be only one wildlife specialist providing services throughout the entire county, and the County would not be able to take advantage of a cost sharing agreement with USDA to provide a second wildlife specialist.

Background:

Sonoma County and the United States Department of Agriculture (USDA) have had a memorandum of understanding (MOU) for wildlife specialist services to provide personnel that work to minimize health, safety and economic damage caused by wild mammals and birds for decades. Controlling damage caused by wildlife require specialized skills, tools, and knowledge in wildlife behavior, agricultural practices, and regulations pertaining to this scope of work. Wildlife specialists help protect our \$593 million agricultural commodities, our agricultural diversity and the local food movement by assisting livestock, poultry, crop producers and property owners in responding to damage caused by wildlife. In addition, wildlife specialists are resources for identifying and responding to threats to public health and safety such as diseased wildlife and predators entering populated areas.

Historically, both USDA and the County have each provided one fully-funded, fully-equipped wildlife specialist to provide these services within Sonoma County, therefore ensuring that the County was staffed with two full-time personnel. One staff has been assigned the southern portion of the county and the other, the northern portion of the county. Two full-time wildlife specialists are required to provide effective and efficient program services to the entire county which can require multiple visits to remote areas such as Gualala, Two-Rock, Sonoma Mountain, and Franz Valley. In addition, wildlife specialist are frequently required to perform their duties during early morning and weekends, creating additional challenges in meeting service needs with one wildlife specialist.

In late July 2011, prompted by a federal employee retiring, USDA informed the County that it would only be able to continue providing a federal wildlife specialist if the County was able to contribute 60% of the total cost, or approximately \$57,000/wildlife specialist/year, under a new agreement rather than 100% of the total cost under the existing MOU agreement. This is the standard agreement throughout the state, and the County was among the last state-wide to have received a fully-funded federal resource up through 2011. The decision not to enter into this agreement earlier was due to challenges related to a federal hiring freeze and funding uncertainties, which have been resolved. Since July 2011, limited services have been provided by the remaining wildlife specialist, a county employee, continuing to provide services focused in the southern portion of the county. This position is funded through general funds.

After thoroughly reviewing options and funds available, the Agricultural Commissioner has determined that it is in the interest of Sonoma County residents to proceed with this agreement at this time. Sufficient funds exist with the Agricultural Commissioner's budget to fund these services from May 1, 2012, through June 30, 2013. Without this agreement, the Agricultural Commissioner would need to identify in excess of \$40,000 additional dollars to fund a second County wildlife specialist, or would only have one full-time staff available to provide services throughout the County. Entering into this agreement with USDA is the most desirable option as it leverages federal funding and provides increased service level to County residents, similar to what was provided in the recent past.

The term of the agreement will be from May 1, 2012, through June 30, 2012, to remain consistent with the fiscal year, for a total of \$9,441, and a new agreement for FY 12/13, from July 1, 2012 through June 30, 2013, for a total of \$56,646.

Recommended Board Action

Authorize the Agricultural Commissioner or designee to sign agreements with the United States Department of Agriculture (USDA) Animal and Plant Health Inspection Services for Wildlife Services for the periods of May 1, 2012, through June 30, 2012, and July 1, 2012, through June 30, 2013. The total cost for these agreements is \$66,087.

Attachments: None.

On File With Clerk: Agreements for the periods of May 1, 2012, through June 30, 2012, and July 1, 2012, through June 30, 2013

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Prior Board Action: 5/8/12: First reading of Ordinance. **4/24/12:** Board conducted a public hearing and adopted resolution introducing, reading the title of, and waiving further reading of proposed Ordinance revising Chapter 11 and authorized the Ag Commissioner to execute the first amendment to an agreement with LACO Associates for engineer consulting services, increasing the contract by \$31,500 resulting in a new total not to exceed the amount of \$55,500, during the contract term of March 2, 2012, to June 30, 2012; **1/31/2012:** Board approved temporary moratorium on processing and approval of permit applications for Level I vineyard and orchard site development on ridgetops that include the removal of trees, and Level II vineyard and orchard site development on any land that includes the removal of trees, and directed staff to return to the Board with amendments to Chapter 11 to establish standards for tree removal as part of vineyard and orchard site development for Board approval. **12/9/2008:** Adoption of Ordinance amending Sonoma Code to consolidate all grading, drainage and vineyard and orchard development related code provisions into one comprehensive chapter.

Alternatives – Results of Non-Approval: Vineyard and/or Orchard development involving tree removal would be allowed to occur without specific standards in this ordinance which may result in further impairment of the county's watersheds and watercourses.

Background: On April 24, 2012, your Board conducted a public hearing and adopted resolution introducing, reading the title of, and waiving further reading of proposed Ordinance revising Chapter 11. Today, staff is bringing back the ordinance before your Board for adoption as directed by the Board on April 24, 2012, and at the first reading of the Ordinance on May 8, 2012. The ordinance would take effect in 30 days from being adopted by the Board and the Best Management Practices will be effective immediately, and the processing of project application involving tree removal would commence after May 31, 2012, when the temporary moratorium expires.

The Sonoma County Grading, Drainage, and Vineyard and Orchard Site Development Ordinance (Chapter 11 of the Sonoma County Code) was enacted to regulate these activities within the unincorporated area of the county and to establish ministerial standards for the proper conduct of those activities. Under Chapter 11, an application and plans must be filed, reviewed, and approved by the Agricultural Commissioner prior to commencing vineyard or orchard site development work. In addition, as per Chapter 11, the best management practices (BMPs) established in the Agricultural Commissioner's BMP Guide must also be followed. Site development work includes soil disturbance and removal of trees and other vegetation. Similar provisions to control erosion and off site movement of sediment from vineyards were originally established in 2000 through the Vineyard Erosion and Sediment Control Ordinance, known as VESCO.

Chapter 11 has contained no tree protection provisions other than Sec. 11.16.120 that establishes setbacks for streams Level I project setbacks are required to be 25 feet from top of bank, and 50 feet from top of bank for Level II projects. Vineyard and orchard projects are designated as Level II when the slope is steeper than 15 percent for new plantings having no highly erodible soils or the slope is steeper than 10 percent for new plantings on highly erodible soils. Projects on slopes less than specified in the scenarios above are designated as Level I. Any new plantings on slopes greater than 50 percent are prohibited.

On January 31, 2012, your Board approved a temporary moratorium through May 31, 2012, on processing and approval of permit applications for Level I vineyard and orchard site development on ridgetops proposing to remove trees, and Level II vineyard and orchard site development proposing to remove trees, and directed staff to return to the Board with science-based amendments to Chapter 11 to establish standards for tree removal as part of vineyard and orchard site development for Board approval. Board authorized staff to hire a consultant if additional support was needed, and directed staff to return to the Board if costs should exceed \$25,000, to conduct outreach and engage stakeholders in discussion of the process. The temporary moratorium provides time for staff to develop and the Board to consider amendments to Chapter 11 to establish standards and the Agricultural Commissioner's BMP Guide for vineyard and orchard site development involving tree removal. Under the current ordinance site development work is already prohibited from commencing prior to April 1st. Replanting projects and projects not involving tree removal

are not affected by the moratorium. Currently there are six Level II applications for new vineyard development totaling 370 acres that have been applied for but not yet approved. All six applications have some tree removal proposed.

Development of Standards and BMPs:

Today before the Board is the adoption of an Ordinance revising Chapter 11 to establish requirements and standards for vineyard and orchard site development involving tree removal, and make miscellaneous other minor changes to Chapter 11 for Board consideration. Additionally, a new chapter will be added to the Agricultural Commissioner's BMP Guide, Chapter 6: "Tree Removal and Erosion Control". Under Chapter 11 the authority to prepare and establish a BMP guide rests with the Agricultural Commissioner and does not require adoption by the Board.

Due to the limited availability of resources within the Agricultural Commissioner's Office, on March 2, 2012, additional resources were obtained through entering into a service agreement with LACO. LACO was selected through a Request for Qualifications (RFQ) process, and is experienced in the preparation of engineering and other related environmental plans, studies, and reports and related services. Since January 31, 2012, Agricultural Commissioner and County Counsel staff, and LACO Associates (LACO) have engaged stakeholders, researched, and studied science based information in the development of the standards and BMPs.

Public and Stakeholder Engagement:

The process to engage the public in this project included conducting a public meeting on February 23, 2012, for staff to review and receive questions and comments about the purpose and scope of this project, the process, and how to submit input to the Agricultural Commissioner's Office. The evening meeting was held in Windsor and attended by diverse stakeholders with 49 attendees, with several providing public comment. Announcement of this meeting and subsequent public meetings, and information about this project were distributed on the Agricultural Commissioner's website, via email to 90 interested public members, and in response to information received from a specially created email account for this project treebmp@sonoma-county.org, as well as in person, by mail, and phone.

On March 29, April 3 and April 4, 2012, the draft proposed standards and BMPs were reviewed and discussed with two working groups consisting of 5-7 environmental stakeholders and agricultural stakeholders. This process allowed for in depth review and discussion of the standards and BMPs, including how they were developed and the science relied upon, lengthy question and answer sessions, and refining of the draft prior to conducting the second public meeting.

On April 5, 2012, a report developed by LACO, titled "Draft Report to Sonoma County Agricultural Commissioner, Review of Erosion and Sediment Control Policies for Vineyard and Orchard Site Developments with Tree Removal, Recommendations for Revisions to Chapter 11 and Best Management Practices for Agricultural Erosion and Sediment Control", was released by the Agricultural Commissioner's Office to the public via email and the department website. In addition, a summary of the standards and BMPs were provided to the public, and this information was presented at the second public meeting. The second public meeting was held on April 11, 2012, in Kenwood, and attended by 80 members of the public representing diverse interests. The draft proposed standards and BMPs were presented, and a session for question and answer, and public comment was provided.

Some input provided by the public was outside of the scope of this project and Board direction received on January 31, 2012. Specifically, some members of the public wanted to expand to the scope beyond erosion and sediment control, the purpose of the VESCO ordinance, to include the impact on water supply, climate change, habitat, greenhouse gases, and impact of vineyard roads.

New Standards and BMPs:

The standards and BMPs address two components of trees which play a role in the prevention of erosion -

roots and canopy. The removal of tree roots has the potential to affect slope stability while the removal of canopy has an effect on surface erosion. The new standards and BMPs will apply to any new Level II vineyard or orchard planting or ridgetop development (as defined) which proposes to remove more than a half acre of tree canopy.

As presented by staff for your Board consideration and as directed by the Board on April 24, 2012, orchard trees are not included under the definition “tree canopy”. Therefore the conversion of orchard to vineyard would not be required to meet the new standards for tree removal or BMPs in Chapter 6 of the Agricultural Commissioner’s BMP Guide. However, these conversions would continue to be considered “new plantings” and therefore be subject to the existing higher standards for a “new planting” when compared to a “replanting”. Also remaining unchanged is a planting of an orchard to another orchard is not considered a “new planting” and therefore not subject to the higher standards. The exclusion of orchard tree from the “tree canopy” is based on the way orchards are typically farmed which has more potential for erosion than with vineyards. Vineyards tend to maintain a cover crop whereas orchards are continually cultivated or disked. The conversion of an orchard to a vineyard will reduce the erosion potential of the property. For this reason, requiring another additional layer of standards be applied to these conversions is inappropriate as it creates a lack of parity within the ordinance for conversions and has no substantiated basis relative to erosion.

Slope Stability:

- BMPs require site investigation by a certified engineering geologist of Level II tree removal projects to identify areas of slope instability (landslides, etc.) and potentially cohesionless soils.
- Standards prohibit tree removal on identified cohesionless soils with a slope gradient between 40%-50%.
- On slopes with gradients between 25%-40% with identified cohesionless soils, a slope stability analysis must be conducted and tree removal will only be allowed on slopes with a factor of safety equal to or greater than 1.5 (broadly accepted standard), or the geologic report must demonstrate that there is sufficient cohesion for the slope to remain stable.
- Standards prohibit tree removal on areas of instability (landslides, etc.) as identified by a certified engineering geologist hired by the project developer unless repaired to engineering BMPs.
- Setbacks of 100 feet above areas of instability or as recommended by a certified engineering geologist.
- Setbacks of 50 feet below or laterally from identified areas of instability or as recommended by a certified engineering geologist.

Surface Erosion:

The BMPs propose the use of widely accepted predictive models to match post development soil losses or sediment delivery with pre development conditions. The current ordinance does not contain any method of measuring effectiveness of BMPs. These predictive models are commonly used by civil engineers and in Environmental Impact Reports for forest to vineyard conversions.

- Use Universal Soil Loss Equation (USLE) or other predictive model pre-approved by the Agricultural Commissioner, for slopes less than 25% to match post development erosion to pre development levels.
- Use Revised Universal Soil Loss Equation (RUSLE2), or other predictive model pre-approved by the Agricultural Commissioner, on slopes equal to or greater than 25% to match post development erosion to pre development levels.

Or, alternatively, instead of using a soil loss predictive model, prepare a sediment delivery analysis using a published or peer-reviewed method consistent with the standard of care that demonstrates that the project will result in no net increase in sediment delivery to streams, lakes or wetlands.

Ridgetops:

A ridgetop is defined as a topographic divide with divergent and descending slopes. Template created 12/15/2010

descending slope is greater than 50% for more than 50 feet. A setback of 50 feet from the beginning of the 50% descending slope is required. This setback may be 25 feet of grassy turnaround and 25 feet “no touch”.

- Level I ridgetop tree removal projects will be classified as Level II and thereby will be required to have engineered plans, in the following two circumstances:
 - a. When either descending slope is greater than 500 feet in length before reaching a listed stream or tributary of a stream listed in the County General Plan, Local Coastal Ordinance, or County Zoning Ordinance.
 - b. When the ridgetop is a topographic divide between watersheds as listed in the County General Plan.

Engineer Review and Oversight/Monitoring:

The BMPs propose monitoring of post development effectiveness of erosion controls for a minimum period of three years which includes permit applicant photo monitoring/reporting as well as site inspection by county staff. Existing ordinance requires no monitoring of post development erosion controls. In addition, staff is recommending all submitted engineered plans be reviewed by a licensed engineer and geologic reports reviewed by a certified engineering geologist. This could be a county engineer or a contractor of the county.

Other Revisions:

In addition to Chapter 11 revisions to address orchard and vineyard site development involving tree removal, the Ordinance before the Board today also includes miscellaneous revisions and clean up language to address and further refine the ordinance for specific circumstances that have arisen since the current ordinance was adopted. These revisions are included in both the agriculture related and construction related portions of the Chapter 11. Since the implementation of the 2009 grading, drainage, and orchard and vineyard site development ordinance, staff have encountered several provisions of the ordinance that need clarifying edits.

If directed by the Board, the second reading and final adoption of this ordinance will be scheduled for May 8, 2012, and the ordinance would take effect 30 days thereafter. These include:

- Under Grading or Drainage Improvement:
 - a. grading designation for small quantities of fill within the flood prone urban area (clarification);
 - b. exemptions for cuts and fills subject to a valid building permit (clarification);
 - c. exemption for water lines, pipelines and utilities (clarification); and
 - d. application time limits and extensions (new provision).
- Under Vineyard and Orchard Site Development:
 - a. further refining requirements for maintenance of vegetative filter strips and setback for streams, lakes, ponds, and wetlands, which are required to be maintained as per the Agricultural Commissioner’s BMP Guide;
 - b. further defining routine agricultural cultivation activities, initial orchard site development work, initial vineyard site development work, orchard site development work; and vineyard site development work;
 - c. permit applications would not be complete, and processing not started until all fees and all required plans and specifications, information, and materials have been submitted;
 - d. further defining the project property, now referred and defined under “site”;
 - e. adding language on related to indemnification of the county and notice to permit applicant by the County;
 - f. application time limits and extensions, including:
 - sunseting of all vineyard permits authorized Under 30; all plantings and replanting must be completed and finalled by October 15, 2013, or November 15, 2013, respectively or the authorizations shall expire
 - adding provisions for withdrawing application for permit
 - adding an one year expiration of permit applications, provisions for granting an

- extension, and requirement for submitting a new permit application, and
- g. including provision for sprinkler frost protection systems be designed and installed in compliance with BMPs.

Costs to Growers:

The estimated cost increase to these projects based on the proposed standards is varied. For small projects of less than 10 acres, costs may increase by an estimated \$2,500 depending on conditions discovered by the Engineering Geologist. For larger projects of 100 acres or more, the cost of an Engineering Geologist may be as high as \$20,000 depending on conditions. Cost of peer review by a licensed Engineer and Engineering Geologist of the County will range from \$1,000 to \$5,000 per project, approximately a 25% increase from the current fees charged.

Attachments: Ordinance

On File With Clerk: Agricultural Commissioner's Best Management Practice Guide

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Ordinance No.

An Ordinance of the Board of Supervisors of the County of Sonoma, State of California, Amending Chapter 11 of the Sonoma County Code (Grading, Drainage, and Vineyard and Orchard Site Development) to Establish Requirements and Standards for Vineyard and Orchard Site Development for Vineyard and Orchard Planting Where Tree Removal Is Involved, and to Make Miscellaneous Other Minor Changes to Chapter 11, Establishing Expiration Dates for Authorizations under Chapter 30 of the Sonoma County Code for Vineyard Plantings and Replantings, and Determining Exemption from the California Environmental Quality Act

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. Chapter 11 of the Sonoma County Code is amended to read as set forth in Exhibit “A,” attached hereto and incorporated herein by this reference.

Section II. All vineyard plantings authorized under Chapter 30 of the Sonoma County Code shall be completed and finalized by October 15, 2013, or the authorizations shall expire. All vineyard replantings authorized under Chapter 30 of the Sonoma County Code shall be completed and finalized by November 15, 2013, or the authorizations shall expire.

Section III. The Board of Supervisors finds and determines that this ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines sections 15307 and 15308 as an action taken to assure the maintenance, restoration, enhancement, and protection of natural resources and the environment where the regulatory process involves procedures for protection of the environment. The basis for this determination is that this ordinance does not in itself approve any construction activities, but instead continues existing standards, permit requirements, and other measures for grading, drainage improvement, and vineyard and orchard site development within the unincorporated area of the county, and establishes new standards, permit requirements, and other measures for vineyard and orchard site development for vineyard and orchard planting where tree removal is involved. The Board of Supervisors also finds and determines that this ordinance is exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that this ordinance may have a significant effect on the environment. The basis for this determination is that this ordinance also makes miscellaneous technical, clarifying, or conforming changes to the existing standards, permit

requirements, and other measures for grading, drainage improvement, and vineyard and orchard site development within the unincorporated area of the county, and establishes expiration dates for authorizations under Chapter 30 of the Sonoma County Code for vineyard plantings and replantings. The adoption of this ordinance will not result in any direct or indirect physical change to the environment, and will instead assure the maintenance, restoration, enhancement, and protection of natural resources and the environment by maintaining existing environmental standards for grading, drainage improvement, and vineyard and orchard site development within the unincorporated area of the county, and by establishing new limitations for vineyard and orchard site development for vineyard and orchard planting where tree removal is involved. The Agricultural Commissioner is directed to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.

Section IV. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

Section V. This ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in the Sonoma County Herald-Recorder, a newspaper of general circulation published in the County of Sonoma, State of California. Pursuant to Government Code section 25124, a complete copy of Exhibit "A" to this ordinance is on file with the Clerk of the Board of Supervisors and is available for public inspection and copying during regular business hours in the office of the Clerk of the Board of Supervisors, 575 Administration Drive, Room 100A, Santa Rosa.

In regular session of the Board of Supervisors of the County of Sonoma introduced on the ___th day of _____, 2012, and finally passed and adopted this ___th day of _____, 2012, on regular roll call of the members of said Board by the following vote:

Supervisors:

Brown: _____ Rabbitt: _____ McGuire: _____ Carrillo: _____ Zane:

Ayes: _____ Noes: _____ Abstain: _____ Absent: _____

Whereupon, the Chair declared the above and foregoing ordinance duly adopted and

So Ordered.

Chair, Board of Supervisors
County of Sonoma

Attest:

Clerk of the Board of Supervisors

EXHIBIT “A”

CHAPTER 11 GRADING, DRAINAGE, AND VINEYARD AND ORCHARD SITE DEVELOPMENT

Article 02. Purpose and Effect.

Sec. 11.02.010. Title.

This chapter is and may be cited as the Sonoma County Grading, Drainage, and Vineyard and Orchard Site Development Ordinance.

Sec. 11.02.020. Purpose.

This chapter is enacted for the purpose of regulating grading, drainage improvement, and vineyard and orchard site development within the unincorporated area of the county, and to establish ministerial standards for those activities that:

- A. Minimize hazards to life and property;
- B. Protect against soil loss, and the pollution of watercourses with soil and other pollutants;
- C. Protect the safety, use, and stability of public rights-of-way and watercourses;
- D. Protect watercourses from obstruction, and protect life and property from the deleterious effects of flooding;
- E. Protect against the destruction of human remains and archaeological resources;
- F. Protect streams, lakes, ponds, and wetlands; and
- G. Promote water conservation.

Sec. 11.02.030. Responsibility for administration.

This chapter shall be administered under the direction of the board of supervisors, by and through the director of permit and resource management and the agricultural commissioner.

Sec. 11.02.040. Applicability.

- A. Compliance required.** The provisions of this chapter shall apply to all grading, drainage improvement, and vineyard and orchard site development occurring within the unincorporated area of the county, except for grading and drainage improvement for timber operations conducted under an approved timber harvesting plan or nonindustrial timber management plan. The permit requirements in this chapter shall apply to all grading, drainage improvement, and vineyard and orchard site development subject to the provisions of this chapter, unless exempted from permit requirements by Section 11.04.020, 11.06.020, or 11.08.020. The standards in Article 16 shall apply to all grading, drainage improvement, and vineyard and orchard site development subject to the provisions of this chapter, regardless of whether a permit is required by this chapter.
- B. Liability.** Nothing in this chapter, nor the issuance of a permit pursuant to this chapter, nor compliance with the provisions of this chapter or with any permit conditions, shall relieve any person from responsibility for damage to other persons or property, or impose any liability upon the county, its officers, agents, or employees, for damage to other persons or property.
- C. Relationship to other laws.** The provisions of this chapter are not intended to and shall not be construed or given effect in a manner that conflicts with state or federal law, or interferes with the achievement of state or federal regulatory objectives. The provisions of this chapter shall be interpreted to be supplementary to and compatible with state and federal enactments, and in furtherance of the public purposes those enactments express. Compliance with the provisions of this chapter, however, does not ensure compliance with state and federal requirements. Further, the provisions of this chapter are not intended to and shall not be construed or given effect in a manner that supersedes other provisions of this code. Where another provision of this code establishes a stricter requirement than a provision of this chapter, that stricter requirement shall prevail.

- D. **Other permits.** Nothing in this chapter shall eliminate the need for any person undertaking any grading, drainage improvement, or vineyard or orchard site development to obtain any other permits, approvals, or authorizations required by this code or state or federal agencies.

Sec. 11.02.050. Interpretations.

- A. **Authority to interpret.** The director of permit and resource management and the agricultural commissioner shall have the authority to interpret the provisions of this chapter. Whenever the director of permit and resource management or the agricultural commissioner determines it necessary or appropriate, he or she may issue an official written interpretation or, in the alternative, may refer the issue of interpretation to the board of supervisors for determination.
- B. **Language.** When used in this chapter, the words “shall,” “must,” “will,” “is to,” and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended; and “may” is permissive. The present tense includes the past and future tenses; and the future tense includes the present. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise. The words “include,” “includes,” and “including” shall mean “including but not limited to.”
- C. **Time limits.** Whenever a number of days is specified in this chapter, or in any permit, condition of approval, or notice provided in compliance with this chapter, the number of days shall be construed as calendar days, unless business days are specified. A time limit shall extend to 5 p.m. on the following business day where the last of the specified number of days falls on a weekend, county-observed holiday, or other day the county is not open for business.
- D. **State law or state regulation requirements.** Where this chapter references applicable provisions of state law or state regulation, the reference shall be construed to be to the applicable state law or state regulation provisions as they may be amended from time to time.

Article 04. Grading Permits.

Sec. 11.04.010. Grading permit requirements.

- A. Permit required.** A grading permit shall be required prior to commencing any grading or related work, including preparatory site clearing and soil disturbance, except where exempted from permit requirements by Section 11.04.020. A separate grading permit shall be required for each site.
- B. Grading designation and performance.** Grading shall be designated in compliance with Table 11-1, and shall be performed as follows:
- 1. Regular grading.** Regular grading shall be performed in compliance with approved plans and specifications prepared by the property owner or a licensed professional acting within the scope of their license.
 - 2. Engineered grading.** Engineered grading shall be performed in compliance with approved plans and specifications prepared by a civil engineer.

Table 11-1 - Grading Designation

Parameter	Threshold	
	Regular Grading	Engineered Grading
Volume (combined total of cut and fill)	Does not exceed 5,000 cubic yards	Exceeds 5,000 cubic yards
Cut	No greater than 2 feet in depth and does not create a cut slope greater than 5 feet in height	Greater than 2 feet in depth or creates a cut slope greater than 5 feet in height
Fill in the flood-prone urban area or any special flood hazard area	Does not exceed 50 cubic yards	Exceeds 50 cubic yards
Fill outside the flood-prone urban area and any special flood hazard area	No greater than 3 feet in depth	Greater than 3 feet in depth
Natural slope of grading area	No steeper than 15 percent	Steeper than 15 percent

Geologic Hazard Area Combining District	Grading area is not in the Geologic Hazard Area Combining District	Grading area is wholly or partially in the Geologic Hazard Area Combining District ¹
Geologic hazards	Grading area contains no geologic hazards	Grading area contains any geologic hazards ²

Notes:

1. The engineered grading designation shall apply only to the portion of the grading area that is in the Geologic Hazard Area Combining District.
2. The engineered grading designation shall apply only to the portion of the grading area that is directly affected by the geologic hazards.

Sec. 11.04.020. Exemptions from grading permit requirements.

The following activities are exempt from the provisions of Section 11.04.010 and may be conducted without obtaining a grading permit, provided that these activities shall still be subject to the standards in Article 16.

- A. Cemeteries.** Routine excavations and fills for graves.
- B. Emergency grading.** Grading necessary to protect life or property, or to implement erosion prevention measures, where a situation exists that requires immediate action; provided that only the volume of grading necessary to abate an imminent hazard may be performed prior to obtaining a grading permit. The person performing the emergency grading or the property owner shall notify the permit authority and provide evidence acceptable to the permit authority of the scope and necessity of the grading on or before the next business day after the onset of the emergency situation. The person performing the emergency grading or the property owner shall apply for a grading permit within ten days after the commencement of grading. The permit authority may order grading to be stopped or restricted in scope based upon the nature of the emergency.
- C. Environmental remediation.** Grading for environmental remediation ordered or approved by a public agency exercising regulatory jurisdiction over a site contaminated with hazardous materials, where the ground surface is restored to its previous topographic condition within 60 days after the completion of the work. The permit authority shall be notified in writing at least 30 days prior to the commencement of the work.

- D. Excavations subject to valid building permit.** Excavations for buildings or structures, where authorized by a valid building permit. This exemption shall not apply to any excavation with an unsupported height greater than 5 feet after the completion of the structure.
- E. Exploratory excavations.** Exploratory excavations to investigate subsurface soil conditions and geology, affecting or disturbing an area of less than 10,000 square feet and involving the movement of less than 50 cubic yards, under the direction of a civil engineer, soils engineer, engineering geologist, or registered environmental health specialist, where the ground surface is restored to its previous topographic condition within 60 days after the completion of the work.
- F. Fills subject to valid building, agricultural exemption, or demolition permit.** Fills for buildings or structures, where authorized by a valid building, agricultural exemption, or demolition permit. Fill that is intended to support structures or surcharges and is greater than 1 foot in depth shall submit a compaction report as part of the application for the building, agricultural exemption, or demolition permit. This exemption shall not apply to any fill that is engineered grading.
- G. Grading subject to valid encroachment permit.** Grading within a public right-of-way, where authorized by a valid encroachment permit.
- H. Landfills.** Grading at landfills regulated by the State Integrated Waste Management Act.
- I. Maintenance, repair, or resurfacing of private roads.** Maintenance, repair, or resurfacing of existing, lawfully constructed private roads, where the length, width, and design capacity are not changed. This exemption shall not apply to any fill in the flood-prone urban area or any special flood hazard area.
- J. Minor cut.** A cut that does not exceed 50 cubic yards, and:
1. Is no greater than 2 feet in depth; or

2. Does not create a cut slope greater than 5 feet in height and steeper than 2 units horizontal to 1 unit vertical (50 percent).

K. Minor fill outside flood-prone urban area and special flood hazard areas. A fill outside the flood-prone urban area and any special flood hazard area that does not exceed 50 cubic yards or alter or obstruct a watercourse, and:

1. Is intended to support structures or surcharges and is no greater than 1 foot in depth and placed on terrain with a natural slope no steeper than 15 percent; or
2. Is not intended to support structures or surcharges and is no greater than 3 feet in depth.

L. Pipelines and utilities. Excavations and fills for pipelines, routine pipeline maintenance practices, or installation, testing, maintenance, or replacement of utility connections, distribution or transmission systems, or telecommunication facilities, on a single site or within a public right-of-way, where the ground surface is restored to its previous topographic condition within 60 days after the completion of the work. This exemption shall not apply to any fill that is used for any purpose other than restoring the ground surface to its previous topographic condition.

M. Public projects. Grading for public projects on public property undertaken by or on behalf of the county or a local agency governed by the board of supervisors.

N. Public trails. Grading for public trails, where a public agency takes full responsibility for the work. The permit authority shall be notified in writing at least 30 days prior to the commencement of the work.

O. Resource conservation, restoration, or enhancement projects. Grading for soil, water, wildlife, or other resource conservation, restoration, or enhancement projects, where a public agency assumes full responsibility for the work. The permit authority shall be notified in writing at least 30 days prior to the commencement of the work.

- P. Soil profiling test pits.** Excavations for soil profiling test pits, where the ground surface is restored to its previous topographic condition within 60 days after the completion of the work.
- Q. Surface mining.** Mining, quarrying, excavating, processing, or stockpiling rock, sand, gravel, aggregate, or clay in compliance with Chapter 26A of this code.
- R. Wells and on-site sewage disposal systems subject to valid well or septic permit.** Excavations and fills for wells and on-site sewage disposal systems, where authorized by a valid well or septic permit and the fill material is placed on-site and the placement is shown on the approved well or septic plans.

Article 06. Drainage Permits.

Sec. 11.06.010. Drainage permit requirements.

- A. Permit required.** A drainage permit shall be required prior to commencing any drainage improvement or related work, including preparatory site clearing and soil disturbance, except where exempted from permit requirements by Section 11.06.020. A separate drainage permit shall be required for each site.
- B. Drainage improvement designation and performance.** Drainage improvement shall be designated in compliance with Table 11-2, and shall be performed as follows:
 - 1. Regular drainage improvement.** Regular drainage improvement shall be performed in compliance with approved plans and specifications prepared by the property owner or a licensed professional acting within the scope of their license.
 - 2. Engineered drainage improvement.** Engineered drainage improvement shall be performed in compliance with approved plans and specifications prepared by a civil engineer.

Table 11-2 - Drainage Improvement Designation

Parameter	Threshold ¹	
	Regular Drainage Improvement	Engineered Drainage Improvement
Cross-sectional area of drainage improvement	Does not exceed 2 square feet	Exceeds 2 square feet

1. Examples:

Circular - Diameter is less than or equal to 19 inches or 1.6 feet, effectively 18 inches or 1.5 feet.

Vee-ditch - Depth of 1 foot and top width equal to 4 feet (assumes 2:1 side slopes).

Sec. 11.06.020. Exemptions from drainage permit requirements.

The following activities are exempt from the provisions of Section 11.06.010 and may be conducted without obtaining a drainage permit, provided that these activities shall still be subject to the standards in Article 16.

- A. Drainage improvement subject to valid grading, building, septic, VESCO, or encroachment permit.** Drainage improvement for grading, buildings or structures, septic systems, vineyard or orchard site development, or within a public right-of-way, where authorized by a valid grading, building, septic, VESCO, or encroachment permit.

- B. Maintenance, repair, or replacement of existing private drainage improvements.** Maintenance, repair, or replacement of existing, lawfully constructed private drainage improvements, where the location and design capacity are not changed.

- C. Minor pipe and vee-ditch swale systems.** Construction or modification of pipe and vee-ditch swale systems that meet all of the following criteria:
 - 1. The drainage area is less than one-half acre for a smooth-walled pipe or vee-ditch swale system, or less than one-quarter acre for a corrugated pipe system.

 - 2. The pipe or vee-ditch swale system is not located in the flood-prone urban area.

3. The pipe system is a single run, with minimum diameter of 8 inches and installed slopes between 2 percent and 4 percent, or the vee-ditch swale system is made of earth, grass, or rock, with side slopes no steeper than 2 units horizontal to 1 unit vertical (50 percent), maximum depth of 9 inches, and installed slopes between 2 percent and 4 percent.

- D. Public projects.** Drainage improvement for public projects on public property undertaken by or on behalf of the county or a local agency governed by the board of supervisors.
- E. Public trails.** Drainage improvement for public trails, where a public agency takes full responsibility for the work. The permit authority shall be notified in writing at least 30 days prior to the commencement of the work.
- F. Resource conservation, restoration, or enhancement projects.** Drainage improvement for soil, water, wildlife, or other resource conservation, restoration, or enhancement projects, where a public agency assumes full responsibility for the work. The permit authority shall be notified in writing at least 30 days prior to the commencement of the work.
- G. Seasonal agricultural drainage swales.** Construction or modification of seasonal agricultural drainage swales that meet all of the following criteria:
1. The drainage swale is constructed on contour to the maximum extent practicable.
 2. The flowline slope of the drainage swale does not exceed 4 percent.
 3. The drainage swale does not exceed 150 feet in length.
 4. The outlet for the drainage swale is protected to prevent soil loss.

**Article 08. Vineyard/Orchard Erosion and Sediment Control
(VESCO) Permits.**

Sec. 11.08.010. VESCO permit requirements.

- A. Permit required.** A VESCO permit shall be required prior to commencing any vineyard or orchard site development or related work, including preparatory site clearing and soil disturbance, except where exempted from permit requirements by Section 11.08.020. A separate VESCO permit shall be required for each site.

- B. Vineyard and orchard site development designation and performance.** Vineyard and orchard site development shall be designated in compliance with Table 11-3, and shall be performed as follows:
 - 1. Level I vineyard and orchard site development.** Level I vineyard and orchard site development shall be performed in compliance with approved plans and specifications prepared by the property owner or the authorized agent of the property owner.

 - 2. Level II vineyard and orchard site development.** Level II vineyard and orchard site development shall be performed in compliance with approved plans and specifications prepared by a civil engineer.

Table 11-3 - Vineyard and Orchard Site Development Designation

Parameter	Threshold	
	Level I Vineyard and Orchard Site Development	Level II Vineyard and Orchard Site Development
Natural slope of planting area having no highly erodible soils	No steeper than 15 percent	Steeper than 15 percent, but in no event steeper than 50 percent
Natural slope of replanting area having no highly erodible soils	No steeper than 30 percent	Steeper than 30 percent
Natural slope of planting area having any highly erodible soils	No steeper than 10 percent	Steeper than 10 percent, but in no event steeper than 50 percent

Natural slope of replanting area having any highly erodible soils	No steeper than 15 percent	Steeper than 15 percent
Where tree removal is involved, natural slope descending below ridgetop	No steeper than 50 percent for more than 500 feet in slope length above a designated stream	Steeper than 50 percent for more than 500 feet in slope length above a designated stream
Where tree removal is involved, location of ridgetop	Not on a designated watershed or sub-watershed divide	On a designated watershed or sub-watershed divide

Sec. 11.08.020. Exemptions from VESCO permit requirements.

The following activities are exempt from the provisions of Section 11.08.010 and may be conducted without obtaining a VESCO permit, provided that these activities shall still be subject to the standards in Article 16.

- A. Replacing missing, dead, or diseased grapevines or orchard trees.** Interplanting young grapevines or orchard trees among established grapevines or orchard trees for the purpose of replacing individual missing, dead, or diseased grapevines or orchard trees in a vineyard or orchard, where the drainage system, irrigation system, trellis system, and other vineyard or orchard infrastructure are kept intact with minimal disturbance. This shall not exempt the replanting of an entire vineyard or orchard.
- B. Planting and replanting hobby orchard.** Planting and unlimited replanting of an orchard for hobby purposes, where the orchard is no more than one-half acre in land area. This exemption may only be used for one hobby orchard per legal parcel.
- C. Planting and replanting hobby vineyard.** Planting and unlimited replanting of a vineyard for hobby purposes, where the vineyard is no more than one-half acre in land area. This exemption may only be used for one hobby vineyard per legal parcel.

Article 10. Permit Application Filing and Processing.

Sec. 11.10.010. Permit authority.

The permit authority responsible for reviewing and making decisions on each type of permit application required by this chapter is identified by

Table 11-4. Decisions of the permit authority approving or denying discretionary permit applications shall be subject to appeal and direct review pursuant to Article 20.

Table 11-4 - Permit Authority

Type of Permit Application	Permit Authority
Grading Permit - Agricultural Grading	Agricultural Commissioner
Grading Permit - Construction Grading	Director of Permit and Resource Management
Drainage Permit - Agricultural Drainage Improvement	Agricultural Commissioner
Drainage Permit - Construction Drainage Improvement	Director of Permit and Resource Management
VESCO Permit - Vineyard and Orchard Site Development	Agricultural Commissioner

Sec. 11.10.020. Permit application preparation and filing.

A. Pre-application contact. A prospective applicant is encouraged to contact the permit authority before completing and filing a permit application to determine the information and materials required for application filing. The provision of information by the permit authority shall not be construed as a recommendation for either approval or denial of an application. Any failure by the permit authority to identify all required information and materials shall not constitute a waiver of those requirements.

B. Application. Permit applications shall be filed with the permit authority on a county application form. Each permit application shall include all required fees and deposits, and all plans and specifications and other information and materials required by the permit authority, including any reports and studies necessary to verify compliance with the standards in Article 16 (e.g., hydrology study, hydraulic analysis, compaction report, geotechnical or soils report, liquefaction study, wetlands assessment, wetlands delineation). No permit application shall be deemed complete, and processing shall not commence on any permit application, until all required fees and deposits have been paid, and all required plans and specifications and other information and materials have been submitted.

- C. **Eligibility for filing.** A permit application may only be filed by the owner or authorized agent of the owner of the site, or other person with the written consent of the site owner.
- D. **Request for relief from standards.** A permit application may include a request for relief from the standards in Article 16. The request shall state in writing each standard proposed to be varied, the proposed substitute measure, when it would apply, and its advantages. The permit authority may require additional information to evaluate the requested relief.
- E. **Ministerial action; exception.** The board of supervisors hereby declares that the review of permit applications and the issuance of permits pursuant to this chapter shall be ministerial actions, except where the permit application includes a request pursuant to Subsection D for relief from the standards in Article 16. This chapter shall be interpreted, administered, and construed in light of this legislative intent.

Sec. 11.10.030. Application fees.

- A. **Fee schedule.** The board of supervisors shall establish a schedule of fees for the processing of permit applications required by this chapter.
- B. **Refunds and withdrawals.** The required application fees cover county costs for staff time and the other activities involved in processing permit applications. Therefore, no refund due to disapproval or expiration shall be allowed. In the case of a withdrawal, the permit authority may refund up to 90 percent of the application fee prior to the commencement of plan review.

Sec. 11.10.040. Indemnification.

- A. **Applicant agreement.** At the time of submitting a permit application that includes a request pursuant to Section 11.10.020.D for relief from the standards in Article 16, the applicant shall agree, as part of the permit application, to defend (with legal counsel of the county's selection), indemnify, and hold harmless the county and its agents, officers, attorneys, and employees, from any claim, action, or proceeding brought against the county or its agents, officers, attorneys, or employees to attack, set aside, void, or annul, a

discretionary approval of the county concerning the permit application, which action is brought within the applicable statute of limitations. The required indemnification shall include damages awarded against the county, if any, costs of suit, attorneys' fees, and other costs and expenses incurred in connection with the action.

- B. County notification of applicant.** In the event that a claim, action, or proceeding referred to in Subsection A is brought, the county shall promptly notify the applicant of the existence of the claim, action, or proceeding and shall cooperate fully in the defense of the claim, action, or proceeding.

Sec. 11.10.050. Initial permit application review.

The permit authority shall review each permit application for completeness and accuracy before it is accepted as complete and officially filed. The permit authority's determination of completeness shall be based on the permit authority's list of required application contents and any additional instructions provided to the applicant in any pre-application contact.

- A. Notification of applicant when permit application is incomplete.** The permit authority shall inform the applicant in writing within 30 days of filing when a permit application is incomplete. The letter shall specify the additional information required to make the permit application complete.
- B. Withdrawal of application.** If an applicant fails to provide the additional information specified in the permit authority's letter providing notice of an incomplete permit application within 120 days following the date of the letter, the permit application shall be deemed withdrawn without any further action by the permit authority. The permit authority may grant one 90-day extension, if the applicant files a written request with the permit authority before expiration of the original 120-day period. After the withdrawal of a permit application, future permit authority consideration shall require the submittal of a new, complete permit application and associated fees.

Sec. 11.10.060. Environmental review.

After a permit application has been accepted as complete, if the permit application includes a request pursuant to Section 11.10.020.D for relief

from the standards in Article 16, the proposed activity shall be reviewed as required by CEQA to determine the level of environmental processing required.

Sec. 11.10.070. Expiration of permit application.

If a permit is not issued within one year following the filing of a permit application, the permit application shall expire without any further action by the permit authority. The permit authority may grant one 180-day extension, if the applicant files a written request with the permit authority before expiration of the original one-year period and shows that the extension is warranted due to a lawsuit, permit authority error, or other circumstances beyond the control of the applicant. After the expiration of a permit application, future permit authority consideration shall require submittal of a new, complete permit application and associated fees.

Article 12. Permit Application Approval and Permit Issuance.

Sec. 11.12.010. Approval and issuance.

A. Criteria for approval.

- 1. Ministerial permit application.** A ministerial permit application shall be approved, and a grading, drainage, or VESCO permit issued, when the permit authority verifies that:
 - a. The proposed grading, drainage improvement, or vineyard or orchard site development complies with the provisions of this chapter, other applicable provisions of this code, and the conditions of any applicable land use permit, subdivision approval, or other entitlement; and
 - b. The proposed grading, drainage improvement, or vineyard or orchard site development is not part of a project for which an application for a land use permit or subdivision approval has been submitted, or, if part of such a project, the land use permit or subdivision approval has been issued.

2. Discretionary permit application. A discretionary permit application may be approved, and a grading, drainage, or VESCO permit issued, when the permit authority determines that:

- a. There are special circumstances affecting the property that make the strict application of the standards in Article 16 impractical;
- b. The proposed grading, drainage improvement, or vineyard or orchard site development is consistent with the purpose and intent of the standards in Article 16, and does not diminish the health, safety, and environmental protection benefits that would be obtained from the strict application of those standards;
- c. The proposed grading, drainage improvement, or vineyard or orchard site development complies with all other provisions of this chapter, other applicable provisions of this code, and the conditions of any applicable land use permit, subdivision approval, or other entitlement; and
- d. The proposed grading, drainage improvement, or vineyard or orchard site development is not part of a project for which an application for a land use permit or subdivision approval has been submitted, or, if part of such a project, the land use permit or subdivision approval has been issued.

B. Permit conditions. In approving a discretionary permit application pursuant to Subsection A.2, the permit authority may impose any conditions deemed reasonable and necessary to protect the public health, safety, and welfare, prevent adverse environmental impacts or the creation of hazards to property, and ensure proper completion of work.

C. Effect of permit and approved plans and specifications.

1. Compliance with plans and specifications required. All work for which a grading, drainage, or VESCO permit is issued shall be done in compliance with the approved plans

and specifications. The approved plans and specifications shall not be changed without the written approval of the permit authority.

2. **Modifications.** Proposed modifications to the approved plans and specifications shall be submitted to the permit authority in writing, together with all necessary technical information and design details. A proposed modification shall be approved only if the permit authority verifies that the modification complies with the provisions of this chapter, other applicable provisions of this code, and the conditions of any applicable land use permit, subdivision approval, or other entitlement.

- D. **Distribution of approved plans and specifications.** The permit authority shall retain one or more sets of approved and dated plans and specifications for inspection and record keeping. Two sets of approved and dated plans and specifications shall be provided to the permittee. The permittee shall maintain one set of approved and dated plans and specifications and the permit on the site at all times during the work.

Article 14. Permit Implementation.

Sec. 11.14.010. Effective date of permits.

- A. **Ministerial Permit.** A ministerial permit required by this chapter shall become effective when issued by the permit authority.
- B. **Discretionary Permit.** A discretionary permit required by this chapter shall become effective on the 11th day following the date of permit application approval by the permit authority, provided that no appeal has been filed or direct review requested in compliance with Article 20.

Sec. 11.14.020. Permit time limits and extensions.

- A. **Permit time limits.**
 1. **Grading permit.** A grading permit shall expire three years from the effective date of the permit, unless an extension has been granted in writing in compliance with Subsection B,

provided that the permit authority may limit a grading permit to a lesser time period where the permit is required to abate dangerous or hazardous conditions. All work for which a grading permit is issued shall be completed and finalized prior to expiration of the permit or any extension granted pursuant to Subsection B.

2. **Drainage permit.** A drainage permit shall expire three years from the effective date of the permit, unless an extension has been granted in writing in compliance with Subsection B, provided that the permit authority may limit a drainage permit to a lesser time period where the permit is required to abate dangerous or hazardous conditions. All work for which a drainage permit is issued shall be completed and finalized prior to expiration of the permit or any extension granted pursuant to Subsection B.
3. **VESCO permit.** A VESCO permit shall expire five years from the effective date of the permit, unless an extension has been granted in writing in compliance with Subsection B. All work for which a VESCO permit is issued shall be completed and finalized prior to expiration of the permit or any extension granted pursuant to Subsection B.

- B. Permit extensions.** Any permittee holding an unexpired grading, drainage, or VESCO permit may apply for an extension of the time within which the work for which the permit is issued must be completed and finalized. The permit authority may extend the expiration date of the permit for a period not exceeding 180 days per extension request, where the permittee has requested the extension in writing and shown that a lawsuit, permit authority error, or other circumstances beyond the control of the permittee have prevented the work from being started or completed, or that the extension is in the interest of public health and safety.

Sec. 11.14.030. Performance of work.

All work for which a grading, drainage, or VESCO permit is required shall be subject to the following requirements.

- A. **Pre-construction consultation.** The permittee and the permit authority shall have a pre-construction consultation prior to the commencement of the work.

- B. **Responsibility for the work.** The permittee and the property owner shall be responsible for the work to be performed in compliance with the approved plans and specifications and the standards in Article 16.

- C. **Inspection.** The work shall be subject to inspection as required by the permit authority. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this chapter or other provisions of this code. Inspections presuming to give authority to violate or cancel the provisions of this chapter or other provisions of this code shall not be valid.
 - 1. **Site access.** The permittee shall provide adequate access to the site for inspection by inspectors designated by the permit authority during the performance of all work, and for a minimum of three years following final inspection for purposes of monitoring all work performed.

 - 2. **Professional inspections and certifications.** The permit authority may require professional inspections and certifications to verify proper completion of the work.
 - a. **Type of inspections and certifications.** The professional inspections and certifications may include, but shall not be limited to requiring: the permittee to provide a civil engineer, soils engineer, engineering geologist, professional geologist, registered professional forester, wetlands biologist, or other professional to perform inspections of work in progress and to certify the proper completion of work; inspection and testing by an approved testing agency; or the submittal of periodic progress reports.

 - b. **Notification of noncompliance.** Where the use of a civil engineer, soils engineer, engineering geologist, professional geologist, registered professional forester, wetlands biologist, or other professional is required, these personnel shall immediately report in writing to

the permit authority and the permittee any instance of work not being done in compliance with this chapter, other applicable provisions of this code, the approved plans and specifications, or any permit conditions, and shall also provide recommendations for corrective measures, if determined by the consultant to be necessary.

- c. Transfer of responsibility for approval.** If a required civil engineer, soils engineer, engineering geologist, professional geologist, registered professional forester, wetlands biologist, or other professional is changed during the course of the work, the work shall be stopped until the replacement individual has notified the permit authority in writing of their agreement to accept responsibility for approval of the completed work within the area of their technical competence.
- D. Field changes.** After permit issuance, no change to the approved work shall occur without the prior written approval of the permit authority. If the permit authority determines that the changes are minor, the changes shall be shown on the as-built plans. If the permit authority determines that the changes are significant, a request for a modification to the approved plans and specifications shall be filed as provided in Section 11.12.010.C.2.
- E. Protection of utilities.** As required by Government Code section 4216.2, the permittee shall contact the Underground Service Alert (USA) prior to starting any excavation that will be conducted in an area that is known, or reasonably should be known, to contain subsurface utility installations. Contact shall occur at least two working days, but not more than fourteen calendar days, before the excavation starts. If practical, the excavator shall delineate with white paint or other suitable markings the area to be excavated.
- F. Stop work orders.** The permit authority may order that any work performed contrary to the requirements of this chapter, other applicable provisions of this code, the approved plans and specifications, or any permit conditions, or any work that has otherwise become hazardous to property or the public, be immediately stopped. It shall be unlawful and a violation of this

chapter for any person to resume work that was ordered to be stopped by the permit authority, unless the permit authority has required and the permittee has agreed to any necessary corrective measures, and the permit authority has authorized resumption of the work in writing. A violation of a stop work order shall be punishable in compliance with Section 11.24.060.B.

Sec. 11.14.040. Completion of work.

- A. Final reports.** Upon final completion of all work for which a grading, drainage, or VESCO permit is required, the permit authority may require the following plans and reports, supplements thereto, or other documentation, prepared by the appropriate professionals in the format required by the permit authority. The permit authority may also require such plans and reports at other stages of the work.
- 1. As-built plans.** A set of as-built plans including original and finished contours at intervals acceptable to the permit authority, parcel drainage patterns with directional arrows, locations and elevations of all surface and subsurface drainage improvements, and locations of all storm water best management practices.
 - 2. Testing records.** A complete record of all field and laboratory tests, including the location and elevation of all field tests.
 - 3. Professional opinions.** Professional opinions regarding slope stability, soil bearing capacity, and any other information pertinent to the adequacy of the site for its intended use.
 - 4. Declarations about completed work.** Declarations by any civil engineer, soils engineer, engineering geologist, professional geologist, registered professional forester, wetlands biologist, or other professional required by the permit authority pursuant to Section 11.14.030.C.2, that all work was done in substantial compliance with the recommendations contained in any required soils or other special report, and in compliance with the approved plans and specifications.

- B. Final inspection.** No permittee shall be deemed to have complied with the provisions of this chapter until a final inspection of the work has been completed and approved by the permit authority. The permittee shall notify the permit authority when the work is ready for final inspection. The permit authority shall final a permit when all work has been completed in compliance with the approved plans and specifications, and all reports required by Subsection A have been submitted and accepted.

Article 16. Standards.

Sec. 11.16.010. Purpose.

This article provides ministerial standards for the proper conduct of grading, drainage improvement, and vineyard and orchard site development. All grading, drainage improvement, and vineyard and orchard site development subject to the provisions of this chapter shall comply with the requirements of this article, regardless of whether a permit is required by this chapter.

Sec. 11.16.020. Cuts and fills.

- A. General.** Cuts and fills shall be designed and constructed in compliance with the following requirements.
- 1. Areas of cuts and fills.** Cuts and fills shall be limited to the amount necessary for the intended use.
 - 2. Final contours.** Contours, elevations, and shapes of finished surfaces shall be blended with adjacent natural terrain to achieve a consistent grade and natural appearance as follows:
 - a. The top of cut slopes shall be rounded off to blend with the natural terrain.
 - b. Borders of cut slopes and fills shall be rounded off to a minimum radius of 5 feet to blend with the natural terrain.
- B. Cuts.** Cuts shall be designed and constructed in compliance with the following requirements.

1. **Slope.** The slope of cut surfaces shall be no steeper than 2 units horizontal to 1 unit vertical (50 percent), unless a soils report justifies a steeper slope.
 2. **Terracing and drainage.** Terracing and drainage of cuts shall be provided as required by Subsection D.
- C. **Fills.** Fills shall be designed and constructed in compliance with the following requirements.
1. **Fill location.** Fill shall not be placed on natural slopes steeper than 2 units horizontal to 1 unit vertical (50 percent).
 2. **Surface preparation.** Ground surfaces shall be prepared to receive fill by removing vegetation, topsoil, and other unsuitable materials, and scarifying the ground to provide a bond with the fill material.
 3. **Benching.** Benching into sound bedrock or other competent material, as determined by a civil engineer, shall be required where existing grade is at a slope steeper than 5 units horizontal to 1 unit vertical (20 percent) and the depth of the fill exceeds 5 feet. Benching shall be provided in accordance with Figure 11-1, subject also to the following requirements:
 - a. A key at least 10 feet in width and 2 feet in depth shall be installed.
 - b. The key shall be installed at least 1 foot into sound bedrock or other competent material.
 - c. The area beyond the toe of the fill shall be sloped for sheet overflow or a non-erosive drain shall be provided.
 - d. Cuts for benching and keys shall be accepted by a soils engineer as a suitable foundation for fill prior to the placement of the fill material.

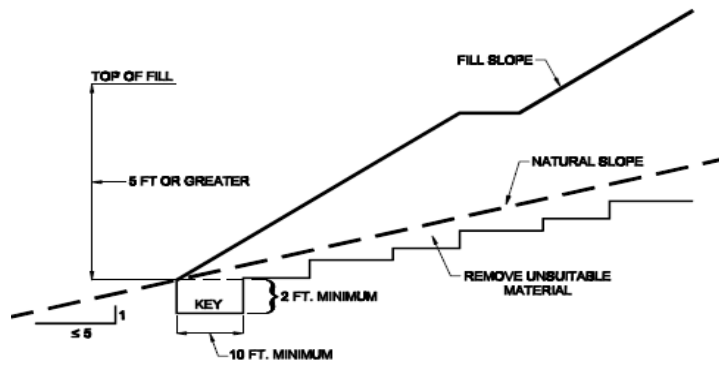


Figure 11-1 - Benching Details

4. **Fill material.** Fill material shall not include organic, frozen, or other deleterious materials. No rock or similar irreducible material greater than 6 inches in any dimension shall be included in fills, except where a soils engineer devises a method of placement of larger rock, continuously inspects its placement, and approves fill stability, subject also to the following requirements:
 - a. Potential rock disposal areas shall be shown on the plans and specifications.
 - b. Rocks shall be placed so as to assure filling of all voids with well-graded soil.

5. **Fill placement.** Fills shall be constructed in lifts not exceeding 8 inches in depth. Completed fills shall be stable, well-integrated, and bonded to adjacent materials and the materials on which they rest. Fills shall be competent to support anticipated loads and be stable at the design slopes shown on the approved plans and specifications.

6. **Compaction.**
 - a. **Fills intended to support structures or surcharges.** Fills intended to support structures or surcharges shall be compacted to a minimum of 90 percent of maximum dry density, as determined by ASTM D 1557, Modified Proctor.

b. Fills not intended to support structures or surcharges. Fills not intended to support structures or surcharges shall be compacted as follows:

- (1) Fills greater than 3 feet in depth shall be compacted to the density specified by a soils engineer.
- (2) Fills no greater than 3 feet in depth shall be compacted to the density necessary for the intended use.

7. Slope. The slope of fill surfaces shall be no steeper than 2 units horizontal to 1 unit vertical (50 percent), unless a soils report justifies a steeper slope.

8. Limitation on fill in flood-prone urban area. No fill shall be placed in the flood-prone urban area, unless an analysis demonstrates that no adverse impact to drainage within the flood-prone urban area will result from the fill placement and related improvements.

9. No net fill in special flood hazard areas. No fill shall be placed in any special flood hazard area, unless an analysis demonstrates that no reduction in flood storage capacity within the special flood hazard area will result from the fill placement and related improvements.

10. Terracing and drainage. Terracing and drainage of fills shall be provided as required by Subsection D.

D. Terracing and drainage of cuts and fills. Terracing and drainage of cuts and fills shall be designed and constructed to ensure the integrity of the cuts and fills. The following requirements shall apply only to cuts and fills with surface slopes steeper than 3 units horizontal to 1 unit vertical (33 percent). Additional requirements applicable to the provision of drainage improvements are established by Section 11.16.040.

1. Agricultural grading. Terracing and drainage of cuts and fills for agricultural grading shall be designed by a civil

engineer and constructed in compliance with the civil engineer's requirements.

2. **Construction grading.** Terracing and drainage of cuts and fills for construction grading shall conform to the following requirements.
 - a. **Terraces.** Terraces shall be established on cut and fill slopes to control surface drainage and debris. Suitable access shall be provided to permit proper cleaning and maintenance of terraces.
 - (1) For cut and fill slopes up to 30 feet in vertical height, terraces need not be provided.
 - (2) For cut and fill slopes greater than 30 feet and up to 60 feet in vertical height, one terrace at least 6 feet in width shall be established at mid-height.
 - (3) For cut and fill slopes greater than 60 feet and up to 120 feet in vertical height, terraces at least 6 feet in width shall be established at not more than 30-foot intervals or one terrace at least 12 feet in width shall be established at mid-height.
 - (4) For cut and fill slopes greater than 120 feet in vertical height, terrace widths and spacing shall be designed by a civil engineer.
 - b. **Terrace drainage.**
 - (1) **Swales or ditches.** Swales or ditches shall be provided on terraces, and shall:
 - (a) Have a minimum gradient of 20 units horizontal to 1 unit vertical (5 percent);
 - (b) Be paved with reinforced concrete not less than three inches in thickness, or with other materials suitable to the application; and

(c) Have a minimum depth of 1 foot and a minimum width of 5 feet.

(2) **Limitation on single run of swale or ditch.** A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (projected) without discharging into a down drain.

c. **Subsurface drainage.** Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.

d. **Building pad drainage.** Building pads shall have a drainage gradient of 50 units horizontal to 1 unit vertical (2 percent) toward approved drainage improvements.

e. **Surface interceptor drains.** Surface interceptor drains shall be installed along the top of all cut and fill slopes where the tributary drainage area above slopes towards the cut or fill and has a drainage path greater than 40 feet measured horizontally. The drains shall be paved with reinforced concrete not less than three inches in thickness, or with other materials suitable to the application. The drains shall be designed to meet the SCWA Flood Control Design Criteria for a 100 year design discharge. This surface interceptor drains requirement shall not apply to outslope constructed roadways designed to prevent the concentration of storm water, provided that the stability of the cut and fill slope is maintained.

E. **Setbacks.** Cut and fill slopes shall be set back from property lines in compliance with the following requirements. Setback dimensions shall be measured perpendicular to the property line and shall be as shown in Figure 11-2.

1. **Top of slope.** The setback at the top of a slope shall be not be less than that shown in Figure 11-2, or than is required to

accommodate any required surface interceptor drains, whichever is greater.

2. **Toe of slope.** The setback at the toe of a slope shall not be less than that shown in Figure 11-2.

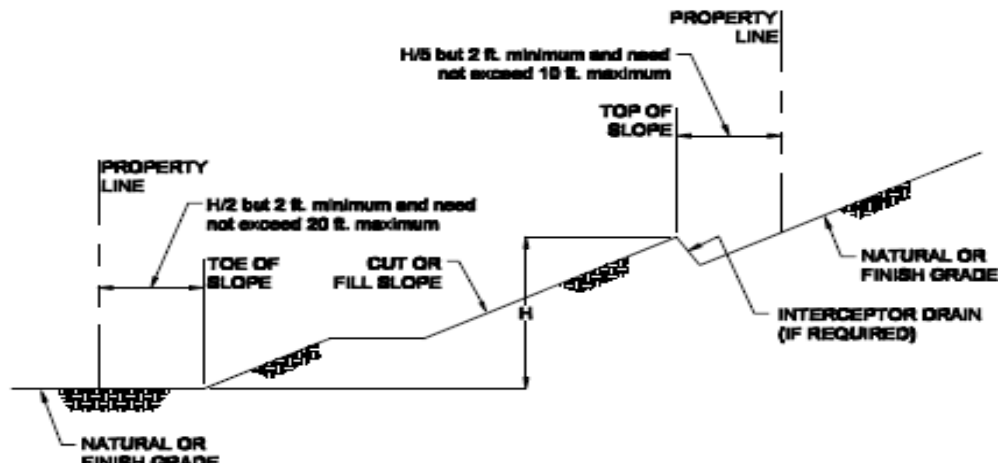


Figure 11-2 - Cut and Fill Slope Setback Requirements

- F. **Protection of footings, buildings, and structures.** Footings that may be affected by any excavation shall be underpinned or otherwise protected against settlement and shall be protected against lateral movement. Fills or other surcharge loads shall not be placed adjacent to any building or structure unless the building or structure is capable of withstanding the additional loads caused by the fill or surcharge. The rights of adjacent affected property owners shall be as set forth in Civil Code section 832.

Sec. 11.16.030. Dams and reservoirs.

- A. **Dams and reservoirs subject to county jurisdiction.** Dams and reservoirs within the county's jurisdiction shall be designed and constructed in compliance with the requirements of this article and the California Division of Safety of Dams Guidelines for Small Dams, except that:
 1. **Minimum freeboard and residual freeboard.** The minimum freeboard (vertical distance from spillway crest to dam crest or reservoir crest where there is no dam) for

spillways shall be specified by a civil engineer. The minimum residual freeboard (vertical distance from maximum reservoir stage for spillway design flood to dam crest or reservoir crest where there is no dam) shall be 1.5 feet.

2. **Compaction.** Embankments shall be compacted to a minimum of 90 percent of maximum dry density, as determined by ASTM D 1557, Modified Proctor.
3. **Low level outlet.** A low level outlet need not be provided where the reservoir floor is below grade and a pump capable of emptying or lowering the reservoir in case of emergency or for inspection and maintenance is installed.

B. Dams and reservoirs subject to state jurisdiction. Dams and reservoirs within the state's jurisdiction shall be designed and constructed in compliance with the requirements of the California Division of Safety of Dams.

Sec. 11.16.040. Drainage.

- A. **Management of storm water.** Grading and vineyard and orchard site development shall include the drainage improvements or other methods necessary to manage storm water in compliance with the permit authority's best management practices guide.
- B. **Natural drainage patterns and runoff.** Grading, drainage improvement, and vineyard and orchard site development shall maintain off-site natural drainage patterns, and limit runoff in compliance with the permit authority's best management practices guide.
- C. **Design and construction of drainage improvements.** Drainage improvements shall be designed and constructed in compliance with the permit authority's best management practices guide. Drainage improvements required for cuts and fills are also subject to the requirements of Section 11.16.020.D.
- D. **Disposal of storm water.** Drainage improvements shall carry storm water to the nearest practicable disposal location and shall dissipate

the energy or diffuse the flow prior to releasing the storm water off the site.

- E. Prevention of soil loss.** Drainage improvements shall prevent or minimize soil loss through the use of storm drain culverts (pipes), storm drain inlets and outlets, storm drain outfalls, energy dissipators, flow dispersion, check dams, rolling dips, critical dips, proper location and sizing of culverts, revegetation of exposed or disturbed slopes, minimizing cross drains through road outloping, minimizing the use of artificial slopes, and other best management practices referenced or detailed in the permit authority's best management practices guide.

Sec. 11.16.050. Soil and other pollutant discharges.

Grading, drainage improvement, and vineyard and orchard site development shall be designed and conducted in compliance with the following requirements.

- A. During the work.** Soil and other pollutant discharges shall be prevented or controlled during the work through the use of best management practices in compliance with the permit authority's best management practices guide.
- B. Prior to final inspection.** Disturbed surfaces shall be revegetated prior to final inspection as provided by Section 11.16.090, unless covered with impervious or other improved surfaces authorized by the approved plans and specifications, and permanent best management practices referenced or detailed in the permit authority's best management practices guide shall be installed to control soil and other pollutant discharges.
- C. Post-development.** Post-development soil and other pollutant discharges shall be limited in compliance with the permit authority's best management practices guide.

Sec. 11.16.060. Storm water best management practices.

Grading, drainage improvement, and vineyard and orchard site development shall be conducted in compliance with the following requirements.

- A. **Rainy season.** During the rainy season, storm water best management practices referenced or detailed in the permit authority's best management practices guide shall be implemented and functional on the site at all times.
- B. **Non-rainy season.** During the non-rainy season, on any day when the National Weather Service forecast is a chance of rain of 30 percent or greater within the next 24 hours, storm water best management practices referenced or detailed in the permit authority's best management practices guide shall be implemented and functional on the site if necessary to prevent soil and other pollutant discharges.

Sec. 11.16.070. Work during the rainy season.

Grading, drainage improvement, and vineyard and orchard site development shall be conducted in compliance with the following requirements during the rainy season (the period from October 15 through April 15).

- A. **Construction grading and drainage improvement.** Construction grading and drainage improvement shall be permitted during the rainy season only when on-site soil conditions permit the work to be performed in compliance with the requirements of this article and the storm water best management practices required by Section 11.16.060 are maintained. The area of erodible land exposed at any one time during the work shall not exceed 1 acre or 20 percent of the site, whichever is greater, and the time of exposure shall be minimized to the maximum extent practicable.
- B. **Agricultural grading and drainage improvement, and vineyard and orchard site development.**
 - 1. Agricultural grading and drainage improvement, and initial vineyard and orchard site development work for vineyard and orchard planting, shall not be permitted during the rainy season, except between April 1 and April 15, and only when on-site soil conditions permit the work to be performed in compliance with the requirements of this article and the storm water best management practices required by Section 11.16.060 are maintained.

2. Initial vineyard and orchard site development work for vineyard and orchard replanting shall not be permitted during the rainy season, except between October 15 and November 15 and between April 1 and April 15, and only when on-site soil conditions permit the work to be performed in compliance with the requirements of this article and the storm water best management practices required by Section 11.16.060 are maintained.
3. Final vineyard and orchard site development work for vineyard and orchard planting and replanting shall be permitted during the rainy season only when on-site soil conditions permit the work to be performed in compliance with the requirements of this article and the storm water best management practices required by Section 11.16.060 are maintained.

Sec. 11.16.080. Removal of trees and other vegetation.

Grading, drainage improvement, and vineyard and orchard site development shall not remove or disturb trees and other vegetation except in compliance with the approved plans and specifications and the permit authority's best management practices guide.

- A. The limits of grading, drainage improvement, and vineyard or orchard site development shall be defined and marked on the site to prevent damage to surrounding trees and other vegetation.
- B. Trees and other vegetation within the limits of grading, drainage improvement, or vineyard or orchard site development that are to be retained shall be identified and protected from damage by marking, fencing, or other measures.

Removal or disturbance of trees and other vegetation for construction grading and drainage improvement are also subject to the requirements of Section 11.16.070.A. Removal of trees for vineyard and orchard site development for vineyard and orchard planting is also subject to the prohibitions in Section 11.18.040.

Sec. 11.16.090. Revegetation.

Grading, drainage improvement, and vineyard and orchard site development shall replant disturbed surfaces in compliance with the approved plans and specifications and the following requirements.

- A. Preparation for revegetation.** Topsoil removed from the surface in preparation for grading, drainage improvement, and vineyard and orchard site development shall be stored on or near the site and protected from soil loss while the work is underway, provided that such storage shall not cause damage to root systems of trees intended to be preserved.
- B. Methods of revegetation.** Mulching, seeding, planting of groundcover, shrubs or trees, or other suitable stabilization measures shall be used to protect exposed soil to minimize soil loss, and to maximize slope stability. Use of drought-tolerant, fire resistant native plant species is encouraged; use of invasive plant species identified in the permit authority's best management practices guide is prohibited.
- C. Timing of revegetation measures.** Temporary or permanent revegetation shall be installed as soon as practical after vegetation removal, but in all cases prior to:

 - 1. October 15 for all grading and drainage improvement;
 - 2. October 15 for all initial vineyard and orchard site development work for vineyard and orchard planting; and
 - 3. November 15 for all initial vineyard and orchard site development work for vineyard and orchard replanting.

Permanent revegetation or landscaping shall be installed prior to final inspection.

Sec. 11.16.100. Sprinkler frost protection systems.

Sprinkler frost protection systems shall be designed and installed in compliance with the approved plans and specifications and the permit authority's best management practices guide.

Sec. 11.16.110. Protection of human remains and archaeological resources.

In the event that human remains or archaeological resources are discovered during grading, drainage improvement, and vineyard and orchard site development, all work shall be halted in the vicinity of the find, the permit authority shall be notified, and the following shall occur before work may be resumed:

- A. Human remains.** If human remains or suspected human remains are discovered, the permittee or the property owner shall notify the county coroner and comply with all state law requirements, including Health and Safety Code section 7050.5 and Public Resources Code section 5097.98, to ensure proper disposition of the human remains or suspected human remains, including those identified to be Native American remains.

- B. Archaeological resources.** If archaeological resources or suspected archaeological resources are discovered, the permit authority shall notify the State Historic Preservation Officer and the Northwest Information Center at Sonoma State University, and the permittee or the property owner shall retain a qualified archeologist to evaluate the find to ensure proper disposition of the archaeological resources or suspected archaeological resources. All costs associated with the evaluation and mitigation of the find shall be the responsibility of the permittee or the property owner. The permit authority shall provide notice of the find to any tribes that have been identified as having cultural ties and affiliation with the geographic area in which the archaeological resources or suspected archaeological resources were discovered, if the tribe or tribes have requested notice and provided a contact person and current address to which the notice is to be sent. The permit authority may consult with and solicit comments from notified tribes to aid in the evaluation, protection, and proper disposition of the archaeological resources or suspected archaeological resources. The need for confidentiality of information concerning the archaeological resources or suspected archaeological resources shall be recognized by all parties. For the purposes of this section, archaeological resources include historic or prehistoric ruins, burial grounds, pottery, arrowheads, midden, or culturally modified soil deposits. Artifacts associated with prehistoric ruins include humanly modified stone, shell, bone, or other cultural materials such as charcoal, ash, and burned rock

indicative of food procurement or processing activities. Prehistoric domestic features include hearths, fire pits, or floor depressions; mortuary features are typically represented by human skeletal remains.

Sec. 11.16.120. Protection of watercourses.

Grading, drainage improvement, and vineyard and orchard site development within, adjacent to, or involving the alteration of watercourses shall comply with the provisions of Article II (Water Clarity) of Chapter 23 of this code and the following requirements.

- A. Flood carrying capacity.** The flood carrying capacity of any altered or relocated portion of a watercourse shall be maintained.
- B. Obstruction of watercourses.** Watercourses shall not be obstructed unless alternate drainage improvements complying with Section 11.16.040 are installed.
- C. Fills within watercourses.** Fills placed within watercourses shall have protection against soil loss.
- D. Heavy equipment.** Heavy equipment shall not cross or disturb channels of actively flowing streams without best management practices referenced or detailed in the permit authority's best management practices guide in place.
- E. Materials storage.** Excavated materials and soil amendment and fertilizing materials shall not be deposited or stored in or adjacent to a watercourse where they can be washed away by high water or storm runoff.

Sec. 11.16.130. Setbacks for streams.

Grading and vineyard and orchard site development shall be set back from streams in compliance with the requirements in Table 11-5, unless stricter requirements are established in the general plan, local coastal program, or zoning code. Trees and other vegetation shall be retained in setback areas in compliance with the permit authority's best management practices guide. Vegetative filter strips may be installed in setback areas in compliance with the permit authority's best management practices guide. Grassy avenues and turnarounds for agricultural crops may be located within vegetative

filter strips in compliance with the permit authority’s best management practices guide. This setback requirement shall not apply to grading for bridges, stream crossings, and approaches; dams and reservoirs; drainage improvements; trails; public projects; resource conservation, restoration, or enhancement projects; or stream bank restoration or stabilization.

Table 11-5 - Stream Setback Requirements

Grading and Vineyard and Orchard Site Development for Vineyard and Orchard Planting

Type of Stream	Soils on Grading or Planting Area	Natural Slope of Grading or Planting Area	Setback
Designated stream	No highly erodible soils	Slope is no steeper than 15 percent	25 feet from the top of bank
Designated stream	No highly erodible soils	Slope is steeper than 15 percent	50 feet from the top of bank
Designated stream	Any highly erodible soils	Slope is no steeper than 10 percent	25 feet from the top of bank
Designated stream	Any highly erodible soils	Slope is steeper than 10 percent	50 feet from the top of bank
Undesignated stream	Not applicable	Not applicable	25 feet from the top of bank

Vineyard and Orchard Site Development for Vineyard and Orchard Replanting

Type of Stream	Soils on Replanting Area	Natural Slope of Replanting Area	Setback
Designated stream	Not applicable	Not applicable	25 feet from the top of bank
Undesignated stream	Not applicable	Not applicable	25 feet from the top of bank

Sec. 11.16.140. Setbacks for lakes and ponds.

Grading and vineyard and orchard site development shall be set back from lakes and ponds in compliance with the requirements in Table 11-6, unless stricter requirements are established in the general plan, local coastal program, or zoning code. Trees and other vegetation shall be retained in

setback areas in compliance with the permit authority’s best management practices guide. Vegetative filter strips may be installed in setback areas in compliance with the permit authority’s best management practices guide. Grassy avenues and turnarounds for agricultural crops may be located within vegetative filter strips in compliance with the permit authority’s best management practices guide. This setback requirement shall not apply to grading for drainage improvements; trails; public projects; resource conservation, restoration, or enhancement projects; or lake or pond maintenance.

Table 11-6 - Lake and Pond Setback Requirements

Type of Water Body	Setback
Lake	50 feet from the high water mark, unless the area slopes away from the lake and the grading or vineyard or orchard site development will not compromise the structural integrity of the lake.
Pond	50 feet from the high water mark, unless the area slopes away from the pond and the grading or vineyard or orchard site development will not compromise the structural integrity of the pond.

Sec. 11.16.150. Setbacks for wetlands.

Grading, drainage improvement, and vineyard and orchard site development shall be set back from wetlands in compliance with the requirements in Table 11-7, unless stricter requirements are established in the general plan, local coastal program, or zoning code. Trees and other vegetation shall be retained in setback areas in compliance with the permit authority’s best management practices guide. Vegetative filter strips may be installed in setback areas in compliance with the permit authority’s best management practices guide. Grassy avenues and turnarounds for agricultural crops may be located within vegetative filter strips in compliance with the permit authority’s best management practices guide.

Table 11-7 - Wetlands Setback Requirements

Type of Wetlands	Setback
Designated wetlands	100 feet from the delineated edges
Undesignated wetlands	50 feet from the delineated edges, unless a wetlands biologist recommends a different setback

Sec. 11.16.160. Setbacks for ridgetops

Where tree removal is involved, vineyard and orchard site development for vineyard and orchard planting on ridgetops shall be set back from descending slopes in compliance with the requirements in Table 11-8. Trees and other vegetation shall be retained in setback areas in compliance with the permit authority’s best management practices guide. Vegetative filter strips may be installed in setback areas in compliance with the permit authority’s best management practices guide. Grassy avenues and turnarounds for vineyards and orchards may be located within vegetative filter strips in compliance with the permit authority’s best management practices guide.

Table 11-8 – Ridgetop Setback Requirements

Type of Descending Slope	Setback
Descending natural slope steeper than 50 percent for more than 50 feet in slope length	50 feet from the delineated slope break

Sec. 11.16.170. Setbacks for areas of instability.

Where tree removal is involved, vineyard and orchard site development for vineyard and orchard planting shall be set back from areas of instability in compliance with the requirements in Table 11-9. Trees and other vegetation shall be retained in setback areas in compliance with the permit authority’s best management practices guide. Vegetative filter strips may be installed in setback areas in compliance with the permit authority’s best management practices guide. Grassy avenues and turnarounds for vineyards and orchards may be located within vegetative filter strips in compliance with the permit authority’s best management practices guide.

Table 11-9 – Area of Instability Setback Requirements

Location	Setback
Below and lateral to area of instability	50 feet from the delineated edge, unless an engineering geologist recommends a different setback
Above area of instability	100 feet from the delineated edge, unless an engineering geologist recommends a different setback

Article 18. Prohibited Activities

Sec. 11.18.010. Purpose.

This article establishes prohibitions against certain agricultural grading and vineyard and orchard site development.

Sec. 11.18.020. Prohibited agricultural grading.

Agricultural grading to prepare new land for agricultural crop production shall be prohibited on natural slopes steeper than 50 percent.

Sec. 11.18.030. Prohibited vineyard and orchard site development.

Vineyard and orchard site development for vineyard and orchard planting shall be prohibited on natural slopes steeper than 50 percent.

Sec. 11.18.040. Prohibited removal of trees for vineyard and orchard site development.

Removal of trees for vineyard and orchard site development for vineyard and orchard planting shall be prohibited on natural slopes steeper than 40 percent with cohesionless soils, and on areas of instability unless the area is repaired in compliance with this chapter.

Article 20. Appeals and Direct Review.

Sec. 11.20.010. Appeals.

- A. Appeal subjects and jurisdiction.** A decision by the permit authority approving or denying a discretionary permit application may be appealed to the board of supervisors. All other decisions of the permit authority under this chapter shall be final, subject only to judicial review.
- B. Eligibility.** An appeal may be filed by any interested person.
- C. Timing and form of appeal.** An appeal shall be filed in writing with the permit authority on a county appeal form within 10 days after the decision that is the subject of the appeal. The appeal shall specifically state the basis for the appeal and shall be accompanied by the required filing fee.

- D. Effect of appeal.** The filing of an appeal shall stay the decision of the permit authority until the board of supervisors takes action in compliance with Subsection F.
- E. Scheduling of hearing and report.** After an appeal has been timely filed, the appeal shall be scheduled for consideration at a public hearing by the board of supervisors. Public notice of the hearing shall be provided, and the hearing shall be conducted, in compliance with Article 22. The hearing shall be de novo. Prior to the hearing, the permit authority shall prepare a report on the matter and forward the report to the board of supervisors.
- F. Hearing and decision.** At the appeal hearing, the board of supervisors may consider any issue involving the matter that is the subject of the appeal, in addition to the specific grounds for the appeal. After the hearing, the board of supervisors may affirm, affirm in part, modify, or reverse the decision of the permit authority, and such action shall be final.
- G. Withdrawal of appeal.** After filing, an appeal may not be withdrawn except with the consent of the board of supervisors.

Sec. 11.20.020. Direct review.

- A. Request for direct review.** Any member of the board of supervisors may request the board of supervisors to review a decision by the permit authority approving or denying a discretionary permit application.
- B. Timing and form of request for direct review.** A request for direct review shall be made orally at a board of supervisors meeting, or filed in writing or by e-mail with the clerk of the board of supervisors, prior to the expiration of the appeal period for the decision of the permit authority. A request for direct review need not state the reasons for the request. A request for direct review shall not be deemed to be an allegation of any flaw in or a pre-judgment of the decision of the permit authority.
- C. Effect of request for direct review.** A request for direct review shall stay the decision of the permit authority until the board of supervisors takes action in compliance with Subsection D, and, if applicable, until the board of supervisors takes action in compliance with Subsection F. The stay shall not extend the time for filing an appeal of the decision that is the subject of the request.

- D. Consideration of request for direct review.** A request for direct review shall be considered by the board of supervisors at a regular meeting of the board of supervisors.
1. If the board of supervisors grants the request for direct review, the board of supervisors shall assume jurisdiction over the matter and take action in compliance with Subsection F.
 2. If the board of supervisors denies the request for direct review, the decision of the permit authority shall stand unless an appeal of the decision was timely filed.
- E. Scheduling of hearing and report.** After a request for direct review has been granted, the direct review shall be scheduled for consideration at a public hearing by the board of supervisors. Public notice of the hearing shall be provided, and the hearing conducted, in compliance with Article 22. The hearing shall be de novo. Prior to the hearing, the permit authority shall prepare a report on the matter and forward the report to the board of supervisors.
- F. Hearing and decision.** At the direct review hearing, the board of supervisors may consider any issue involving the matter that is the subject of the direct review. After the hearing, the board of supervisors may affirm, affirm in part, modify, or reverse the decision of the permit authority, and such action shall be final.
- G. Participation by initiator of request for direct review.** Any member of the board of supervisors who initiates a request for direct review may fully participate in determining whether to approve the request and, if the request is approved, in hearing and deciding upon the matter, including voting, unless actual bias or prejudice is otherwise shown.
- H. Withdrawal of request for direct review.** After filing, a request for direct review may not be withdrawn except with the consent of the board of supervisors.

Sec. 11.20.030. Simultaneous appeal and direct review.

When a decision by the permit authority is both appealed and jurisdiction is taken by the board of supervisors through direct review, both the appeal and the direct review shall be heard and considered concurrently.

Article 22. Public Hearings.

Sec. 11.22.010. Notice of hearing.

The public shall be provided advance notice of any public hearing by the board of supervisors required by this chapter in compliance with Government Code sections 65090, 65091, and 65092. The failure of any person or entity to receive notice given pursuant to this section shall not constitute grounds for any court to invalidate the actions of the board of supervisors, provided that there has been substantial compliance with the requirements of this section.

Sec. 11.22.020. Hearing procedure.

A hearing by the board of supervisors shall be held at the date, time, and place for which notice was given. Any hearing may be continued without further notice, provided that the board of supervisors announces the date, time, and place to which the hearing will be continued prior to the adjournment or recess of the hearing. For any matter being considered at a hearing in compliance with this chapter, the board of supervisors may announce a tentative decision, and defer its action on a final decision until appropriate findings or conditions of approval have been prepared.

Article 24. Enforcement.

Sec. 11.24.010. Purpose.

This article establishes provisions that are intended to ensure compliance with the requirements of this chapter, and are for the protection of the public health, safety, and welfare.

Sec. 11.24.020. Enforcement responsibility.

The permit authority shall be responsible for enforcing the provisions of this chapter, and may issue correction notices, notices of violation, stop work orders, hazard abatement notices, and citations for any violations of this chapter or of any permit issued pursuant to this chapter.

Sec. 11.24.030. Permits in conflict with chapter deemed void.

Any permit issued in conflict with the provisions of this chapter shall be void and of no effect.

Sec. 11.24.040. Violation of chapter.

Any activity performed contrary to the provisions of this chapter is hereby declared to be unlawful and a public nuisance.

Sec. 11.24.050. Misdemeanor.

Any person, whether as principal, agent, employee, or otherwise, violating or causing the violation of any provision of this chapter shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable in compliance with Section 1-7 of this code.

Sec. 11.24.060. Stop work order.

- A. Issuance of stop work order.** Any activity performed in violation of this chapter shall be subject to the issuance of a stop work order.
- B. Violation of stop work order.** Any violation of a stop work order shall constitute a misdemeanor and a public nuisance, and shall be subject to the remedies and penalties established by this code.

Sec. 11.24.070. Hazard abatement.

- A. Issuance of hazard abatement notice.** Whenever the permit authority determines that any existing excavation, embankment, or fill on private property has become a hazard to public safety, endangers property, or adversely affects the safety, use, or stability of adjacent property, an overhead or underground utility, or a public way or watercourse, or could adversely affect the water quality of any watercourse or water body, the permit authority shall issue a hazard abatement notice to the owner or other person in control of the property advising of the problem. Upon receipt of the hazard abatement notice, the owner or other person in control of the property shall, within the time specified in the notice, eliminate the hazard and conform with the requirements of this chapter.
- B. Violation of hazard abatement notice.** Any violation of a hazard abatement notice shall constitute a misdemeanor and a public nuisance, and shall be subject to the remedies and penalties established by this code.

Sec. 11.24.080. Suspension, revocation, or modification.

- A. Permit authority action.** Any permit issued pursuant to this chapter may be suspended, revoked, or modified by the permit authority, if the permit authority determines any of the following:
1. Circumstances under which the permit was granted have changed and the public health, safety, and welfare require the suspension, revocation, or modification;
 2. The permit was granted, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the permit application; or
 3. One or more of the conditions of the original permit have not been substantially fulfilled or have been violated.
- B. Effect of revocation.** The revocation of any permit issued pursuant to this chapter shall have the effect of terminating the permit and denying the privileges granted by the permit.

Sec. 11.24.090. Enforcement action.

When the permit authority determines that an activity is being performed in violation of this chapter, the permit authority may initiate an enforcement action pursuant to Section 1-7.3 of this code and seek the imposition of civil penalties pursuant to Section 1-7.1 of this code.

Sec. 11.24.100. Remedies not exclusive.

The remedies identified in this chapter are in addition to and do not supersede or limit any and all other remedies, civil or criminal. The remedies provided in this chapter shall be cumulative and not exclusive.

Sec. 11.24.110. Additional permit processing fees.

Any person who performs any activity requiring a permit under this chapter without first obtaining the required permit shall pay the additional permit processing fees established by the county's fee schedule for the correction of the violations and any applicable penalties, before being granted a permit for the activity.

Article 26. Glossary.

Sec. 11.26.010. Purpose.

This article provides definitions of terms and phrases used in this chapter that are technical or specialized, or that may not reflect common usage. If any of the definitions in this article conflict with definitions in other provisions of this code, these definitions shall control for the purposes of this chapter. If a word is not defined in this article, or in other provisions of this code, the permit authority shall determine the correct definition.

Sec. 11.26.020. Definitions of specialized terms and phrases.

As used in this chapter, the following terms and phrases shall have the meanings ascribed to them in this section, unless the context in which they are used clearly requires otherwise. The definition of a term or phrase applies to any of that term's or phrase's variants.

Agricultural Commissioner. The agricultural commissioner-sealer of the county or his or her authorized representative.

Agricultural Crop. Any adapted cultivated crop grown and harvested for commercial purposes. As used in this chapter, agricultural crop does not include trees regulated by the Z'Berg-Nejedly Forest Practice Act of 1973, Public Resources Code section 4511 et seq.

Agricultural Cultivation. The act of preparing the soil for the raising of agricultural crops.

Agricultural Drainage Improvement. Any drainage improvement for agricultural cultivation.

Agricultural Grading. Any grading for agricultural cultivation. As used in this chapter, agricultural grading does not include grading for roads, dams, reservoirs, lakes, ponds, or pads for structures.

Approved Plans and Specifications. Plans and specifications approved by the permit authority pursuant to this chapter.

Architect. An individual licensed by the state to practice architecture and to use the title, architect.

Area of Instability. An area of soil or rock prone to mass wasting, including slides, falls, slumps, and flows.

As-Built Plans. Plans or drawings that depict the final installed configuration of grading, drainage improvement, or vineyard or orchard site development (whether physical or functional). The plans or drawings shall indicate any construction deviations and show all features as actually built. The plans or drawings are intended to provide a permanent record of as-built conditions and aid as key references for future maintenance processes.

Best Management Practice. A program, technology, process, siting criteria, operational method, or engineered system, which when implemented prevents, controls, removes, or reduces pollution or other adverse environmental effects.

California Division of Safety of Dams. The Division of Safety of Dams in the California Department of Water Resources.

California Division of Safety of Dams Guidelines for Small Dams. California Department of Water Resources, Division of Safety of Dams, Guidelines for the Design and Construction of Small Embankment Dams, latest edition.

California Environmental Quality Act (CEQA). The California Environmental Quality Act, Public Resources Code section 21000 et seq.

Civil Engineer. An individual registered by the state to practice civil engineering and to use the title, civil engineer.

Coastal Zone. The portions of the California Coastal Zone established by the California Coastal Act of 1976, and as defined by Public Resources Code section 30103, within the county.

Cohesionless Soils. Soils that depend on friction between soil particles for their strength and are weakened when saturated.

Compaction. The densification of a fill by mechanical means.

Construction Drainage Improvement. Any drainage improvement except agricultural drainage improvement.

Construction Grading. Any grading except agricultural grading.

Cut. See excavation.

Dam. Any artificial barrier, together with appurtenant works, that does or may impound or divert water.

Designated Stream. Any stream designated in the general plan, local coastal program, or zoning code.

Designated Watershed or Sub-Watershed. Any watershed or sub-watershed designated in the general plan.

Designated Wetlands. Any wetlands designated in the general plan, local coastal program, or zoning code.

Discretionary Permit Application. A permit application that includes a request pursuant to Section 11.10.020.D for relief from the standards in Article 16.

Director of Permit and Resource Management. The director of the permit and resource management department of the county or his or her authorized representative.

Drainage Improvement. Any manmade improvement constructed to collect and convey storm water. As used in this chapter, drainage improvement includes construction, maintenance, repair, replacement, and modification of such improvements.

Earth Material. Any rock or natural soil or combination thereof.

Embankment. A fill consisting of a deposit of soil, rock, or other materials mechanically placed.

Embankment Reservoir. An off-stream reservoir that utilizes embankments on all sides to impound water.

Engineering Geologist. A professional geologist certified by the state as an engineering geologist.

Excavation. The removal of earth material by artificial means, also referred to as a cut.

FEMA. The Federal Emergency Management Agency in the U.S. Department of Homeland Security.

Fill. The deposition of earth material by artificial means. As used in this chapter, fill does not include soil amendment and fertilizing materials.

Final Orchard Site Development Work. Any mowing or tilling, laying out of tree rows, construction of temporary drainage improvements, installation of aboveground portions of irrigation systems, frost protection systems, or other orchard infrastructure, planting of orchard trees, or other work undertaken as part of the final phase of orchard planting or replanting.

Final Vineyard Site Development Work. Any mowing or tilling, laying out of vine rows, construction of temporary drainage improvements, installation of aboveground portions of irrigation systems, frost protection systems, trellis systems, or other vineyard infrastructure, planting of grapevines, or other work undertaken as part of the final phase of vineyard planting or replanting.

Flood-Prone Urban Area. The area within the boundaries defined on the north by River Road; on the west by the easterly boundary of the Laguna de Santa Rosa to its intersection with Highway 12 and continuing with the easterly limit of the city of Sebastopol to Highway 116; on the south by Highway 116 to its intersection with Old Redwood Highway then south to East Cotati Avenue and east to its intersection with Petaluma Hill Road; and on the east by Petaluma Hill Road, north to Highway 12 then west to Highway 101 and north to River Road.

Frost Protection Water. Any water applied to a vineyard or orchard during a frost event to mitigate the effects of subfreezing temperatures.

General Plan. The Sonoma County General Plan.

Geologic Hazard. A geologic condition, either natural or man-made, that poses a potential danger to life and property. Examples include landslides, flooding, faulting, beach erosion, land subsidence, pollution, waste disposal, and foundation and footing failures.

Geologic Hazard Area Combining District. See Article 70 of Chapter 26 and Article XXV of Chapter 26C of this code.

Grading. An excavation or fill or combination thereof. As used in this chapter, grading does not include ripping, disking, plowing, harrowing, tilling, land planing no greater than 3 feet in depth, or other similar routine agricultural cultivation practices.

Grading Area. The land area subject to grading.

Highly Erodible Soils. Soils in the Diablo, Dibble, Goldridge, Laughlin, Los Osos, Steinbeck, and Suther soil series.

Initial Orchard Site Development Work. Any site clearing, ripping, disking, plowing, or other soil disturbance, construction of field roads or drainage improvements, installation of belowground portions of irrigation systems, frost protection systems, or other orchard infrastructure, or other work undertaken as part of the initial phase of orchard planting or replanting.

Initial Vineyard Site Development Work. Any site clearing, ripping, disking, plowing, or other soil disturbance, construction of field roads or drainage improvements, installation of belowground portions of irrigation systems, frost protection systems, or other vineyard infrastructure, or other work undertaken as part of the initial phase of vineyard planting or replanting.

Key. A compacted fill placed in a trench excavated in earth material beneath the toe of a slope.

Lake. A permanent natural body of water of any size, or an artificially impounded body of water having a surface area of at least one acre, isolated from the sea, and having an area of open water of sufficient depth and permanency to prevent complete coverage by rooted aquatic plants. As used in this chapter, lake does not include embankment reservoirs.

Landscape Architect. An individual licensed by the state to practice landscape architecture and to use the title, landscape architect.

Land Use Permit. A discretionary permit or approval granted by the county pursuant to the zoning code to use a specific site for a particular purpose.

Licensed Professional. An architect, civil engineer, landscape architect, professional geologist, or registered professional forester.

Local Coastal Program. The Sonoma County Local Coastal Program.

Ministerial Permit Application. Any permit application except one that includes a request pursuant to Section 11.10.020.D for relief from the standards in Article 16.

Natural Slope. The slope of the ground prior to any soil disturbance. Natural slope shall be determined by measuring the horizontal distance between adjacent

contours on a USGS 7.5 minute quadrangle map or other topographic map acceptable to the county with a scale of not less than 1:24000 (1" = 2000') and contour intervals of not more than 20 feet, and then dividing the difference in elevation between the two contours by the measured horizontal distance. The horizontal distance shall be measured perpendicular to the contours.

Non-rainy Season. The period of the year during which there is not a substantial chance of rainfall. For the purposes of this chapter, the non-rainy season is defined as starting on April 16 and ending on October 14, inclusive.

Orchard. A planting of orchard trees. Land devoted to the cultivation of such a planting.

Orchard Planting. Any planting of a new orchard, increasing the footprint of an existing orchard, or replanting of an existing orchard that does not qualify as an orchard replanting.

Orchard Replanting. Any replanting of an existing orchard where the orchard has been under active cultivation for the previous five years, no orchard trees are removed prior to the filing of a permit application for the replanting, and the footprint of the orchard does not increase.

Orchard Site Development. Any initial or final orchard site development work for an orchard planting or replanting.

Orchard Tree. Any fruit- or nut-bearing tree.

Permit Application. An application for a permit required by this chapter.

Permit Authority. The individual identified by Table 11-4 as having the responsibility and authority to review, and approve or deny the permit applications described in this chapter.

Permit Authority's Best Management Practices Guide. The best management practices guide or guides for grading, drainage improvement, and vineyard and orchard site development prepared or referenced by the permit authority. The guide or guides shall reference or detail only fixed standards and objective measurements that do not require the exercise of discretion by the permit authority, and do not conflict with the provisions of this chapter.

Permittee. The person to whom a grading, drainage, or VESCO permit is issued.

Person. Any individual, firm, partnership, corporation, company, association, joint stock association; state, tribe, county, city, or district; and includes any trustee, receiver, assignee, or other similar representative thereof.

Planting Area. The land area subject to a vineyard or orchard planting.

Pond. A still, freshwater body that is smaller than a lake and often manmade. A pond can provide water for livestock, fish and wildlife, recreation, fire control, crop and orchard watering, and other related uses. As used in this chapter, pond does not include embankment reservoirs.

Professional Geologist. An individual registered by the state to practice geology and to use the title, professional geologist.

Rainy Season. The period of the year during which there is a substantial chance of rainfall. For the purposes of this chapter, the rainy season is defined as starting on October 15 and ending on April 15, inclusive.

Registered Environmental Health Specialist. An individual registered by the state to practice as an environmental health specialist and to use the title, registered environmental health specialist.

Registered Professional Forester. An individual licensed by the state to practice forestry and to use the title, registered professional forester.

Replanting Area. The land area subject to a vineyard or orchard replanting.

Reservoir. An impounded body of water.

Ridgetop. A relatively flat topographic divide above divergent and descending slopes where one or more of the descending slopes has a natural slope steeper than 50 percent for more than 50 feet in slope length.

SCWA Flood Control Design Criteria. The Flood Control Design Criteria Manual for Waterways, Channels, and Closed Conduits, Sonoma County Water Agency, latest edition.

Slope. An inclined surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance (e.g., 2:1) or as a percentage (e.g., 50 percent).

Site. Any lot or parcel of land or contiguous combination thereof where any grading, drainage improvement, or vineyard or orchard site development subject to the provisions of this chapter is performed or permitted.

Site Clearing. Any removal of trees or other vegetation, including orchard trees and grapevines.

Soil Amendment and Fertilizing Materials. Organic and in-organic substances applied to the existing soil to improve physical properties of the soil or increase available nutrients in the soil. As used in this chapter, soil amendment and fertilizing materials include commercial fertilizers, agricultural minerals such as gypsum and lime, pumice, straw, and manure.

Soil Disturbance. Any alteration to the natural surface of the ground through the use of construction equipment, tractors, and similar equipment.

Soil Loss. The wearing away of the ground surface as a result of the movement of wind, water, or ice.

Soils Engineer. A civil engineer experienced and knowledgeable in the practice of soils engineering.

Soils Engineering. The application of the principles of soils mechanics in the investigation, evaluation, and design of civil works involving the use of earth materials and the inspection or testing of the construction thereof.

Soils Report. A soils report prepared by a soils engineer, which identifies the nature and distribution of existing soils; conclusions and recommendations for grading procedures; soil design criteria for any structures or embankments required to accomplish the proposed grading; and, where necessary, slope stability studies, and recommendations and conclusions regarding site geology.

Special Flood Hazard Area. Any area designated by the Federal Emergency Management Agency as subject to flooding by the 1 percent annual chance flood (100-year flood).

Spillway Design Flood. See the California Division of Safety of Dams Guidelines for Small Dams.

Sprinkler. Any over- or under-plant rotating sprinkler, over-plant targeted sprinkler, or under-plant microsprinkler.

Sprinkler Frost Protection System. Any system utilizing sprinklers to apply frost protection water to a vineyard or orchard.

State CEQA Guidelines. The State CEQA Guidelines, California Code of Regulations, title 14, section 15000 et seq.

Storm Water. Any storm water runoff, snow melt runoff, and surface runoff.

Storm Water Best Management Practice. See best management practice.

Stream. Any natural channel with bed and banks containing flowing water or showing evidence of having contained flowing water (e.g., deposit of rock, sand, gravel, or soil).

Subdivision Approval. Any discretionary approval granted by the county pursuant to Chapter 25 of this code or the Subdivision Map Act, Government Code section 66410 et seq.

Terrace. A relatively level step constructed in the face of a graded slope for drainage and maintenance purposes.

Timber Operations. See Public Resources Code section 4527.

Top of Bank. The points in a cross-section where the stream channel makes a transition to flood plain. Top of bank can be identified by a change in the slope of the land, a transition from terrestrial to riparian vegetation, ~~and~~ or changes in the composition of substrate materials.

Tree. A woody perennial plant, typically large with a well-defined stem carrying a definite crown, with a minimum diameter at breast height of five inches, and a minimum height of 15 feet.

Tree Removal. The removal of more than one-half acre of tree canopy within the planting area.

Tree Canopy. The more or less continuous cover of branches formed by the crowns of adjacent trees other than orchard trees.

Tribe. A California Native American tribe that is on the contact list maintained by the Native American Heritage Commission.

Undesignated Stream. Any stream not designated in the general plan, local coastal program, or zoning code.

Undesignated Wetlands. Any wetlands not designated in the general plan, local coastal program, or zoning code.

USGS 7.5 Minute Quadrangle Map. The 7.5 minute series United States Geological Survey quadrangle map most recently published.

Vegetative Filter Strip. A land area seeded to close growing or sod forming grasses, designed to filter out soil and other pollutants carried in storm water or waste water.

Vineyard. A planting of grapevines. Land devoted to the cultivation of such a planting.

Vineyard Planting. Any planting of a new vineyard, increasing the footprint of an existing vineyard, or replanting of an existing vineyard that does not qualify as a vineyard replanting.

Vineyard Replanting. Any replanting of an existing vineyard where the vineyard has been under active cultivation for the previous five years, no grapevines are removed prior to the filing of a permit application for the replanting, and the footprint of the vineyard does not increase.

Vineyard Site Development. Any initial or final vineyard site development work for a vineyard planting or replanting.

Watercourse. Any stream, or any manmade channel constructed to facilitate the use of water or convey storm water.

Wetlands. Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Wetlands must have one or more of the following three attributes in the Coastal Zone, and two or more of the following three attributes in all other parts of the unincorporated area of the county:

1. The land supports predominantly hydrophytes during the normal wet portion of the growing season.
2. The substrate is predominantly undrained hydric soil.

3. The substrate is saturated with water or covered by shallow water at some time during the normal wet portion of the growing season of each year.

Wetlands Biologist. A biologist experienced and knowledgeable in the delineation of wetlands in California using applicable federal, state, and local criteria.

Zoning Code. Chapters 26 and 26C of this code.

<h1>County Of Sonoma</h1> <h2>Agenda Item</h2> <h3>Summary Report</h3>		Clerk of the Board Use Only Meeting Date / / Agenda Item No: 20
Department: Auditor-Controller Treasurer-Tax Collector		4/5 Vote Not Required
Name and Phone Number: Betsy Howze - (707) 565-3289	Board Date: 5/15/2012	Deadline for Board Action:
AGENDA SHORT TITLE: Amendment #1 to Agreement for Consulting Services with MGT of America, Inc.		
REQUESTED BOARD ACTION: Authorize the Auditor-Controller Treasurer-Tax Collector or his designee to execute amendment #1 to the agreement with MGT of America, Inc. for county-wide SB 90 mandate reimbursement claim service and support for the term September 1, 2010 - June 30, 2013, increasing the total contract by up to \$6,000 for a total amount of not to exceed \$39,750.		
CURRENT FISCAL YEAR FINANCIAL IMPACT		
<u>EXPENDITURES:</u>		<u>ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:</u>
Estimated Cost	\$3,000	Contingencies \$0
Amount Budgeted	\$3,000	(Fund Name:)
Other Available Appropriations (Explain Below)	\$0	Unanticipated Revenue \$0
		(Source:)
		Other Transfers \$0
		(Source:)
Additional Requested	\$0	Additional Funds Requested \$0
Explanation (if required): Sufficient funds are available in the Auditor-Controller Treasurer-Tax Collector Department (ACTTC) budget for FY11-12. The amount for FY12-13 will be included in the budget request.		
Prior Board Action: On September 14, 2010 the Board authorized the Auditor-Controller Treasurer-Tax Collector to execute a three year contract with MGT of America, Inc. for county-wide SB 90 mandate reimbursement claim service and support for the term September 1, 2010 – June 30, 2013 (\$33,750).		
Alternatives – Results of Non-Approval: The County would be unable to pay consultant for filing amended SB 90 reimbursement claims that resulted in additional revenue of \$660,000 for fiscal year 2011-2012. Future revenue from amended claims is unknown at this time.		

Background: The principle that the State of California should pay for the cost of executive or legislative programs that it requires its counties or other subordinate local agencies to carry out has existed since 1972. Sonoma County has requested reimbursement for these State mandated programs to the extent possible.

The State mandate reimbursement arena is never static. New programs are required, existing programs change, or are completely suspended. Keeping up with the changes that allow the County to maximize its reimbursement potential can be challenging. Toward that end, the County has, for the most part, used consultants that are experts in this area.

MGT of America, Inc (MGT)

MGT is a national company with five locations throughout the United States, including Sacramento, CA. They employ over 145 consultants and support staff that has extensive knowledge and expertise working with the public sector. The Sacramento office has the experience, expertise and proximity required to navigate the mandate claiming process. The County has been satisfied with the level of service provided by MGT. They are responsive to the needs of the departments that they work with to prepare the claims for reimbursement.

In FY 10-11 the County entered into a three year contract with MGT at a cost of \$11,250 per year. The scope of this contract includes the preparation and filing of original claims due within the contract term as well as claims for prior fiscal years related to new State mandates, but does not include the preparation and filing of amended claims. During FY 11-12 MGT assisted the County in identifying ten claims that should be amended. The potential additional revenue to the County as a result of filing these amended claims is approximately \$660,000. MGT has agreed to amend the scope of the contract to include amended claims filed in FY 11-12 for an additional cost of \$3,000. The Auditor-Controller-Treasurer-Tax Collector (ACTTC) requests additional contract authority for FY 12-13 to increase the base fee by up to \$3,000 that will be used only in the event that amended claims need to be filed. Extra work for FY 12-13 will only be authorized by the ACTTC by written amendment to this agreement signed by both parties.

Fiscal Impact

The ACTTC FY 11-12 budget includes sufficient funds to cover the additional \$3,000 cost for this year. Future budget will include amounts for FY 12-13.

Attachments: None.

On File With Clerk: Amendment to Agreement for Consulting Services with MGT of America, Inc. and Agreement for Consulting Services with MGT of America, Inc.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / / Agenda Item No: <u>21</u>
Department: Sonoma County Board of Supervisors		4/5 Vote Not Required
Name and Phone Number: Susan Upchurch - (707) 565-2241	Board Date: 5/15/2012	Deadline for Board Action: 5/15/2012
AGENDA SHORT TITLE: Original jurisdiction for Coastal Permit, Sonoma County Regional Parks Bodega Bay Coastal Prairie Trail Project; CPH09-0007.		
REQUESTED BOARD ACTION: Approval of Board of Supervisors exercising original jurisdiction for the Coastal Permit application for the proposed Bodega Bay Coastal Prairie Trail Project. Property is located along a one mile route extending from 2255 Highway 1 to 100 Keefe Ave., Bodega Bay; APNs: 100-020-008, 100-230-001, 100-230-042, 100-020-019, 101-020-042, 101-020-043, 101-020-044, and 101-020-045; Fifth District.		
CURRENT FISCAL YEAR FINANCIAL IMPACT - None.		
Explanation (if required): None.		
Prior Board Action: The Board of Supervisors at a regularly scheduled public hearing on June 21, 2011, approved and adopted a Mitigated Negative Declaration for the proposed project.		
Alternatives – Results of Non-Approval: The Coastal Permit will be reviewed by the Board of Zoning Adjustments, whose decision can be appealed to the Board of Supervisors.		

Background:

The proposed project is a request for a Coastal Permit to construct a trail known as the Coastal Prairie Trail. The project area is approximately 92.45 acres in size and owned by Sonoma County Regional Parks and the California Department of Parks and Recreation. The southerly terminus is located west of Highway 1, between Highway 1 and Bodega Dunes Campground and travels north from there.

The trail will be a Class I bicycle path with a multi-use for bicycle, pedestrian, and equestrian uses. The trail will be approximately 1.0 miles in length and 12-feet wide. The proposed project includes two parking areas and trailheads to serve the new trail. The main parking area accessed from Highway 1 will include a portable restroom, three family picnic sites, a bike rack, trail signage and a pull in area for busses and emergency vehicles. The proposed project also includes improvements to Highway 1 as requested by Caltrans.

This project has been subject to several revisions to minimize potential environmental impacts. Supervisor Carrillo requests the Board to exercise original jurisdiction over the application to ensure timely County review of the proposed project to meet grant funding deadlines and the desire to start construction by August 2012.

Attachments:

Draft Board of Supervisors Resolution.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

**Date: 5/15/2012
CPH09-0007 Cynthia Demidovich**

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Taking Original Jurisdiction Over The Proposed Bodega Bay Coastal Prairie Trail Project Located Along A One Mile Route Extending From 2255 Highway 1 to 100 Keefe Ave., Bodega Bay; APNs: 100-020-008, 100-230-042, 100-020-019, 101-020-042, 101-020-043, 101-020-044, And 101-020-045.

Whereas; the Sonoma County Regional Parks applied for a Coastal Permit to construct the Bodega Bay Coastal Prairie Trail Project located along a one mile route extending from 2255 Highway 1 to 100 Keefe Ave., Bodega Bay; APNs: 100-020-008, 100-230-042, 100-020-019, 101-020-042, 101-020-043, 101-020-044, and 101-020-045; Zoning: PF (Public Facilities), CC (Coastal Combining), SR (Scenic Resources), and G (Geologic Hazard Area); Supervisorial District No 5; and

Whereas; the Coastal Prairie Trail will be a multi-use and will include Class I bicycle path, pedestrian, and equestrian uses; and

Whereas; the grant funding for the proposed project could be lost if construction of the trail is not started by August 2012, and completed by November 2012; and

Whereas; the Sonoma County Code includes procedures whereby the Board of Supervisors may take original jurisdiction over any land use entitlement application, except in cases where state law requires a recommendation by the Planning Commission; and

Whereas; the Coastal Permit would normally be reviewed and considered by the Sonoma County Board of Zoning Adjustments; and

Now, Therefore, Be It Resolved that the Board of Supervisors hereby takes original jurisdiction over the Coastal Permit for the proposed Bodega Bay Coastal Prairie Trail Project.

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:

Brown: Rabbitt: McGuire: Carrillo: Zane:

Ayes: Noes: Absent: Abstain:

So Ordered.

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / /
		Agenda Item No: <u>22</u>
Department: County Administrator's Office		
Name and Phone Number: Jim Leddy, 565-2190	Board Date: May 15, 2012	Deadline for Board Action: June 5, 2012
AGENDA SHORT TITLE: Proposition 29 - California Cancer Research Act		
REQUESTED BOARD ACTION: Pass the Resolution in support of Proposition 29, the California Cancer Research Act		
CURRENT FISCAL YEAR FINANCIAL IMPACT		
Explanation (if required):		
Prior Board Action: There is no prior Board action on Proposition 29.		
Alternatives – Results of Non-Approval:		

Background: Each election cycle, the Board routinely reviews statewide propositions which have qualified for the ballot and may impact county services or priorities. This item provides information on Proposition 29, scheduled for the June, 2012 ballot, and recommends adoption of a Resolution supporting the measure.

Significant economic research indicates that increasing cigarette and other tobacco taxes leads directly to reductions in the use of these products, and has concluded that given this evidence, higher tobacco taxes are likely to be the single most effective policy option for reducing the public health toll from tobacco. This is particularly true among youth. Research indicates that for every 10 percent increase in cigarette prices reduces youth smoking by about seven percent and total cigarette consumption by about four percent. Currently, Sonoma County has the highest smoking rate in the Bay Area and higher adult smoking rate (14%) than the state average (12%).

California's current per pack tax rate is \$.87, ranking California 33rd in the Nation in per pack tax rate. When considering the total cost of a pack of cigarettes, California ranks 46th in the Nation at \$5.19. In addition, California is one of only 3 States in the Nation to not increase or adopt new per pack taxes in the last 10 years.

Proposition 29 would levy a new \$1.00 tax per pack on the sale of cigarettes in California raising the total per pack tax to \$1.87, which would place California at closer to the most common tax rate of \$2.00, yet well below the highest rate of \$4.35 in New York. The additional \$1.00 per pack tax, if passed, is predicted to generate approximately \$735-780 million per year state-wide. Estimates place Sonoma County's share of the new revenue at approximately \$600,000 per year.

Proposition 29 creates a nine (9) member Cancer Research Citizen's Oversight Committee (Oversight Committee) to direct the awarding of funds. The members would be composed of Governor's Appointees, Director of the State Department of Public Health's appointees and Chancellors of the University of California System.

Proposition 29 funding would be distributed by the Oversight Committee as follows:

- 60% Cancer research and other smoking-related research;
- 20% Tobacco prevention and cessation activities;
- 15% Facilities (buildings) development for research;
- 3% Law Enforcement to reduce smuggling, tobacco tax evasion and reduce illegal sales to minors;
- 2% State administration funding of program.

These areas of investment have projected to generate hundreds of million in economic development and stimulate job growth throughout the State. In addition, through decreased smoking rates, Proposition 29 is projected to have significant positive economic impacts through the prevention of expenditures related to the negative consequences of smoking and second hand smoke exposure. The State Legislative Analyst's Office anticipates a loss of existing tax revenue, which currently acts as the primary funding source of Sonoma County's efforts, due to decreased tobacco consumption statewide. However, the Legislative Analyst also notes that Proposition 29 funds will be used to back-fill those losses.

Proposition 29 is in alignment with the Board's strategic direction, the County's adopted 2012 Legislative Platform. To date, the Counties of Marin, Santa Clara, and San Francisco, along with numerous cities have adopted resolutions of support for Proposition 29; organizations including The American Cancer Society, the American Cancer Society Cancer Action Network, American Heart Association, American Lung Association, Campaign for Tobacco Free Kids, the Livestrong Foundation and Stand Up To Cancer have also supported the Proposition. Staff recommends the adoption of the attached resolution supporting Proposition 29, and to direct staff to send a letter of support to State legislators.

Attachments: Resolution; Text of Proposition 29

On File With Clerk: California Legislative Analyst staff report

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Supporting State Proposition 29 – The California Cancer Research Act.

Whereas, Proposition 29 is a state ballot measure which if passed by voters in June 2012 would save lives by preventing 104,000 premature smoking-caused deaths; and

Whereas, more than 332,000 California high school students are current smokers, more than 34,000 California youth start smoking every year and 3,383,000 California adults are current smokers; and

Whereas, Proposition 29 would increase the state's tobacco tax by \$1 per pack and according to the Campaign for Tobacco-Free Kids, the \$1 tax increase alone would prevent 228,000 children from becoming smokers in adulthood and more than 118,000 adult smokers in California would quit smoking; and

Whereas, the tobacco industry will spend millions to stop Proposition 29 because they know it will stop hundreds of thousands from smoking; and

Whereas, Proposition 29 would provide nearly \$735 million annually to fund research and make advances in the prevention, detection, treatment, causes and cures for cancer, lung disease, heart disease and stroke, and other tobacco-related illnesses; and

Whereas, Proposition 29 would provide more than \$147 million annually to the state's existing tobacco control programs to prevent and reduce the use of tobacco, including school based programs to reduce youth smoking; and

Whereas, the Legislative Analyst Office analysis of Proposition 29 determined that local governments would likely experience an annual increase in sales tax revenues of approximately \$10 million; and

Whereas, by providing the funding we need to keep California's anti-smoking programs strong, we can keep our kids from smoking and give smokers the help they need to quit; and

Whereas, Proposition 29 would provide \$22 million annually for law enforcement efforts to reduce illegal sales of tobacco products to minors, and other anti-tobacco law enforcement; and

Whereas, Proposition 29 will result in \$5.1 billion in long-term health savings from reduced smoking; and

Resolution #
Date: 5/15/2012
Page 2

Whereas, cigarette smoking and other uses of tobacco remain the leading causes of cancer, heart disease and stroke, and lung disease in California; and

Whereas, 36,687 adults die annually from smoking in California;

Now, Therefore, Be It Resolved that the Board of Supervisors of the County of Sonoma does hereby support Proposition 29 of 2012.

Supervisors:

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

So Ordered.

PROPOSITION 28

This initiative measure is submitted to the people in accordance with the provisions of Section 8 of Article II of the California Constitution.

This initiative measure amends a section of the California Constitution; therefore, existing provisions proposed to be deleted are printed in ~~strikeout type~~ and new provisions proposed to be added are printed in *italic type* to indicate that they are new.

PROPOSED LAW

Section 1. This measure shall be known and may be cited as the “Legislative Term Limits Reform Act of 2010.”

SEC. 2. It is the intent of this measure to change the current term limits law for legislators who are now permitted to serve up to 14 years in the Legislature by doing the following:

- (1) Reducing the total number of years a legislator is permitted to serve from 14 to 12.
- (2) Permitting a legislator to serve her or his years of service either in the Assembly, Senate, or a combination of the two.
- (3) Prohibiting any current or former legislator from benefiting in any way from this reform.

SEC. 3. Section 2 of Article IV of the California Constitution is amended to read:

SEC. 2. (a) (1) The Senate has a membership of 40 Senators elected for 4-year terms, 20 to begin every 2 years. ~~No Senator may serve more than 2 terms.~~

(2) The Assembly has a membership of 80 members elected for 2-year terms. ~~No member of the Assembly may serve more than 3 terms.~~

(3) ~~Their terms~~ *The terms of a Senator or a Member of the Assembly shall commence on the first Monday in December next following their her or his election.*

(4) *During her or his lifetime a person may serve no more than 12 years in the Senate, the Assembly, or both, in any combination of terms. This subdivision shall apply only to those Members of the Senate or the Assembly who are first elected to the Legislature after the effective date of this subdivision and who have not previously served in the Senate or Assembly. Members of the Senate or Assembly who were elected before the effective date of this subdivision may serve only the number of terms allowed at the time of the last election before the effective date of this subdivision.*

(b) Election of members of the Assembly shall be on the first Tuesday after the first Monday in November of even-numbered years unless otherwise prescribed by the Legislature. Senators shall be elected at the same time and places as members of the Assembly.

(c) A person is ineligible to be a member of the Legislature unless the person is an elector and has been a resident of the legislative district for one year, and a citizen

of the United States and a resident of California for 3 years, immediately preceding the election, *and service of the full term of office to which the person is seeking to be elected would not exceed the maximum years of service permitted by subdivision (a) of this section.*

(d) When a vacancy occurs in the Legislature the Governor immediately shall call an election to fill the vacancy.

SEC. 4. Severability

The provisions of this measure are severable. If any provision of this measure or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

SEC. 5. Conflicting Initiatives

In the event that this measure and another measure or measures changing the number of terms or years a legislator may serve in office shall appear on the same statewide election ballot, the provisions of the other measure or measures shall be deemed to be in conflict with this measure. In the event that this measure receives a greater number of affirmative votes, the provisions of this measure shall prevail in their entirety, and the other measure or measures shall be void.

PROPOSITION 29

This initiative measure is submitted to the people in accordance with the provisions of Article II, Section 8, of the California Constitution.

This initiative measure adds sections to the Revenue and Taxation Code; therefore, new provisions proposed to be added are printed in *italic type* to indicate that they are new.

PROPOSED LAW

The people of the State of California do enact as follows:

HOPE 2010: THE CALIFORNIA CANCER RESEARCH ACT

SECTION 1. Findings and Declarations

(a) Despite continuing advancements in medical treatment and prevention, cancer remains a leading cause of death in California, responsible for nearly one in every four deaths each year.

(b) Medical experts expect more than 140,000 Californians to be diagnosed with cancer each year.

(c) Cigarette smoking and other uses of tobacco remain the leading causes of cancer in California, as well as many other serious health problems, including cardiovascular disease, emphysema, and other chronic illnesses.

(d) The treatment of tobacco-related diseases continues to impose a significant burden upon California’s overstressed health care system. Tobacco use costs Californians billions of dollars a year in medical expenses and lost productivity.

(e) Given the urgent need for new and effective treatments for cancer and other tobacco-related illnesses, tobacco tax revenues are an appropriate source of funds for research into the causes, early detection, and effective treatment, care, prevention, and potential cures of lung cancer and other types of cancer, cardiovascular disease, emphysema, and other chronic diseases, and to provide facilities for such research.

(f) HOPE 2010: The California Cancer Research Act will provide an ongoing source of funds to allow California’s leading researchers to advance human understanding and knowledge about the causes, early detection, effective treatment, care, prevention, and potential cures for cancer and other tobacco-related illnesses.

(g) Tobacco tax increases are an appropriate way to fund efforts to prevent and reduce tobacco-caused cancers and other diseases because increasing tobacco product prices directly reduces smoking and other tobacco uses.

(h) In order to control cancer, sustained support for cancer research is paramount and must include all phases of cancer research, from basic and applied research to that which transfers technology from academic institutions and laboratories to use by medical providers and consumers.

SECTION 2. Statement of Purpose

The purpose of this measure is to increase the tax on tobacco to fund the following:

(1) Grants and loans for biomedical, epidemiological, behavioral, health services, and other research in California to enhance the state of medical knowledge regarding lung cancer and other types of cancer, cardiovascular disease, emphysema, and other tobacco-related illnesses.

(2) Creation, staffing, and equipping of California research facilities engaged in biomedical, epidemiological, behavioral, health services, and other research whose primary focus is to identify and refine promising prevention, early detection, treatments, complementary treatments, and potential cures of lung cancer and other types of cancer, cardiovascular disease, emphysema, and other tobacco-related diseases.

(3) Increased efforts to reduce tobacco use in the state and prevent children from becoming addicted users.

SECTION 3. HOPE 2010: California Cancer Research Act

Article 2.5 (commencing with Section 30130.50) is added to Chapter 2 of Part 13 of Division 2 of the Revenue and Taxation Code, to read:

Article 2.5. HOPE 2010: California Cancer Research Act

30130.50. HOPE 2010 Cancer Research Cigarette Excise Tax

(a) In addition to any other tax imposed under this part, a separate excise tax is hereby imposed upon every distributor of cigarettes upon the distribution of cigarettes at the rate of 50 mills (\$0.050) for each cigarette distributed

on and after the first day of the first calendar quarter commencing more than 90 days after the effective date of this section.

(b) (1) In addition to any other tax imposed under this part, every dealer and wholesaler, for the privilege of holding or storing cigarettes for sale, use, or consumption, shall pay a floor stock tax for each cigarette in his or her possession or under his or her control in this state at 12:01 a.m. on the first day of the first calendar quarter commencing more than 90 days after the effective date of this section at the rate of 50 mills (\$0.050) for each cigarette.

(2) Every dealer and wholesaler shall file a return with the State Board of Equalization, on or before the first day of the first calendar quarter commencing more than 180 days after the effective date of this section, on a form prescribed by the board, showing the number of cigarettes in his or her possession or under his or her control at 12:01 a.m. on the first day of the first calendar quarter commencing more than 90 days after the effective date of this section. The amount of tax shall be computed and shown on the return.

(c) Notwithstanding any other provision of law, the tax created by the HOPE: 2010 Cancer Research Act and the revenue derived therefrom, including investment interest, shall be considered trust funds, to be expended solely for the purposes set forth in this act and shall not be considered to be part of the General Fund, as that term is used in Chapter 1 (commencing with Section 16300) of Part 2, of Division 4, of Title 2 of the Government Code, and shall not be considered General Fund revenue for purposes of Section 8 of Article XVI of the California Constitution, and its implementing statutes.

30130.51. Definitions

For the purposes of this article:

(a) “Cigarette” has the same meaning as that in Section 30003, as it read on January 1, 2009.

(b) “Tobacco products” includes, but is not limited to, all forms of cigars, smoking tobacco, chewing tobacco, snuff, and any other articles or products made of, or containing at least 50 percent, tobacco, but does not include cigarettes.

30130.52. Effect on Tobacco Consumption and Tax Revenue

(a) The State Board of Equalization shall determine within one year of the operative date of this article, and annually thereafter, the effect that the additional tax imposed on cigarettes by this article, and the resulting increase in the tax on tobacco products required by subdivision (b) of Section 30123, have on the consumption of cigarettes and tobacco products in this state. To the extent that a decrease in consumption is determined by the State Board of Equalization to be a direct result of the additional tax imposed by this article, or the resulting increase in the tax on tobacco products required by subdivision (b) of Section 30123, the State Board of Equalization shall determine the fiscal effect the decrease in consumption has on the Cigarette and Tobacco Products Surtax Fund created by Section 30122 (Proposition 99 as approved by the voters at the November 8, 1988, statewide

general election), the Breast Cancer Fund created by Section 30461.6, the California Children and Families Trust Fund created by Section 30131 (Proposition 10 as approved by the voters at the November 3, 1998 statewide general election), and the portion of the General Fund created by Section 30101.

(b) The Controller shall transfer funds from the California Cancer Research Life Sciences Innovation Trust Fund to the Cigarette and Tobacco Products Surtax Fund, the Breast Cancer Fund, the California Children and Families Trust Fund, and the General Fund, to offset the revenue decrease directly resulting from imposition of additional taxes by this article.

30130.53. HOPE 2010 Funds

(a) The California Cancer Research Life Sciences Innovation Trust Fund, and within that fund, the Hope 2010 Research Fund, the Hope 2010 Facilities Fund, the Hope 2010 Tobacco Prevention and Cessation Fund, the Hope 2010 Law Enforcement Fund, and the HOPE 2010 Committee Account are hereby established in the State Treasury.

(b) Notwithstanding any other provision of law, the California Cancer Research Life Sciences Innovation Trust Fund and all funds, subfunds or subaccounts of that fund, are trust funds established solely to carry out the purposes of this act.

(c) All revenues from the excise and floor stock tax received by the state, or state officials, pursuant to the provisions of this act, shall be deposited into the California Cancer Research Life Sciences Innovation Trust Fund.

(d) Revenue deposited into the California Cancer Research Life Sciences Innovation Trust Fund shall be deposited and apportioned as follows:

(1) Sixty percent shall be deposited into the HOPE 2010 Research Fund for the purpose of grants and loans to support research into the prevention, early detection, treatments, complementary treatments and potential cures of lung cancer and other types of cancer, cardiovascular disease, emphysema and other tobacco-related diseases, including, but not limited to, coronary heart disease, cerebrovascular disease, and chronic obstructive lung disease, which shall be awarded on the basis of scientific merit as determined by an open, competitive peer review process that assures objectivity, consistency, and high quality. All qualified investigators, regardless of institutional affiliation, shall have equal access and opportunity to compete for the funds in this act. The peer review process for the selection of grants awarded under this program shall be modeled on the process used by the National Institutes of Health in its grantmaking process.

(2) Fifteen percent shall be deposited into the HOPE 2010 Facilities Fund for the purposes of grants and loans to provide facilities, including, but not limited to, those buildings, building leases and capital equipment as may be found necessary and appropriate by the committee to further biomedical, epidemiological, behavioral, health services, and other research whose primary focus is to identify and refine promising prevention, early detection, treatments, complementary treatments, rehabilitation and

potential cures of lung cancer and other types of cancer, cardiovascular disease, emphysema and other tobacco-related diseases, subject to the authority of the committee to redirect surplus funds, as provided in this act.

(3) Twenty percent shall be deposited into the HOPE 2010 Tobacco Prevention and Cessation Fund for carrying out comprehensive tobacco prevention and control programs, and apportioned in the following manner:

(A) Eighty percent of the HOPE 2010 Tobacco Prevention and Cessation Fund shall be allocated to the State Department of Public Health Tobacco Control Program to support the tobacco control programs described beginning at Section 104375 of the Health and Safety Code.

(B) Twenty percent of the HOPE 2010 Tobacco Prevention and Cessation Fund shall be allocated to the State Department of Education for programs to prevent and reduce the use of tobacco products as described in Section 104420 of the Health and Safety Code.

(4) Three percent shall be deposited into the HOPE 2010 Law Enforcement Fund to support law enforcement efforts to reduce cigarette smuggling, tobacco tax evasion, and counterfeit tobacco products, to reduce illegal sales of tobacco products to minors, and to enforce legal settlement provisions and conduct law enforcement training and technical assistance activities for tobacco-related statutes, and apportioned in the following manner:

(A) Forty percent of the HOPE 2010 Law Enforcement Fund to the State Board of Equalization to be used to enforce laws that regulate the distribution and retail sale of cigarettes and other tobacco products, such as laws that prohibit untaxed cigarette and tobacco product smuggling and counterfeiting and sales of cigarettes and other tobacco products without a proper license.

(B) Forty percent of the HOPE 2010 Law Enforcement Fund to the State Department of Public Health to be used to support programs, including, but not limited to, providing grants to local law enforcement agencies to provide training and funding for the enforcement of state and local laws related to the illegal sales of tobacco to minors, increasing investigative activities, and compliance checks, and other appropriate activities to reduce illegal sales of tobacco products to minors, including, but not limited to, the Stop Tobacco Access to Kids Enforcement (STAKE) Act, pursuant to Section 22952 of the Business and Professions Code.

(C) Twenty percent of the HOPE 2010 Law Enforcement Fund to the Attorney General to be used for activities including, but not limited to, enforcing laws that regulate the distribution and sale of cigarettes and other tobacco products, such as laws that prohibit cigarette smuggling, counterfeiting, selling untaxed tobacco, selling tobacco without a proper license and selling tobacco to minors, and enforcing tobacco-related laws, court judgments, and settlements.

(5) Two percent shall be deposited into a HOPE 2010 Committee Account which may be used by the committee and the State Board of Equalization for the costs and expenses of administering this act.

(e) Funds deposited into the California Cancer

Research Life Sciences Innovation Trust Fund or any subfund or subaccount of that fund, may be placed into the Pooled Money Investment Account for investment only, and interest earned shall be credited to the fund and deposited, apportioned, and expended only in accordance with the provisions of this act and its purposes.

(f) Funds deposited into the California Cancer Research Life Sciences Innovation Trust Fund, together with interest earned by the fund or any subfund, are hereby continuously appropriated for the purposes of this act without regard to fiscal year, and shall be used solely for the purposes of this act and shall not be subject to appropriation, reversion or transfer by the Legislature, the Governor, or the Director of Finance for any other purpose and may not be loaned to the General Fund, or any other fund, for any purpose.

30130.54. HOPE 2010 Cancer Research Citizens Oversight Committee

(a) There is hereby created within the government of the state, the HOPE 2010 Cancer Research Citizens Oversight Committee. All references in this act to the "committee" are to the HOPE 2010 Cancer Research Citizens Oversight Committee. The committee shall consist of nine members, appointed as follows:

(1) Four members appointed by the Governor, as follows:

(A) One member affiliated with a California academic medical center who is a practicing physician with expertise in the prevention, treatment, or research of cardiovascular disease.

(B) Three members selected from among the cancer center directors of National Cancer Institute-designated cancer centers located within the state. Each director may designate a person to attend meetings of the committee in his or her place, so long as that person is employed at his or her center and that employment provides background and experience in cancer treatment.

(2) The chancellor from each of the campuses of the University of California that is a member of the California Institute for Quantitative Biomedical Research. Each chancellor may designate a person to attend meetings of the committee in his or her place, so long as that person is employed at his or her respective campus and that employment provides background and experience in quantitative bioscience.

(3) Two appointed by the State Public Health Officer, the appointments to be selected from among California representatives of California or national disease advocacy groups whose focus is tobacco-related illness, at least one of whom shall be a person who has been treated for a tobacco-related illness.

(4) No person who is required to register as a lobbyist under the provisions of any law of the United States, the State of California or any local government, is eligible for appointment to the committee. A member of the committee who registers with any governmental entity as a lobbyist is deemed to have resigned from the committee and his or her office is deemed vacant as of the date of registration as a lobbyist.

(5) Notwithstanding any other provision of law, no

member of the committee, or those persons appointed by committee members to attend meetings on their behalf, shall be an officer, employee, director, independent contractor, or grant recipient of any company or other business engaged in the manufacture, marketing, distribution, or sale of tobacco products, or have received any grants or payments for services of any kind from any such company or business during the past two years.

(6) The terms of office for appointed members shall commence on the effective date of this act and continue for four years, except that the initial appointment of two members by the Governor and one member by the State Public Health Officer shall be for two-year terms that shall expire two years after the effective date of this act.

(7) Except for vacancies that occur as set forth in paragraph (4) of subdivision (a), members appointed for a term shall continue to serve until their replacement is selected. If a vacancy occurs within a term, the appointing authority shall appoint a replacement member to serve the remainder of the term within 30 days of the date of the vacancy.

(b) The members, by majority vote, shall annually select one of their number to serve as chair of the committee and preside over its meetings and perform any other duties as may be delegated by the committee.

(c) Except for those members who are also public officers or employees, the members of the committee shall receive one hundred dollars (\$100) per day for each day occupied with attendance at public meetings of the committee and reimbursement for their usual and ordinary expenses, as provided by the general law. Members of the committee who are public officers or employees shall not be otherwise compensated for their service on the committee.

(d) The committee is vested with the power and authority to do all of the following:

(1) Oversee the operations of the California Cancer Research Life Sciences Innovation Trust Fund and its subfunds and subaccounts and to act as trustee of the trust funds created by this act.

(2) Appoint a chief executive officer who shall be exempt from the civil service pursuant to Section 4 of Article VII of the California Constitution. The chief executive officer shall have the power to appoint any employees as are necessary for the administration of the fund and the performance of those duties imposed upon the committee by law, except that, notwithstanding any other provision of law, no officer or employee of the committee shall be an officer, employee, director, independent contractor, or grant recipient of any company or other business engaged in the manufacture, marketing, distribution, or sale of tobacco products, or have received any grants or payments for services of any kind from any such company or business during the past two years.

(3) Establish subfunds and subaccounts within the California Cancer Research and Life Sciences Innovation Fund, and apportion money in the fund into those subfunds and subaccounts, as is found necessary and appropriate for administration of this act.

(4) Establish a process for soliciting, reviewing, and

awarding grants and loans for research, facilities and patient treatment.

(5) Establish and appoint committees and advisory bodies as it deems necessary and appropriate to carry out its duties.

(6) Develop annual and long-term strategic research and financial plans for the fund, including an annual budget for administration of this act.

(7) Make final decisions on the award of loans and grants, and to revoke or rescind loans and grants which do not conform to approved research standards. Employ auditors to prepare an annual financial audit of the fund's operations.

(8) Issue, at least annually, public reports on the activities of the committee and the fund.

(9) Establish policies regarding intellectual property rights arising from research funded by the committee, which shall be consistent with those implemented by the University of California.

(10) Establish rules and guidelines for the operation of the fund and its employees.

(11) Periodically review the income and expenditures of the HOPE 2010 Facilities Fund. If the committee determines that there is a surplus in the fund it may redirect money in that fund to the HOPE 2010 Research Fund, the HOPE 2010 Tobacco Prevention and Cessation Fund, or the HOPE 2010 Law Enforcement Fund in the amounts and for the period determined by the committee.

(12) Reimburse the State Board of Equalization for the cost of services required by this act.

(13) Pursuant to Section 19990 of the Government Code, adopt rules governing the application of this paragraph, including a provision to provide notice of its requirements to all officers and employees.

The following activities are inconsistent, incompatible or in conflict with the duties of members of the committee or its officers or employees:

(A) Using the prestige or influence of the state or the committee for the officer's or employee's private gain or advantage or the private gain of another.

(B) Using state time, facilities, equipment, or supplies for private gain or advantage.

(C) Using, or having access to, confidential information available by virtue of state employment for private gain or advantage or providing confidential information to persons to whom issuance of this information has not been authorized.

(D) Receiving or accepting money or any other consideration from anyone other than the state for the performance of his or her duties as a state officer or employee.

(E) Performance of an act in other than his or her capacity as a state officer or employee knowing that the act may later be subject, directly or indirectly to the control, inspection, review, audit, or enforcement by the officer or employee.

(F) Receiving or accepting, directly or indirectly, any gift, including money, or any service, gratuity, favor, entertainment, hospitality, loan, or any other thing of

value from anyone who is doing or is seeking to do business of any kind with the officer's or employee's appointing authority or whose activities are regulated or controlled by the appointing authority under circumstances from which it reasonably could be substantiated that the gift was intended to influence the officer or employee in his or her official duties or was intended as a reward for any official actions performed by the officer or employee.

(G) Subject to any other laws, rules, or regulations as pertain thereto, not devoting his or her full time, attention, and efforts to his or her state office or employment during his or her hours of duty as a state officer or employee.

(14) Adopt, amend, and rescind rules and regulations to carry out the purposes and provisions of this article, and to govern the procedures of the committee, in accordance with the provisions of the Administrative Procedure Act (Article 6 (commencing with Section 11340) of Chapter 3.5 of Part 1 of Division 3 of Title 2 of the Government Code).

(15) Perform all other acts necessary or appropriate in the exercise of its power, authority, and jurisdiction.

(e) Meetings

The committee, and all subcommittees and advisory bodies created by it, are a "state body" as that term is used in Section 11121 of the Government Code, and all meetings of the committee, its subcommittees and advisory bodies, shall conform to the provisions of the Bagley-Keene Open Meeting Act (Article 9 (commencing with Section 11120) of Chapter 1 of Part 1 of Division 3 of Title 2 of the Government Code).

(f) Records

All records of the committee shall be public records as those terms are defined in the California Public Records Act (Article 1 (commencing with Section 6250) of Chapter 3.5 of Division 7 of Title 1 of the Government Code) and may only be withheld from public disclosure in accordance with the provisions of that act.

(g) Conflicts of Interest

(1) Notwithstanding any other provision of law, no member of the committee, or those persons appointed by committee members to attend meetings on their behalf, or those officers or employees employed by the committee, shall participate in an evaluation, review, recommendation, or decision upon an application or proposal for grant or loan, or other distribution of funds by the committee, if that person has a direct or indirect financial interest in the applicant or the subject of an application or proposal for a grant or loan or other distribution of funds. If such persons have a financial interest in the application or proposal, it shall be publicly announced at the first meeting of the committee following disclosure of the interest and recorded in the minutes of the committee meeting. Notwithstanding any other provision of law to the contrary, where a financial interest is found to exist, upon disclosure and disqualification, the committee may otherwise consider and take action upon any application for grant, loan, or other distribution of funds.

(2) No member of the committee or those persons appointed to attend meetings on their behalf, its staff,

contractors, or grant recipients shall receive funding or be employed by persons or business entities engaged in any aspect of tobacco growing, manufacturing, processing, distributing, marketing, or other activities within the tobacco industry.

(3) Nothing herein is intended to limit application of the Political Reform Act (Title 9 (commencing with Section 81000) of the Government Code) to the committee or its officers and employees.

(h) Annual Public Report

The committee shall issue an annual report to the public which sets forth its activities, grants awarded and in progress, research accomplishments, and future program directions. Each annual report shall include, but not be limited to, the following: the number and dollar amounts of research, facilities and treatment grants; the administrative expenses of the committee, the fund, and the State Board of Equalization; and a summary of research findings.

(i) Independent Financial Audit

The committee shall annually commission an independent financial audit of its activities from a certified public accounting firm. Any firm that provides consulting services to the committee shall be disqualified from providing audit services. The resulting audit shall be provided to the Controller, who shall review the audit and annually issue a public report of that review.

(j) Limitation on Administrative Costs

Not more than 2 percent of the annual revenues derived from this act shall be used for the costs of general administration of this act. The Controller shall provide the committee and its auditor with reports that set forth the allowable costs for general administration. The annual audit shall include a review of the costs of general administration of the committee, the fund, and the State Board of Equalization.

30130.55. Penalties

(a) Each officer or employee of the committee, and every other person charged with the receipt, safekeeping, transfer, or disbursement of trust funds as defined in this act, who does any of the following, is punishable by imprisonment in the state prison for two, three, or four years, and is disqualified from holding any office in this state:

(1) Without authority of law, appropriates the same, or any portion thereof, to his or her own use, or to the use of another.

(2) Loans the same or any portion thereof, makes any profit out of, or uses the same for any purpose not authorized by law.

(3) Knowingly keeps any false account, or makes any false entry or erasure in any account of or relating to the same.

(4) Fraudulently alters, falsifies, conceals, destroys, or obliterates any account.

(5) Willfully refuses or omits to pay over, on demand, any public moneys in his or her hands, upon the presentation of a draft, order, or warrant drawn upon these moneys by competent authority.

(6) Willfully omits to transfer the same, when transfer is required by law.

(7) Willfully omits or refuses to pay over to any officer or person authorized by law to receive the same, any money received by him or her under any duty imposed by law so to pay over the same.

(b) As used in this section, "public moneys" includes the proceeds derived from trust funds, as defined in this act and from loans or grants authorized by the committee from those trust funds.

30130.56. Statutory References

Unless otherwise stated, all references in this act refer to statutes as they existed on December 31, 2009.

SECTION 4. Severability

If the provisions of this act, or part thereof, is for any reason held to be invalid or unconstitutional, the remaining provisions shall not be affected, but shall remain in full force and effect and to this end the provisions of this act are severable.

SECTION 5. Conflicting Measures

(a) It is the intent of the people that in the event that this measure and another measure relating to the taxation of tobacco shall appear on the same statewide election ballot, the provisions of the other measure or measures shall not be deemed to be in conflict with this measure, and if approved by the voters, this measure shall take effect notwithstanding approval by the voters of another measure relating to the taxation of tobacco by a greater number of affirmative votes.

(b) If this measure is approved by the voters but superseded by law by any other conflicting ballot measure approved by the voters at the same election, and the conflicting measure is later held invalid, this measure shall be self-executing and given the full force of law.

SECTION 6. Amendments

(a) Except as hereafter provided, this act may only be amended by the electors as provided in subdivision (c) of Section 10 of Article II of the California Constitution.

(b) Notwithstanding the provisions of subdivision (a), not earlier than 15 years from the effective date of this act, the committee, by majority vote of its members, may recommend changes in the structure and operation of the committee to the Legislature. The Legislature may amend the provisions of Section 30130.54 of the Revenue and Taxation Code to further the purposes of the act by a statute passed in each house by roll-call vote entered in the journal, two-thirds of the membership concurring, that is consistent with the recommendations of the committee.

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / / Agenda Item No: 23
Department: County Administrators Office		4/5 Vote Not Required
Name and Phone Number: Jim Leddy - (707) 565-2190	Board Date: 5/15/2012	Deadline for Board Action:
AGENDA SHORT TITLE: California Homeowners Bill of Rights REQUESTED BOARD ACTION: Authorize Chair to transmit letter of support and attached resolution to Sonoma County state legislative delegation supporting Senate Bills 1470, 1471, 1472, 1473, and 1474, and Assembly Bill 1950, also known as the California Homeowners Bill of Rights.		
CURRENT FISCAL YEAR FINANCIAL IMPACT - None.		
Explanation (if required): None.		
Prior Board Action: There is no prior action.		
Alternatives – Results of Non-Approval: Sonoma County will not communicate support of legislation addressing community concerns about the foreclosure process.		

Background: Recently a group of community members spoke before the Board of Supervisors and raised concerns regarding the foreclosures process in Sonoma County. The concerns raised brought into question existing practices regarding the foreclosure process and the possibility that these practices are denying homeowners appropriate due process in foreclosure proceedings.

One particular practice is known as "robo-signing." Robo-signers are mortgage lending company employees who prepared and signed off on foreclosures without first reviewing the documentation. It has been posited that "robo-signing" of affidavits, Assignments of Mortgage and all other mortgage foreclosure documents served to cover up the fact that loan servicers could not demonstrate the facts required to conduct a lawful foreclosure. In addition, this practice allows lenders to record numerous foreclosure notices in an expedited manner.

According to community members who have lost their homes through this process, it prevents adequate time for negotiations with banks over the foreclosure process and has artificially depressed the local real estate market, displaced families who may have otherwise been able to negotiate staying in their homes and denied the county funding from the fees that are generated by properly recording documents.

Pursuant to state law, the County Recorder is required to record any document that is authorized or required by statute or court order to be recorded if it meets recording requirements of the State and is prohibited from refusing to record any document on the basis of its lack of legal sufficiency.

In response to the practice of robo-signing, in Nevada, the State Legislature passed Assembly Bill No. 284, which created a number of protections against the robo-signing process. Once the bill was signed the number of foreclosures was noted to drop dramatically, as lenders were required to file an Affidavit of Foreclosure Authority and were held accountable for the documents being recorded to a greater degree. In California, a package of bills has been introduced to create a series of additional protections for homeowners and includes language similar to the Nevada law. The package is referred to as the California Homeowners Bill of Rights and is being advanced by the state Attorney General and is comprised of Senate Bills 1470-1474, and Assembly Bill 1950. In summary, these bills as they were introduced would provide:

- Basic standards of fairness in the mortgage process, including an end to dual-track foreclosures;
- Transparency in the mortgage process, including a single point of contact for homeowners;
- Provide community tools to prevent blight after banks foreclose upon homes;
- Enhanced tenant protections after foreclosures;
- Enhanced legal enforcement to defend homeowner rights - paid for by fees imposed on banks, and;
- create a special grand jury to investigate financial and foreclosure crime.

Additional detail on the bills is listed in Attachment B.

Staff is recommending the Board authorize the Chair to transmit letter of support and attached Resolution to Sonoma County state legislative delegation supporting Senate Bills 1470, 1471, 1472, 1473, and 1474, and Assembly Bill 1950 also known as the California Bill of Rights.

Attachments: Attachment A – Draft Resolution
Attachment B – Summary list of California Homeowners Bill of Rights Legislation

On File With Clerk:

CLERK OF THE BOARD USE ONLY

Board Action (If other than “Requested”)

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution of the Sonoma County Board of Supervisors, County of Sonoma, State of California, to Protect Homeowners from Fraudulent Foreclosures by Supporting Senate Bills 1470-1474 and Assembly Bill 1950 Also Known as the California Homeowners Bill of Rights

WHEREAS, Sonoma County has experienced 6,248 foreclosures since 2008, representing 38% of the overall real estate sales county-wide, the result of which has placed a heavy financial burden for other county resources to accommodate increased homelessness, the need for more social services, and the decline of the health and well-being of its citizens; and

WHEREAS, there exists an Executive Order from The President of the United States, enacted Nov. 17, 2009, which authorizes “local agencies to investigate and prosecute significant financial crimes and other violations relating to the current financial crisis and economic recovery efforts, recover the proceeds of such crimes and violations, and ensure just and effective punishment of those who perpetrate financial crimes and violations;” and

WHEREAS, the United States Department of Justice recently entered into a \$26 billion settlement agreement with five major banks, which included findings of misconduct in foreclosure activities, due process, principal reduction, and comprehensive restitution for borrowers who have lost their homes unjustly, but did not include any immediate protection or relief for millions of homeowners still subject to the misconduct; and

WHEREAS, the County of San Francisco Assessor-Recorder commissioned an independent audit. The audit report, entitled “Foreclosure in California: A Crisis of Compliance,” released in February 2012, contends that 84 percent of the foreclosures during the period of January 2009 through October 2011, had at least one or more clear violations of law, and that mortgage companies perpetuated 82 percent of fraudulent practices, including fabricating documents and submitting them as evidence to foreclose on homeowners; back-dating documents, and robo-signing, the use of fake signatures to accelerate foreclosure documents; and

WHEREAS, pursuant State law, the County Recorder is required to record any document that is authorized or required by statute or court order to be recorded if it meets recording requirements of the State and is prohibited from refusing to record any document on the basis of its lack of legal sufficiency, and;

WHEREAS, foreclosure filings reduced greatly in Nevada, after a state law designed to reduce foreclosure fraud by requiring an Affidavit of Foreclosure Authority took effect, and;

Resolution #
Date: 5/15/2012
Page 2

WHEREAS, legislation referred to as the California Homeowners Bills of rights and is compromised of Senate Bills 1470-1474 and Assembly Bill 1950 has been introduced; and

WHEREAS, if enacted, these bills are intended to provide basic standards of fairness in the mortgage process, including an end to dual-track foreclosures; provide transparency in the mortgage process, including a single point of contact for homeowners; provide community tools to prevent blight after banks foreclose upon homes; enhance tenant protections after foreclosures; provide enhanced legal enforcement to defend homeowners' rights, paid for by fees imposed on banks; and create a special grand jury to investigate financial and foreclosure crime;

NOW, THEREFORE BE IT RESOLVED, that the Sonoma County Board of Supervisors urge the California State Legislature to support approval of Senate Bills 1470, 1471, 1472, 1473, and 1474 and AB 1950, also known as the California Homeowners Bill of Rights in order to provide additional protections for homeowners.

Supervisors:

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

So Ordered.

Attachment B – Summary of California Homeowners Bill of Rights May 15, 2012

SENATE BILL 1470- THE FORECLOSURE REDUCTION ACT OF 2012 - Authors: Senators Mark Leno, Fran Pavley, and Senate President pro Tem Darrell Steinberg

- Require creditors to provide documentation to a borrower that establishes the creditor's right to foreclose on real property prior to recording a notice of default;
- Require creditors to provide documentary evidence of ownership, the chain of title to real property, and the right to foreclose, at the time of the filing of a notice of default.
- Prohibit creditors from recording a notice of default when a timely-filed application for a loan modification or other loss mitigation measure is pending.
- Prohibit creditors from recording a notice of sale when a timely-filed application for a loan modification or other loss mitigation measure is pending.
- Prohibit creditors from recording a notice of sale while a borrower is in compliance with the terms of a trial loan modification or after another loss mitigation measure has been approved.
- Require creditors to disclose why an application for a loan modification or other loss mitigation measure has been denied.
- Require that notices of foreclosure sales be personally served, including notices of foreclosure sale postponement.
- Provide homeowners with a private right of action in instances in which the requirements set forth in the legislation are not followed

SENATE BILL 1471 - DUE PROCESS REFORM LEGISLATION - Authors: Senators Mark DeSaulnier and Fran Pavley

- Require creditors to provide a single point of contact to borrowers in the foreclosure process who will be responsible for providing accurate account and other information related to the foreclosure process and loss mitigation efforts.
- Require creditors to provide a dedicated electronic mail address, facsimile number and mailing address for borrowers to submit information requested as part of a loan modification, short sale or other loss mitigation option;
- Authorize borrowers to challenge the unlawful commencement of a foreclosure process in court;
- Impose a \$10,000 civil penalty on the recordation or filing of "robo-signed" documents, defined as documents that contain information that was not verified for accuracy by the person or persons signing or swearing to the accuracy of the document or statement;
- Require that certain documents be recorded in a county recorder's office.

SENATE BILL 1472 - BLIGHT PREVENTION LEGISLATION - Authors: Senator Fran Pavley

- Prevent blight enforcement actions from being taken against new purchasers of blighted property for 60 days, provided that repairs are being made to the property.
- Require banks that release liens on foreclosed property to inform local code enforcement agencies of the release so that demolition of blighted property can proceed.
- Increase fines against owners of blighted property from \$1,000 per day to \$5,000 per day, and allow the imposition of the costs of a receivership over blighted property to be imposed directly against the owner of blighted property.

SENATE BILL 1473 - TENANT PROTECTION LEGISLATION - Authors: Senator Loni Hancock

- Require purchasers of foreclosed homes to honor the terms of existing leases and give tenants at least 90 days notice before commencing eviction proceedings.

Attachment B – Summary of California Homeowners Bill of Rights
May 15, 2012

SENATE BILL 1474 - ATTORNEY GENERAL SPECIAL GRAND JURY - Authors: Assemblyman Mike Davis; Senator Loni Hancock

- Authorize the Attorney General to impanel a special grand jury for the purposes of investigating and indicting multi-jurisdictional financial crimes against the state

ASSEMBLY BILL 1950 - ENHANCEMENT OF ATTORNEY GENERAL ENFORCEMENT - Author: Assemblyman Mike Davis.

- Impose a new \$25 fee to be paid by servicers upon the recording of a notice of default. The fee would be deposited into a real estate fraud prosecution trust fund that would support the Attorney General's efforts to deter, investigate and prosecute real estate fraud crimes, including the work of the Mortgage Fraud Strike Force.
- Extend the statute of limitations from one year to four years from the date of discovery for violations of law commonly occurring in connection with foreclosure-related scams, including acting as a real-estate agent without a license and charging up-front fees for loan modification services.

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / / Agenda Item No: <u>24</u>
Department: General Services		4/5 Vote Not Required
Name and Phone Number: Mark Hummel - (707) 565-3211	Board Date: 5/15/2012	Deadline for Board Action:
AGENDA SHORT TITLE: Capital Project Plan .		
REQUESTED BOARD ACTION: Receive the recommended five-year Capital Project Plan for the period F.Y. 2012-13 through F.Y. 2016-17 and direct staff to submit the Plan to the Sonoma County Planning Commission for General Plan Consistency Review.		
CURRENT FISCAL YEAR FINANCIAL IMPACT - None.		
Explanation (if required): Review of the plan does not authorize budgetary appropriations. Funding decisions are made as part of the annual budget process.		
Prior Board Action: 6-7-11: Received FY 2011-2016 Capital Project Plan and referred the Plan to the Planning Commission. Approved prior 5-year Capital Project Plans.		
Alternatives – Results of Non-Approval: None.		

Background: The F.Y. 2012-2017 Capital Project Plan (Plan) has been prepared for Board review, direction, and referral to the Sonoma County Planning Commission for General Plan Consistency Review per Board policy.

The Plan provides an overview of all County facilities, identifies capital needs, and makes financing recommendations for the upcoming five-year period. The Plan is a compendium of separate capital project plans prepared by General Services, Regional Parks, Transportation and Public Works, and the Sonoma County Water Agency.

The Plan has been revised to reflect overall formatting and content improvements. Changes include a more simplified tabular listing of capital improvement projects and new project description formats with information on functional area, requesting department, target dates, total estimated project costs, funding sources, one-time project costs, program or operational impacts, and identifying photographs.

Review of the F.Y. 2012-2017 Plan does not authorize budgetary appropriations. Funding decisions for the Capital Project Plan will be made as part of the budget process by the respective department/agency for each respective fiscal year.

Any inconsistencies found between a proposed project and the General Plan will be resolved in the preparation of each individual project prior to project execution.

Attachments: F.Y. 2012-2017 Capital Project Plan.

On File With Clerk: Additional copy of F.Y. 2012-2017 Capital Project Plan for public review.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:



County of Sonoma

Five-Year Capital Project Plan FY 2012-2017

Taylor Mountain Regional Park and Open Space Preserve

This project will create a park in central Sonoma County. The Sonoma County Agricultural Preservation and Open Space District acquired 1,100 acres for the future park with \$21 million from a voter-approved quarter-cent sales tax. The County will receive a \$750,000 grant through the Proposition 84 Statewide Park Development and Community Revitalization Program to construct a driveway, parking area, trail connections, restroom, picnic areas and natural play course. The improvements will be completed in 2014 and will allow the first non-restricted public access to the park. The District and Sonoma County Regional Parks are currently leading extensive community outreach efforts for a Taylor Mountain Master Plan. The photos show trailhead improvements constructed for a permit access program while the planning process is underway.



County of Sonoma

Proposed Five Year Capital Projects Plan F.Y. 2012-2013 through 2016-2017

Board of Supervisors

Shirlee Zane (Chair)
David Rabbitt (Vice Chair)
Valerie Brown
Mike McGuire
Efren Carrillo

Veronica Ferguson
County Administrator



Third District
Second District
First District
Fourth District
Fifth District

David Sundstrom Auditor-Controller-
Treasurer-Tax Collector

Chris Thomas
Deputy County Administrator

Lori Norton
Deputy County Administrator

Submitting Departments:

Bruce Goldstein
Chief County Counsel

José Obregón
Director, General Services
Department

Caryl Hart
Director, Regional Parks
Department

Steve Freitas
Sheriff – Coroner,
Sheriff Department

Grant Davis
General Manager, Sonoma
County Water Agency

Philip Demery
Director, Transportation and
Public Works

Acknowledgements:

The development team(General Services Department):

Richard Van Anda, County Architect
Mark Hummel, Major Projects Architect
Rebecca Loehr, Business Systems Analyst
Sandra Gallant, Administrative Aide
Simeon Walton, Administrative Assistant

Facilities Planning Committee Members:

José Obregón, General Services Director (Chair)
Richard Van Anda, County Architect
Mark Hummel, Major Project Architect
Christine Williams, Budget Analyst, CAO
Steve Bartlett, Facilities Manager
Liz Yager, Energy and Sustainability Manager
Mike Wagner, Real Estate Manger
Tamra Pinoris, Administrative Services Officer

Department Liaisons:

Tasha Derum, Transportation and Public Works
Elizabeth Tyree, Regional Parks
Kent Gylfe, Water Agency

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Letter of Transmittal

DATE: 5/15/2012
TO: Board of Supervisors
FROM: José Obregón, Director of General Services
SUBJECT: 2012-2017 County of Sonoma Capital Project Plan

Capital Project Plan

At the direction of the County Administrator, I am pleased to submit to your Board the proposed County of Sonoma Five-Year Capital Project Plan (C.P.P. or Plan) for fiscal years 2012-2013 through 2016-2017. Division 2, Section 2-8 (K) of the Sonoma County Code requires the County Administrator to "recommend to the Board of Supervisors a long term capital project program including project priorities, costs, and methods of financing." The preparation of this five-year rolling C.P.P. also complies with the capital planning requirement to maintain the County's credit rating.

The C.P.P. is a compilation of County-initiated capital projects planned during the next five fiscal years. It may be considered a short-range plan, whereas individual projects support longer range County goals and objectives. In addition to meeting legal requirements, the Capital Project Plan:

- Coordinates the physical development of County facilities and property to make the best use of capital appropriations;
- Provides an organized approach to prioritizing capital projects;
- Proposes timelines and helps monitor progress;
- Informs your Board and the public of proposed improvements as well as unfunded needs;

- Shows long term cost implications of projects;
- Provides a means to consolidate financing thus reducing capital project costs.

Capital Project Types

Capital projects by definition cost \$25,000 or more for buildings and \$100,000 or more for infrastructure and either add value to, extend the life of, or prevent impairment to a capital asset. While the C.P.P. is not a budget document and does not provide funding, the first year of the Plan provides funding recommendations for the annual Capital Projects Budget.

Major repair and replacement projects "sustain" existing facilities and major facility equipment that have otherwise reached or exceeded their functional life span, and may include re-roofing, replacement of equipment, and road and parking lot repaving projects. They keep facilities operational, and are part of the cost of ownership. Repairs and replacements of building components of \$25,000 or more that add value are capitalized; those that only preserve value are expensed as maintenance.

Improvements add new use, capacity, or life to an existing facility, or avoid impairment, such as a major building addition, a remodel, or changes to comply with the Americans with Disabilities Act (A.D.A.). The construction of a new building or acquisition of new land is also capitalized, when the value is \$25,000 or more.

Project Information

Project scope, estimated costs and financing are based on the best information available when the Plan is prepared. Changes due to budget priorities, General Plan consistency review, or new information may occur before specific projects in the Plan are included in the proposed Capital Projects Budget or considered in budget hearings.

General Services' staff has continued to improve the Capital Project Plan development process to produce a Plan that is relevant to current needs and funding resources and is aligned with, and supportive of, the initial findings and recommendations arising from the County Comprehensive Facilities Plan project. Project detail sheets in the following sections include improvements to the C.P.P. that are continued from last year:

- Simplified tabular listings of projects under fewer headings – primarily by Functional area and Department, consistent with the operating budget.
- Individual project descriptions showing -
 - Functional Area, requesting department, targeted project start and end dates,
 - Prior, current and future estimated funding with total estimated project cost,
 - Source of funds and proposed capital index (where identified),
 - One-time project costs, by category,

- Estimated first operating year net cost impact on utilities, operations/maintenance, and personnel associated with the proposed project, and
- Photo image, for reference.

Future Capital Project Plans will continue to implement these improvements across all department and agency projects in the Plan.

Prior Plan project descriptions have been updated and may be substantially different from previous year Plan descriptions. See the Appendix section for a detailed explanation of terms.

Project Classifications

The C.P.P may include major repairs and replacements of facility components or equipment, acquisition of new lands or buildings, and improvements to existing facilities. Additionally, the C.P.P. continues to serve to request funds for certain non-capital but necessary facility-related expenses. Project classifications include:

- **Land & Building [L&B]** - Construction and acquisition associated with new infrastructure, buildings, trails, parks, etc. Includes all costs to prepare the asset for use.
- **Major Equipment [ME]** - Includes significant system replacements and first-time purchases of both significant and smaller equipment above threshold values.
- **Improvement [IMP]** – Improvements and renovations of existing buildings, facilities and infrastructure.
- **Maintenance [MT]** - Projects that maintain or protect asset value, but do not appreciably extend useful life or increase asset value.
- **Planning [PL]** – Planning activities that may/may not result in a construction project.

Project Funding Status

Funding status for each project is indicated as one of the following:

- **Projects Funded [F]** - Projects which have a defined scope of work, corresponding cost estimate, identified funding source and are recommended for funding. Actual project funding is at the pleasure of your Board in the course of the annual budget process.
- **Projects Funded by Others [FBO]** – Projects which have a defined scope of work, corresponding cost estimate, and identified funding source other than the General Fund.
- **Partially Funded (PF)** - Projects with defined scope of work, corresponding cost estimate, but do not have a complete funding source identified.

- **Projects Unfunded [U]** - Projects which have a defined scope of work and cost estimate, but do not have an identified funding source.

Overview of the Proposed 2012-2017 C.P.P.

Projects shown in the Plan are either carried over from previous Capital Project Plans, or represent new requests from Departments, or result from building condition assessments and/or long-range facility management strategies. General Services Department compiles the C.P.P. based on capital project plans submitted by each County department or agency with facility responsibility. The total cost of projects within the rolling five year time-frame of the current Plan, 2012-2017, is estimated at \$509,132,852. The table below summarizes proposed total estimated project costs, according to funding status, across the current five year C.P.P. for all participating departments and agencies.

Department/Agency	Funding Status	5 Yr Total	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
General Government	Funded	\$26,591,332	\$8,386,832	\$4,919,500	\$6,815,000	\$3,250,000	\$3,220,000
	Unfunded	\$109,738,345	\$36,469,845	\$10,432,500	\$20,693,000	\$8,320,000	\$33,823,000
General Government Total		\$136,329,677	\$44,856,677	\$15,352,000	\$27,508,000	\$11,570,000	\$37,043,000
Regional Parks	Funded	\$700,000	\$500,000	\$200,000	\$0	\$0	\$0
	Unfunded	\$38,257,750	\$4,365,750	\$10,426,000	\$12,565,000	\$6,566,000	\$4,335,000
Regional Parks Total		\$38,957,750	\$4,865,750	\$10,626,000	\$12,565,000	\$6,566,000	\$4,335,000
Transportation & Public Works	Funded	\$90,640,070	\$39,795,070	\$18,045,000	\$8,270,000	\$5,705,000	\$18,825,000
	Unfunded	\$101,465,422	\$31,161,564	\$26,636,520	\$22,817,272	\$5,524,556	\$15,325,510
Transportation & Public Works Total		\$192,105,492	\$70,956,634	\$44,681,520	\$31,087,272	\$11,229,556	\$34,150,510
Water Agency	Funded	\$58,200,000	\$23,349,900	\$15,620,900	\$12,504,200	\$3,340,000	\$3,385,000
	Unfunded	\$83,539,933	\$19,110,057	\$25,683,495	\$19,648,381	\$7,338,000	\$11,760,000
Water Agency Total		\$141,739,933	\$42,459,957	\$41,304,395	\$32,152,581	\$10,678,000	\$15,145,000
Grand Total		\$509,132,852	\$163,139,018	\$111,963,915	\$103,312,853	\$40,043,556	\$90,673,510

Note: For a summary of total proposed project costs, inclusive of years beyond the Plan years 2012-2017, see individual Function sections and Project Details.

The next table shows the total five-year estimated costs of projects contained in each of the individual F.Y. 2012-2017 Sonoma County Capital Project Plans prepared for General Government, Regional Parks, Transportation & Public Works, and Water Agency. The

Community Development Commission, Emergency Services, Fairgrounds, Library, Agricultural Preservation and Open Space District, and Permit and Resource Management have no capital projects reported for the five-year period of this Plan.

F.Y. 2012-2017 Sonoma County Capital Project Plan Summary

Agency	5 YR Total	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
General Government	\$136,329,677	\$44,856,677	\$15,352,000	\$27,508,000	\$11,570,000	\$37,043,000
Regional Parks	\$38,957,750	\$4,865,750	\$10,626,000	\$12,565,000	\$6,566,000	\$4,335,000
Transportation & Public Works	\$192,105,492	\$70,956,634	\$44,681,520	\$31,087,272	\$11,229,556	\$34,150,510
Water Agency	\$141,739,933	\$42,459,957	\$41,304,395	\$32,152,581	\$10,678,000	\$15,145,000

General Government Capital Project Plan summary:

The 2012-2017 G.G.C.P.P. includes over 120 proposed projects with defined scopes and cost estimates totaling approximately \$136,329,677 across the five Plan years. Fifty-three new projects requests were received this year alone (many of which are Energy and Sustainability projects). The funding status of the proposed projects is nineteen Funded (F), three Partially Funded (P.F.), and over eighty currently Unfunded (U). An additional eighteen projects are funded with other than General Fund dollars – Funded by Others (F.B.O.).

The current G.G.C.P.P. presumes annual Capital Projects Budget funding of \$6.767 million in F.Y. 2012-2013. Of this, \$2.0 million will be earmarked solely for A.D.A. Transition Plan projects and programs and another \$1.4 million for radio tower and communication infrastructure, leaving approximately \$3.37 million for all other capital improvement and sustainment needs in F.Y. 2012-2013. Proposed projects in the G.G.C.P.P. for F.Y. 2012-2013

presume a relatively constrained level of overall funding compared with needs, due to the ongoing environment of limited financial resources. Nevertheless, within presumed limits, significant projects proposed for funding in the coming fiscal year (F.Y. 2012-2013 cost only listed here) include A.D.A. Barrier Removal – \$2.0 million in projects in plan year number four of the County of Sonoma 2009 updated American with Disabilities Act Transition Plan at the County Administration Center, Fairgrounds, Transportation and Public Works facilities, pedestrian right-of-ways, and Regional Parks; M.A.D.F. – almost \$1.9 million in aggregate improvements to the Main Adult Detention Facility; Radio Infrastructure/Communications – \$1.4 million towards improvements to radio communication towers and communications support infrastructure; \$1.1 million for interim improvements to La Plaza A to facilitate divisional consolidations, realizing operational and space allocation efficiencies.

Other lower-cost but important efforts at the County Administration Center (C.A.C.) include Central Mechanical Plant boilers – replacement of one existing 10 million BTU gas-fired boiler at the

Central Mechanical Plant for regulatory compliance; New State Courthouse Coordination Support – which provides for preparation for the transfer of land to the State for the new Courthouse project. Details on these and other General Government projects can be found in subsequent sections of the C.P.P.

Regional Parks:

The Five-Year C.P.P. for 2012-17 totals \$38,957,750, of which \$15.4 million is needed for regional trails, \$6.4 million for river and coastal access parks, \$3.0 million for community and regional parks, \$5.3 million for regional open space parks & preserves, \$1.9 million for dredging of County facilities in Bodega Bay harbor, \$2.3 million for renovations to the Healdsburg Veteran's Memorial Beach Park and dam, \$1.1 million for renovating and adding visitor facilities to Mason's Marina, \$500,000 to redevelop Occidental Community Center, and \$3.1 million for renovating and expanding the Environmental Discovery Center, and \$8,000 for Hood Mansion use feasibility study.

Over \$3.3 million of the Five-Year Capital Plan is currently funded. In addition there are over \$8.5 million of grant applications pending for F.Y. 2011-12, and \$5.9 million in identified funding sources to be applied for in F.Y. 2011-12 and F.Y. 2012-13. The Five-Year Capital Plan considers new grant opportunities as grant programs using Proposition 84 funds are released.

The economic recession has impacted local and state revenue sources traditionally used by Regional Parks for park acquisition, planning, and development. Local revenue from Park Mitigation Fees remains low because of a reduction in new housing starts. Local sales-tax generated Measure M and Sonoma County Agricultural Preservation and Open Space District funding has been reduced, which has slowed the availability of funding for trails and parks projects. With State bond sales being significantly curtailed, bond-funded grants have also been reduced. Some existing grant programs have been

slowed and the launch of new grant programs has been limited. To account for the current trend in revenue reductions, this Five-Year Capital Project Plan (C.P.P.) estimates revenues below F.Y. 2010/11 actual revenue for all five years of the plan.

The operations and maintenance costs of the new park and trail facilities have been funded by funds set aside by the Board of Supervisors from the General Fund Interest Earnings (G.F.I.E.) and Transient Occupancy Tax (T.O.T.). For new parks acquired by the Open Space District, the District has provided the first three to five years of operations and maintenance funding. The operations and maintenance of several of the parks and facilities to be developed this year will be proposed in the department's F.Y. 2012-13 budget submittal. T.O.T. currently provides \$2.1 million annually to Regional Parks. The Board did approve increasing funding by 2% annually after F.Y. 2011-12. Additional T.O.T. or partnership funding opportunities for maintenance and operation will be sought on a project by project basis.

With the reauthorization of the ¼ cent sales tax by voters in November 2006, the District secured funding for the acquisition, preservation and protection of land within the County through 2031. A number of Regional Parks' projects have been supported by the District's annual Matching Grant Program including recommended funding for Riverfront Park Phase 3. The District also leads in the acquisition of land for future regional parks, including acquisition and development of a regional park in the Mark West Creek watershed. Regional Parks is working with the District to accept transfer of recreation properties including Taylor Mountain and North Slope Sonoma Mountain. Regional Parks will be requesting funding for initial public access, operation and management. For Taylor Mountain, the District will provide partial public access funding of \$75,000 for three years of operation after transfer. Regional Parks will request the remaining operational funding through T.O.T.

The District is contracting with Regional Parks for park planning and development services for projects including Laguna de Santa Rosa Trail and the North Slope Sonoma Mountain Trail construction projects.

Transportation and Public Works:

The F.Y. 2012-2017 C.P.P. for Transportation and Public Works totals \$192.1 million. The Five-Year plan for the Roads Division accounts for \$100.6 million of the department total which includes: bridge replacement and seismic projects (\$53.7 million), road improvement projects (\$35.6 million), and cooperative projects with Caltrans largely the Airport Boulevard at Highway 101 Interchange project (\$11.3 million).

Airport Division projects include plans for a runway extension, new terminal, fire and rescue building and air traffic control tower (\$61.9 million). The Transit Division projects include construction of park and ride facilities in Cotati and Healdsburg and upgrades to the Transit facility parking lot (\$4.5 million). The CSA 41 S almon

Creek Water District includes construction of a new water treatment system (\$760 thousand). The Integrated Waste Division projects include Central Landfill development, construction of final closure cover, and improvements and/or replacement of the scale houses at several transfer station sites (\$24.3 million).

Sonoma County Water Agency:

The Water Agency's Capital Project Plan identifies projects to be constructed over the next five years, totaling approximately \$142 million, all of which are designed to meet the Agency's mission and mandate. Of this total \$77,000,000 is planned for the Water Facilities Funds. \$8,000,000 is programmed to be expended in the Water Agency's flood control zones. The anticipated projects do not rely on funding from special assessment districts or additional drainage fees. Collectively, the Sanitation Districts and Zones administered by the Water Agency will expend \$53,000,000 on various collection system, treatment plant, and reclamation projects. Approximately \$3,000,000 is planned for the Internal Services Fund.

Additional agency projects:

The following agencies have submitted no new or continuing capital project requests requiring additional financing in the current Capital Projects Plan:

- Agricultural Preservation and Open Space District
- Community Development Commission
- Fairgrounds
- Library.

Process for Board Consideration:

Review and input from the Board is requested regarding the content of the Plan and priorities. The F.Y. 2012-2017 Plan will then be submitted to the Planning Commission for General Plan consistency review. Review of the Plan does not authorize appropriations or finalize funding decisions. Such decisions will be made by your Board as part of each fiscal year's budget and as each project is brought to the Board for contract award.

*General Government
Capital Project Plan
Overview*

2012-2017 General Government Five-Year Capital Project Plan

Description and Organization

General Government Capital Project Plan

The General Government Capital Project Plan (G.G.C.P.P., or Plan) describes General Government facility needs over the next five fiscal years (F.Y.) based on assumptions about priority and available funding. The Plan serves as a guide for the annual Capital Projects budget, but does not provide funds for the projects. Past and current F.Y. project expenditures, along with proposed new future funding, is shown for each project.

Project Prioritization

G.G.C.P.P. projects have been reviewed by the General Services Facility Planning Group and prioritized per County Administrative Policy 5-2 on the basis of compelling health, safety or legal considerations, the need to protect or improve existing assets, continuation of ongoing work, and planning needs. In some instances funding opportunities may also elevate priority.

High priority projects deemed most likely to receive funding are categorized as Funded projects or as Funded by Others (when non-General Fund sources are available), while those less certain to receive funding are indicated in the Unfunded category.

Proposed new funding for a project is shown in a corresponding plan year. The Plan shows prior balance carry-overs, previously budgeted

amounts, the amount of any new funding to complete the project, and the total estimated project budget, including amounts beyond the five year Plan.

Facility Groups

General Government facilities are County-owned facility assets managed by the General Services Department, using General Funds. Facilities serving the Human and Health Services Departments are also included as General Government Facilities since their facilities are owned by the County and managed by the General Services Department. However, improvement projects for these departments are often funded by State reimbursement claims or designated revenue funds such as the Mental Health Services Act. Radio Communication infrastructure projects may be managed solely by the Sheriff Office Radio Bureau if the work does not involve buildings or structures requiring a building permit.

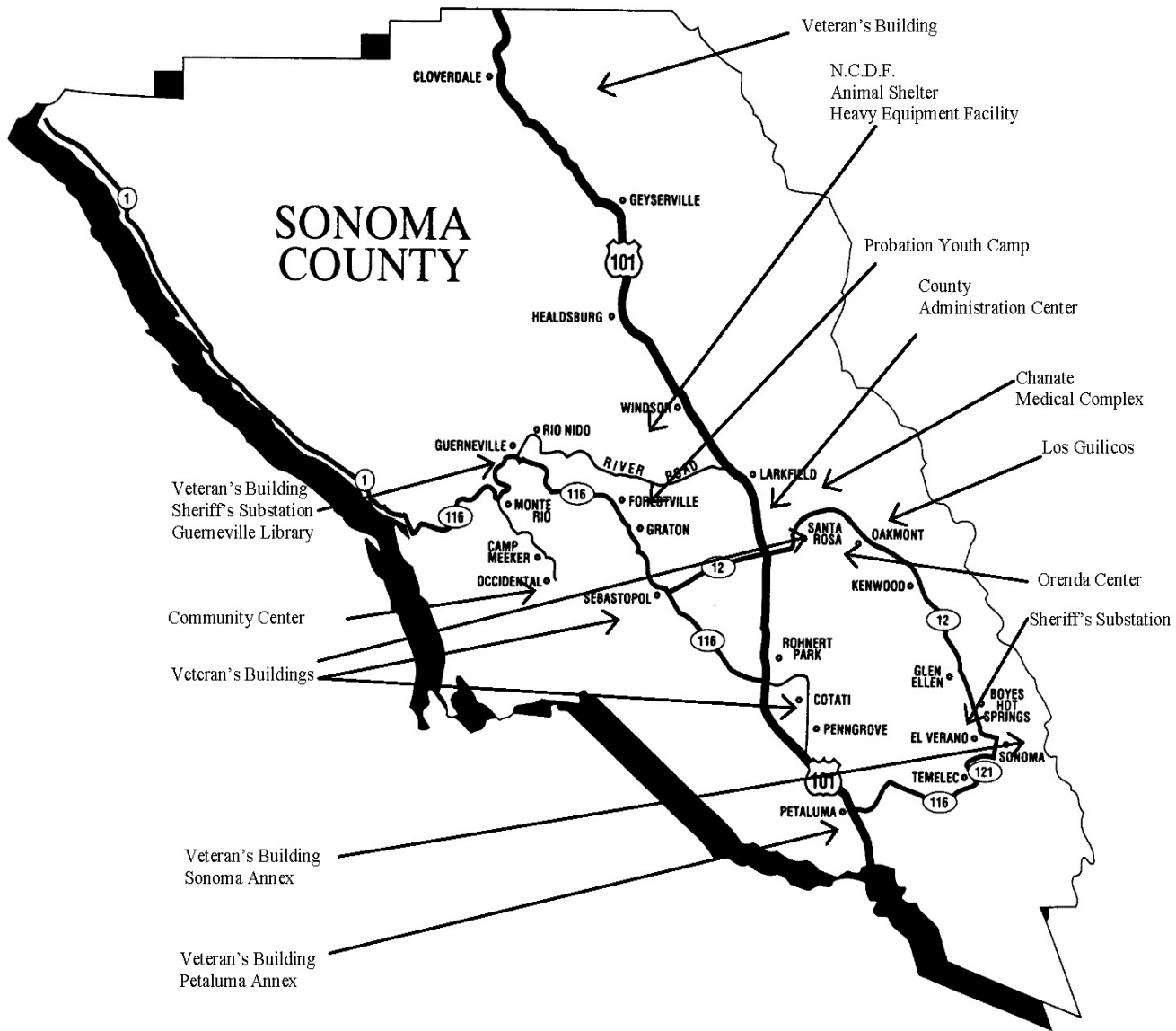
Projects in the G.G.C.P.P. have been grouped by corresponding department Functional Area to align with organization of the operating budget. For specific geographic locations, e.g.: County Administration Center, Los Guilicos, Chanate, Outlying areas, see the subsequent reference maps in the appendix section.

With a few exceptions, facility improvements funded by special revenue sources other than the General Fund and managed by other departments or agencies are in separate sections of the County Capital Project Plan such as Community Development Commission, Fairgrounds, Library, Transportation and Public Works, Regional Parks, Water Agency, etc.

Performance Measurement

Inclusion of a capital project in the Plan constitutes the first step towards its delivery. As selected projects become funded by way of

the annual Capital Projects Budget, their scopes are then further refined for implementation, and their progress is tracked against schedule, budget and quality – Performance Measures. General Services Department is one of two pilot departments that participated in the establishment of Performance Measurement as directed by the C.A.O. and the County’s Strategic Plan. Metrics for capital project delivery indicate steady improvement since the inception of this pilot program.



↑
General Government Facilities
MAP
2.1

Cost Summary of the 2012-2017 General Government Capital Project Plan

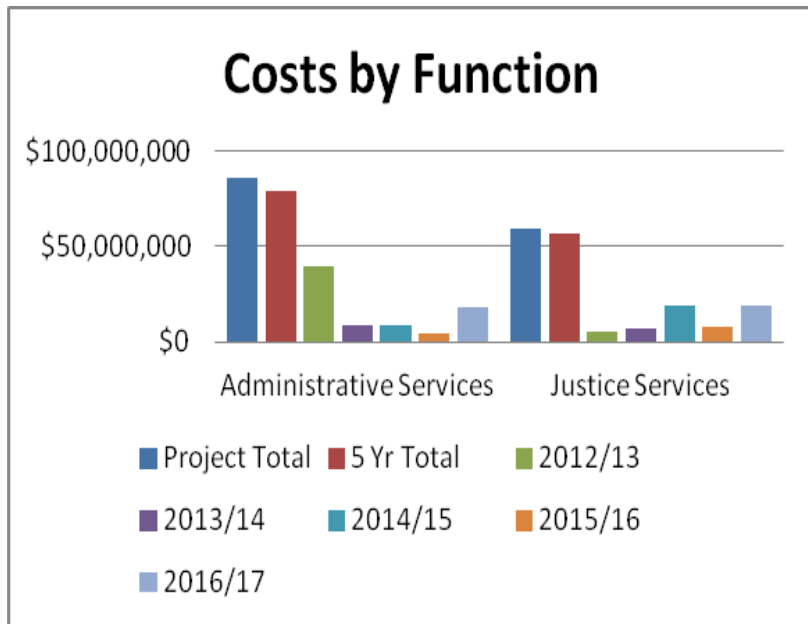
The current G.G.C.P.P. presumes annual Capital Projects Budget funding of \$6.767 million. Of this, \$2.0 million will be earmarked solely for A.D.A. Transition Plan projects and programs and another \$1.4 million for radio tower and communication infrastructure, leaving approximately \$3.37 million for all other capital improvement and sustainment needs in F.Y. 2012-2013. The Capital Budget contribution for the F.Y. 2012 -13 is assumed to come primarily from the General Fund, although some capital projects may be funded from either Tobacco Endowment fund or the Criminal Justice Construction Fund.

Within the Plan, funding assumptions are made based on prioritization of project types. The shorter-term need for capital renewal and improvement increases the level of undetermined funding disproportionately in the nearer Plan years.

Total value of all G.G.C.P.P. projects, including years outside the five-year plan, is \$145,320,677. The 2012-2017 G.G.C.P.P. includes 125 proposed projects with defined scopes and cost estimates totaling approximately \$136,329,677 across the five Plan years. The first table below summarizes the proposed projects for the five fiscal years covered by the General Government Capital Project Plan, arranged by funding status. The second table and bar chart below shows these same estimated project costs by corresponding Functional Area with total project cost, which includes prior and future costs.

Funding Status	5 Yr Total	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Funded	\$20,944,000	\$6,767,000	\$3,942,000	\$3,765,000	\$3,250,000	\$3,220,000
Funded By Others	\$5,647,332	\$1,619,832	\$977,500	\$3,050,000	\$0	\$0
Partially Funded	\$8,001,000	\$4,602,000	\$3,399,000	\$0	\$0	\$0
Unfunded	\$101,737,345	\$31,867,845	\$7,033,500	\$20,693,000	\$8,320,000	\$33,823,000
Grand Total	\$136,329,677	\$44,856,677	\$15,352,000	\$27,508,000	\$11,570,000	\$37,043,000

Function	Project Total	5 Yr Total	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Administrative Services	\$86,091,677	\$79,291,677	\$39,405,677	\$8,691,000	\$8,895,000	\$4,120,000	\$18,180,000
Justice Services	\$59,229,000	\$57,038,000	\$5,451,000	\$6,661,000	\$18,613,000	\$7,450,000	\$18,863,000
Grand Total	\$145,320,677	\$136,329,677	\$44,856,677	\$15,352,000	\$27,508,000	\$11,570,000	\$37,043,000



Adult Detention facilities and Radio Communications, both operated by the Sheriff’s Office within the Justice Services functional area, represent the largest share of funded projects in the Plan. These are driven in large part by legal mandates and compelling public safety needs. Additional significant projects in the plan are discussed further below.

Significant Projects Completed in 2011 -2012

Significant projects completing in the 2011 – 2012 fiscal year include:

- Second plan-year barrier removal projects under the County of Sonoma 2009 updated American with Disabilities Act Transition Plan at the County Administration Center, Fairgrounds, Park & Ride facilities, and Regional Parks. Plan-year three projects are meanwhile underway or commencing,
- Construction of the Family Justice Center Sonoma County,

- Remodel of 370 Administration Drive and relocation of divisions of ISD and Probation from lease space to this County owned building,
- Coordination with State Administrative Office of the Courts for transfer of lands for the new Courthouse; hydronic water line infrastructure relocation in anticipation of proposed court site transfer, and
- Sebastopol Library Renovation (a shared services project).

The following table lists projects substantially completed in 2011-2012:

Function	Funding Source	Project	Start Date	End Date	Project Total
Administrative Services	ARRA	A/S - replace gas pack	6/30/2011	12/30/2011	\$15,040
		Animal Shelter Water Heater Replacement (2)	9/30/2011	3/30/2012	\$56,513
		Animal shelter water heaters EEM 27	1/15/2011	12/30/2011	\$56,513
		Cloverdale Vets water heater	6/30/2011	11/30/2011	\$9,507
		Cotati Vets furnace	1/30/2011	10/30/2011	\$25,436
		Cotati Vets lighting	6/30/2011	11/30/2011	\$8,071
		Doran Beach lighting retrofit	5/1/2011	9/1/2011	\$4,149
		HS Paulin Dr - replace 2 air handler motors EEM #51	1/30/2011	9/30/2011	\$16,491
		LG Classrooms replace boiler	7/1/2011	10/1/2011	\$29,036
		MADF Swamp Cooler Replacement	1/1/2012	6/30/2012	\$30,000
		NCDF 201 HVAC Replacement	1/30/2011	12/30/2011	\$183,637
		Petaluma Vets lighting	6/30/2011	11/30/2011	\$42,847
		Santa Rosa Vets lighting	6/30/2011	11/30/2011	\$38,314
		Sonoma Vets lighting	6/30/2011	11/30/2011	\$9,844
		Vets Building Landscaping retrofit for water conservation;	6/30/2011	11/30/2011	\$147,000
		Youth camp replace Reznor furnaces	9/1/2011	11/1/2011	\$50,666
	CEP	133 Aviation Lighting	7/1/2011	6/30/2012	\$7,768
		Animal Shelter Chiller Replacement	6/30/2011	10/30/2011	\$85,207
		MADF CFLs to LEDs in all the Cells	7/1/2011	6/30/2012	\$85,000
	CJCF	County Administration Center Existing Utility Lines Relocation	7/1/2011	1/1/2012	\$1,351,000
	General Fund	575 Administration - Remodel	8/4/2008	2/13/2012	\$179,000
		CAC Repairs to 12kV Switchgear	2/1/2011	6/30/2012	\$105,000
		Comprehensive County Facilities Plan (CCFP)	11/1/2009	6/30/2012	\$1,013,254
		County Counsel Built-in Filing system	11/15/2011	2/1/2012	\$0
		MADF Elevator Condition Assessment	8/1/2011	3/31/2012	\$25,000
		MADF Fire System Upgrade	9/1/2011	6/30/2012	\$302,000
		Morgue Air Quality	1/1/2012	2/1/2012	\$10,000
		Paulin HSD Elevator	11/1/2011	12/31/2011	\$50,000
		Santa Rosa Vets Gas Line Repair	10/15/2011	1/15/2012	\$247,135
		Veterans/Community Service Bldgs - Fire Sprinkler Replacement	7/1/2011	6/30/2012	\$40,000
	General Fund/TCFMWG	HOJ North Elevator Repair	10/31/2006	10/10/2011	\$150,000
	OBF	LED Parking lot lighting via OBF- Phase 1	10/30/2011	2/29/2012	\$92,887
	SCEW	3600 Westwind Lighting Retrofit-	2/1/2012	6/30/2012	\$35,321
La Plaza A lighting		7/1/2011	6/30/2012	\$31,530	
Records center lighting retrofit		6/30/2011	9/30/2011	\$12,796	
SCEW/OBF	MADF Green Vent	1/1/2012	6/30/2012	\$7,680	
Development Services	General Fund	FES Warehouse Needs Assessment	7/1/2011	6/30/2012	\$25,000

Justice Services	General Fund	Infrastructure Improvement - UHF	7/1/2011	6/30/2012	\$149,000
		MADF Observation Cell Padding	7/1/2011	4/30/2012	\$46,000
		Narrowbanding Project - VHF	7/1/2011	1/31/2012	\$117,000
		Sheriff Building - Server Room Expansion	6/30/2010	6/30/2012	\$250,000
		VHF Purchase and Licensing	7/1/2011	6/30/2012	\$150,000
	General Fund/Grants	Sheriff DV/SA Office Space	6/30/2011	10/11/2011	\$130,000
Other County Services	Sonoma County Library	Sebastopol Library Renovation	11/1/2011	6/30/2012	\$649,402
Grand Total					\$6,070,044

Future Significant Projects

Proposed projects in the G.G.C.P.P. for F.Y. 2012-2013 presume a constrained level of overall funding compared with needs, due to the ongoing environment of limited financial resources. Nevertheless, within presumed limits, significant projects proposed for funding in the coming fiscal year (with F.Y. 2012-2013 cost only shown) include:

- A.D.A. Barrier Removal – \$2.0 million for projects under plan-year four of the County of Sonoma 2009 updated American with Disabilities Act, at County Administration Center, Fairgrounds, Transportation and Public Works facilities, pedestrian right-of-ways, and Regional Parks, consistent with Transition Plan objectives,
- M.A.D.F. – Approximately \$1.87 million in the aggregate for several improvements to the Main Adult Detention

Facility that will enhance inmate population management capabilities,

- La Plaza A - \$1.1 million for interim improvements allowing divisional consolidations and realizing operational and space allocation efficiencies,
- C.M.P. boilers – \$307,500 for replacement of one existing 10 million BTU gas-fired boiler at the Central Mechanical Plant in compliance with regulatory requirements , and
- Radio Infrastructure/Communications – \$1.4 million for improvements to radio communication towers and communications support infrastructure county-wide.

A number of currently unfunded but significant projects will be in need of funding in future plan years. Several relate to the Criminal Justice Master Plan, while others support improved operational efficiencies, necessary infrastructure upgrades and energy conservation/independence improvements. The following table lists several significant upcoming projects.

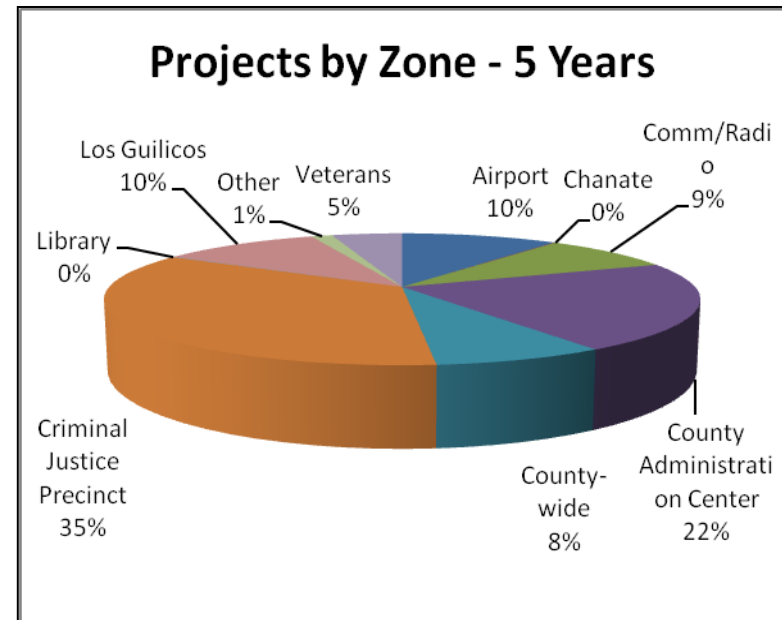
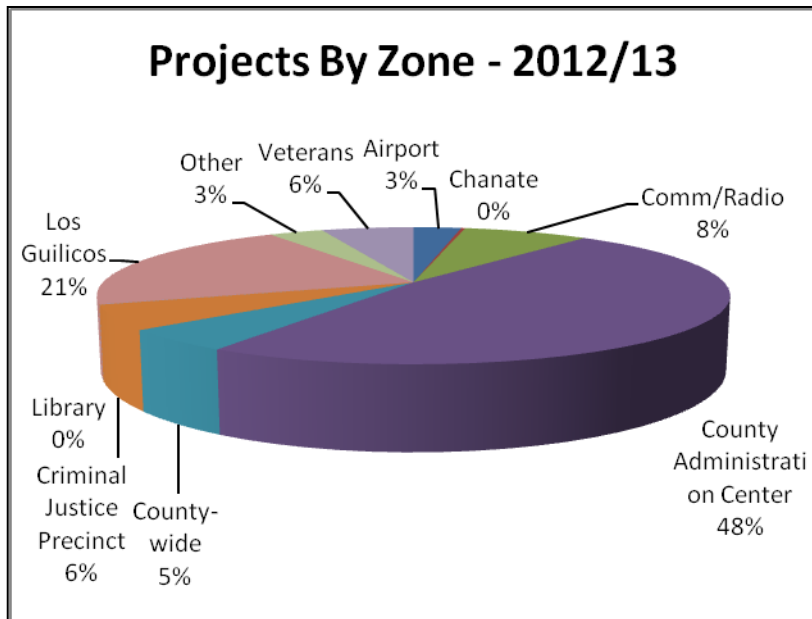
Funding Status	Dept	Project Name	5 Yr Total	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Funded	General Services	ADA Barrier Removal	\$10,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
		La Plaza A&B Interim Reconfiguration	\$1,100,000	\$1,100,000	\$0	\$0	\$0	\$0
	Sheriff	Radio Infrastructure - Various Communication Towers	\$6,000,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
Funded By Others	Sheriff	Inmate Transfer Connection between MADF & Courthouse	\$3,075,000	\$0	\$325,000	\$2,750,000	\$0	\$0
Partially Funded	CRA	CRA New Departmental Offices	\$6,899,000	\$3,500,000	\$3,399,000	\$0	\$0	\$0
Unfunded	County Counsel	County Counsel North Wing expansion	\$3,500,000	\$3,500,000	\$0	\$0	\$0	\$0
	General Services	CEP Phase 3 - Comprehensive Energy Project	\$5,000,000	\$5,000,000	\$0	\$0	\$0	\$0
		County Administration Center Parking Replacement	\$3,500,000	\$0	\$0	\$0	\$200,000	\$3,300,000
		La Plaza A & B Space Reorganization	\$5,582,690	\$5,582,690	\$0	\$0	\$0	\$0
		LG Casa Manana Seismic Retrofit and Renovations	\$1,200,000	\$0	\$200,000	\$200,000	\$800,000	\$0
		LG Phase 1 Building Demolition	\$1,143,600	\$1,143,600	\$0	\$0	\$0	\$0
		LG Water System Replacement	\$2,350,000	\$0	\$100,000	\$750,000	\$750,000	\$750,000
		MADF Roof	\$1,930,000	\$0	\$50,000	\$1,880,000	\$0	\$0
		NCDF Improvements	\$12,000,000	\$0	\$0	\$0	\$0	\$12,000,000
		PRMD Re-roof	\$1,100,000	\$1,100,000	\$0	\$0	\$0	\$0
		Santa Rosa Vets Major Renovation	\$8,000,000	\$8,000,000	\$0	\$0	\$0	\$0
		Santa Rosa Vets Solar Photovoltaic Shade	\$1,200,000	\$1,200,000	\$0	\$0	\$0	\$0
		Radio	Radio - 700 MHz Trunked System	\$3,000,000	\$1,000,000	\$500,000	\$500,000	\$500,000
	Sheriff	Community Corrections Center	\$21,100,000	\$0	\$900,000	\$1,000,000	\$3,100,000	\$16,100,000
		Community Corrections Center Pilot Project	\$7,428,000	\$0	\$1,050,000	\$6,378,000	\$0	\$0
		MADF Booking Improvements	\$7,600,000	\$0	\$1,000,000	\$4,800,000	\$1,800,000	\$0
Grand Total			\$112,708,290	\$34,326,290	\$10,724,000	\$21,458,000	\$10,350,000	\$35,850,000

County Administration Center

Other lower-cost but important efforts at the County Administration Center (C.A.C.) include New State Courthouse Coordination Support, which provides preparation for the transfer of land to the State for the new Courthouse project. The related Fleet/Materials Lab Relocation project is also necessary in order to relocate existing Fleet Operations and the Public Works Materials Lab from proposed Courthouse project areas. Assuming the State Public Works Board approves land acquisition in the spring of 2012, the AOC will construct a new, approximately 173,500 square foot courthouse.

Other forward-looking projects support divisional or departmental consolidations, more efficient space utilization, and better long term land use at the County Center. These include the La Plaza A & B Space Reorganization, Furniture Management Program/Consolidated Warehouse, and C.C.F.P. Site Assessment (Implementation).

Recommendations for future use of the C.A.C. arising from the Comprehensive County Facilities Plan include higher utilization of existing real estate assets, co-location of County services, and significant renewal of facility stock. The following two charts show the relative percentage of proposed G.G.C.P.P. project costs for F.Y. 2012-2013 as compared to the 5 year overview by geographic zone.



Adult Detention

The January 2012 Adult Detention Needs Assessment Study found operational deficiencies exist within the County's adult detention facilities, in particular at the Main Adult Detention Facility (M.A.D.F.): Limitations in the M.A.D.F. booking and release area impact the ability of staff to safely and effectively manage inmates during those processes; existing Housing Units lack the capacity to adequately manage the current and projected population of special management inmates, and; the current M.A.D.F. kitchen is undersized to serve the County's inmate population, and the current operation of two separate kitchens (M.A.D.F. and North County Detention Facility - N.C.D.F.) is not cost effective. Improvements to the kitchen are required to address long-term future demands. Expanding the kitchen in its current location is infeasible.

Furthermore, the distribution of bed types within the County's current detention system is not well aligned with anticipated future demand. Projections of future jail bed demand include an expected increase in special management inmates, an influx of inmates following California's prison realignment (AB 109), and anticipated reductions in detention needs resulting from the County's efforts to reduce criminal behavior and recidivism through the implementation of a Community Corrections Center. In response, the Needs Assessment identified the following major recommendations:

1. Construct a 160-bed Community Corrections Center (CCC) to support the recommendations of the 2009 Adult Criminal Justice Phase 2 Master Plan and to align with Sonoma County's goals to reduce criminal behavior and recidivism.

2. Proceed with the existing County of Sonoma Five-Year Capital Project Plan 2012-2017 to implement the required housing unit improvements at the M.A.D.F. to enable safe and effective management of special populations.

3. Construct a new cook-chill kitchen with the capacity to serve the projected inmate population, resulting in reduced meal services operating costs. The cook-chill kitchen must be able to provide meals for all adult detention system inmates, and could potentially provide meal services to the juvenile hall, other agencies within Sonoma County, and other counties.

4. Renovate and enlarge the MADF booking and release areas to extend their useful operational life and improve security throughout the booking and release processes. Relocation of the existing kitchen is a key component of this strategy.

As the G.G.C.P.P. is being drafted, the County's application under the State Corrections Standards Authority (C.S.A.) Phase II of AB900 for funding of the above recommended Community Correction Center is being evaluated for worthiness by the C.S.A. If approved, project funding is still likely to be one to two years away.

In the meantime, planning projects remain in the G.G.C.P.P. in preparation for recommended improvements. Note that the N.C.D.F. Improvements Project, which involves security improvements for higher risk inmates, could ultimately be influenced by positive C.C.C. project outcomes, with improvements redirected to the M.A.D.F. instead of N.C.D.F.

Radio Infrastructure – Communications

Several radio tower and infrastructure projects support law enforcement/public safety and radio communications. These projects promote the sustainment or improvement of critical public safety communications and data processing functions. Radio tower and infrastructure construction and land acquisition projects are managed by General Services on behalf of the Sheriff’s Office Radio Bureau.

Opportunities and Challenges:

Shorter Term

As noted, projects in the Plan are prioritized, with the most immediately needed projects recommended for F.Y. 2012-13. These projects focus largely on mitigation of health and safety concerns, public safety operational needs, sustainment of County assets and completion of active projects. Protection of existing facility assets continues to be a high priority. Important improvement projects as well as certain proactive planning efforts are also addressed in the Plan. Nevertheless, the proportion of “Unfunded” projects in the Plan continues to increase each year.

Meanwhile, process streamlining and improved asset management practices are generating lower costs and resource usage on recent projects with respect furniture systems and space allocation. These

new approaches go hand-in-hand with findings from research conducted during the Comprehensive County Facilities Plan (C.C.F.P.) project.

Longer Term

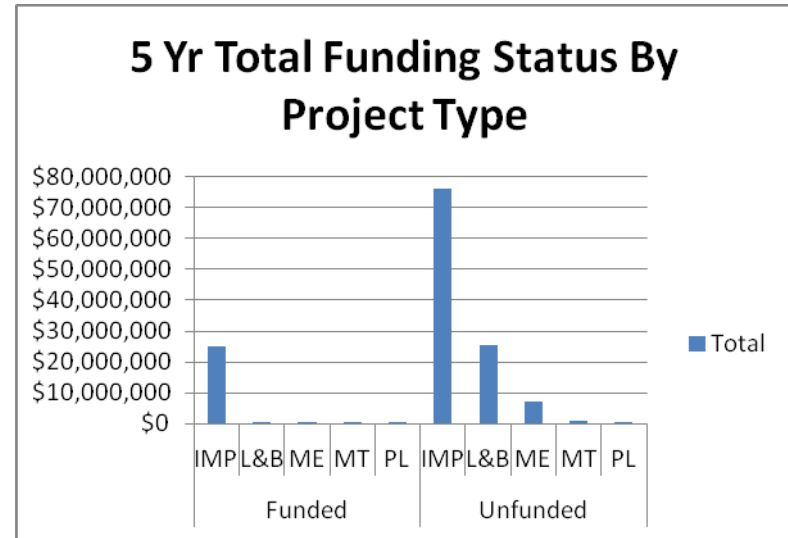
A sustainable, ongoing funding source for facility sustainment (scheduled, preventive and unscheduled maintenance, and major replacements) remains a strategic issue that is being studied in conjunction with forward-looking cost considerations in the C.C.F.P., and in the development of future G.G.C.P.s

The value of the General Government building portfolio, including County Administration Center, Detention facilities, Chanate Complex, and Los Guilicos remains estimated at over three-quarters of a billion dollars in present replacement value. Based on industry standards, estimated annual routine maintenance exceeds \$4 million, while annual capital replacement and renewal needs exceed \$8 million. These are amounts the County should be reserving to protect the value of its capital assets and to achieve full utilization. As long as funding remains below these levels, facility conditions will continue to decline, leaving the County with obsolete and deteriorating facilities from which to deliver services.

The following table and graph show five year total funding status by project type.

5 Year Total by Project Type and Funding Status (Chart and Graph):

Project Type	Funding Status	5 Yr Total
Funded	IMP	\$25,175,647
	L&B	\$280,000
	ME	\$641,912
	MT	\$443,773
	PL	\$50,000
Funded Total		\$26,591,332
Unfunded	IMP	\$75,903,162
	L&B	\$25,293,600
	ME	\$7,048,583
	MT	\$800,000
	PL	\$693,000
Unfunded Total		\$109,738,345
Grand Total		\$136,329,677

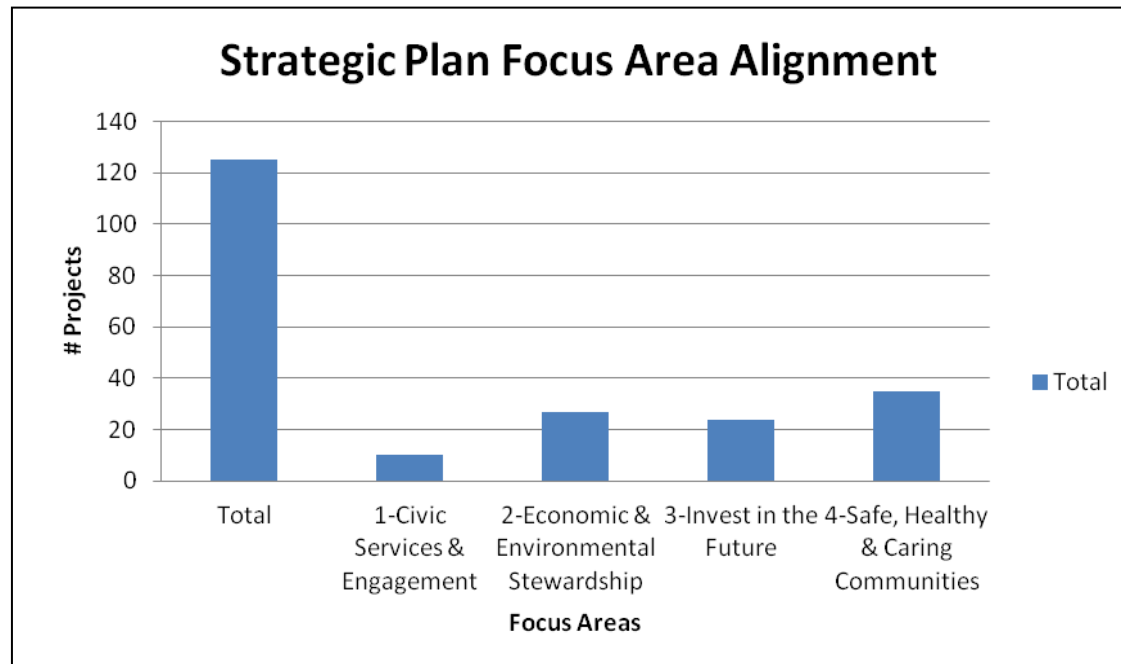


Consequently, while sustainment needs must be met in the short term to keep facilities operational, longer term strategies for facility renewal must be developed.

The County’s Strategic Plan recognizes these challenges and opportunities, and concludes that the County must “Invest in the Future”. One of the strategic implementation projects now underway is the Comprehensive County Facilities Plan (C.C.F.P.) which is a

critical tool intended to help meet this goal. The C.C.F.P. has evaluated County service delivery needs and general government facilities, and has developed approaches for using, reconfiguring, or redeveloping facilities to meet these needs, and will prepare an implementation and finance plan to pay for the improvements. The C.C.F.P. provides a “road map” for future facility development and clarification of the County’s longer term needs for capital improvements.

The following graph shows the relative number of projects in the G.G.C.P.P. in alignment with corresponding Strategic Plan Focus Areas.



General Government

Capital Project Plan Tables

Two Tables of cost and financing information follow on the next few pages. These Tables summarize the proposed projects and funding for the five-year General Government Capital Project Plan. A brief description precedes each Table.

Table 1

2012-2017 General Government Capital Project Plan Cost Summary

Table 1 provides the following information:

- Projects that are proposed for purchase or construction during the five fiscal years covered by the General Government Capital Project Plan.
- The 5 Yr Total cost of each of the proposed projects. Where a project is proposed to be financed by a debt issue, Table 1 shows the project costs, not the annual debt service payments required. Where a project has already received some funding through the budget process, Table 1 shows the additional funding needed to complete the project.

Funding Status	Project	Department	5 Yr Total	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Funded	ADA Barrier Removal	General Services	\$10,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
	CCFP Site assessment (implementation)	General Services	\$50,000	\$50,000	\$0	\$0	\$0	\$0
	Data Processing Building - Seismic Retrofit	General Services	\$184,000	\$184,000	\$0	\$0	\$0	\$0
	Fleet/Materials Lab Relocation	General Services	\$280,000	\$280,000	\$0	\$0	\$0	\$0
	Groundwater Contamination Investigation	General Services	\$100,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
	La Plaza A&B Interim Reconfiguration	General Services	\$1,100,000	\$1,100,000	\$0	\$0	\$0	\$0
	MADF A&B Dayroom and Rec Yard Subdivision	Sheriff	\$450,000	\$450,000	\$0	\$0	\$0	\$0
	MADF Air Flow Upgrades	General Services	\$200,000	\$0	\$200,000	\$0	\$0	\$0
	MADF Door Hardening	Sheriff	\$150,000	\$150,000	\$0	\$0	\$0	\$0
	MADF Grinder/Auger System	Sheriff	\$443,000	\$443,000	\$0	\$0	\$0	\$0
	MADF Rec Yard Cover	Sheriff	\$80,000	\$0	\$0	\$80,000	\$0	\$0
	MADF R-Mod Dayroom Divider	Sheriff	\$155,000	\$155,000	\$0	\$0	\$0	\$0
	MADF R-Mod Metal Door Replacement	Sheriff	\$475,000	\$475,000	\$0	\$0	\$0	\$0
	MADF R-Mod Sink/Toilet Replacement	Sheriff	\$327,000	\$0	\$327,000	\$0	\$0	\$0
	MADF R-Module Safety Cell Addition	Sheriff	\$120,000	\$0	\$60,000	\$60,000	\$0	\$0
Radio - County Microwave System Processors	Radio	\$200,000	\$200,000	\$0	\$0	\$0	\$0	
Radio Infrastructure - Various Communication Towers	Sheriff	\$6,000,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	

Funding Status	Project	Department	5 Yr Total	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
	Roseland Groundwater Well Monitoring	General Services	\$180,000	\$60,000	\$60,000	\$30,000	\$30,000	\$0
	Sheriff Building - Evidence Storage Annex Expansion	Sheriff	\$450,000	\$0	\$75,000	\$375,000	\$0	\$0
Funded Total			\$20,944,000	\$6,767,000	\$3,942,000	\$3,765,000	\$3,250,000	\$3,220,000
Funded By Others	CAC - LED Parking lot lighting via OBF- Phase 2	General Services	\$150,000	\$150,000	\$0	\$0	\$0	\$0
	Central Kitchen Facility Study	Sheriff	\$0	\$0	\$0	\$0	\$0	\$0
	Chanate DHS Main	General Services	\$25,877	\$25,877	\$0	\$0	\$0	\$0
	Chanate Hall Lighting- 3333 Chanate	General Services	\$15,871	\$15,871	\$0	\$0	\$0	\$0
	Chanate Wellness & Advocacy Center Lighting	General Services	\$9,913	\$9,913	\$0	\$0	\$0	\$0
	CMP Boilers	General Services	\$615,000	\$307,500	\$307,500	\$0	\$0	\$0
	Fire & Medical (REDCOM) Voice Radio System	Sheriff	\$540,000	\$120,000	\$170,000	\$250,000	\$0	\$0
	Fleet Replace Reciprocating Air Compressor	General Services	\$39,850	\$39,850	\$0	\$0	\$0	\$0
	HS Paulin Replace Multizone Air Handler	General Services	\$208,626	\$208,626	\$0	\$0	\$0	\$0
	Human Services Rebuild Two Air Handlers	General Services	\$134,014	\$134,014	\$0	\$0	\$0	\$0
	Inmate Transfer Connection between MADF & Courthouse	Sheriff	\$3,075,000	\$0	\$325,000	\$2,750,000	\$0	\$0
	LG Photovoltaics Phase II	General Services	\$30,000	\$30,000	\$0	\$0	\$0	\$0
	Morgue Lighting- 3336 Chanate	General Services	\$9,314	\$9,314	\$0	\$0	\$0	\$0
	NCDF 100 Replace Five - 7½-ton Rooftop HVAC Units	General Services	\$119,649	\$119,649	\$0	\$0	\$0	\$0
	NCDF 200 Replace Five-7½-ton Rooftop HVAC Units	General Services	\$183,637	\$183,637	\$0	\$0	\$0	\$0
	NCDF 300 Replace Three-5-ton Condensers	General Services	\$63,773	\$63,773	\$0	\$0	\$0	\$0
	New State Courthouse: Coordination Support	General Services	\$275,000	\$150,000	\$75,000	\$50,000	\$0	\$0
	Norton Center lighting - 3322 Chanate	General Services	\$21,808	\$21,808	\$0	\$0	\$0	\$0
	Sheriff Sonoma Substation Solarization	General Services	\$130,000	\$30,000	\$100,000	\$0	\$0	\$0
Funded By Others Total			\$5,647,332	\$1,619,832	\$977,500	\$3,050,000	\$0	\$0
Partially Funded	CRA New Departmental Offices	CRA	\$6,899,000	\$3,500,000	\$3,399,000	\$0	\$0	\$0
	HOJ South Elevator Repair	General Services	\$252,000	\$252,000	\$0	\$0	\$0	\$0
	Sonoma Road Yard Renovation	General Services	\$850,000	\$850,000	\$0	\$0	\$0	\$0
Partially Funded Total			\$8,001,000	\$4,602,000	\$3,399,000	\$0	\$0	\$0
Unfunded	CEP Phase 3 - Comprehensive Energy Project	General Services	\$5,000,000	\$5,000,000	\$0	\$0	\$0	\$0
	Community Corrections Center	Sheriff	\$21,100,000	\$0	\$900,000	\$1,000,000	\$3,100,000	\$16,100,000
	Community Corrections Center Pilot Project	Sheriff	\$7,428,000	\$0	\$1,050,000	\$6,378,000	\$0	\$0
	County Administration Center Parking Replacement	General Services	\$3,500,000	\$0	\$0	\$0	\$200,000	\$3,300,000
	County Administration Center Paving Projects Phase II	General Services	\$615,000	\$0	\$165,000	\$240,000	\$210,000	\$0
	County Administration Center Security Improvements	General Services	\$200,000	\$0	\$100,000	\$100,000	\$0	\$0
	County Counsel Conference room redesign	County Counsel	\$28,500	\$28,500	\$0	\$0	\$0	\$0
	County Counsel Duress Alarm	County Counsel	\$20,000	\$20,000	\$0	\$0	\$0	\$0
	County Counsel North Wing expansion	County Counsel	\$3,500,000	\$3,500,000	\$0	\$0	\$0	\$0
	County Counsel Proxy cards	County Counsel	\$20,000	\$20,000	\$0	\$0	\$0	\$0
	County Furniture Management Program/Warehouse	General Services	\$25,000	\$25,000	\$0	\$0	\$0	\$0
	FJC reroof and mech screen	General Services	\$427,500	\$0	\$27,500	\$400,000	\$0	\$0
	Guerneville Community Center Services Facility	General Services	\$50,000	\$50,000	\$0	\$0	\$0	\$0
	Guerneville Library Rot North & East side	General Services	\$175,000	\$25,000	\$150,000	\$0	\$0	\$0

Funding Status	Project	Department	5 Yr Total	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
	Guerneville Vets Window Replacement	General Services	\$225,000	\$0	\$0	\$225,000	\$0	\$0
	Hazard Mitigation - County Buildings	General Services	\$200,000	\$0	\$50,000	\$50,000	\$50,000	\$50,000
	HOJ Rebuild 5 Air Handlers	General Services	\$248,537	\$248,537	\$0	\$0	\$0	\$0
	HS Paulin Dr Skylights EEM #49	General Services	\$31,200	\$31,200	\$0	\$0	\$0	\$0
	Human Services Repair Supply Air Duct Flexible Connector	General Services	\$5,877	\$5,877	\$0	\$0	\$0	\$0
	ISD Rebuild Air Handlers	General Services	\$62,717	\$62,717	\$0	\$0	\$0	\$0
	ISD/Sheriff - Dispatch Audio Console System Radio	Sheriff	\$325,000	\$325,000	\$0	\$0	\$0	\$0
	JJC Flooring Repairs	General Services	\$10,000	\$10,000	\$0	\$0	\$0	\$0
	JJC Security Electronics Upgrades	General Services	\$175,000	\$75,000	\$25,000	\$25,000	\$25,000	\$25,000
	La Plaza A & B Space Reorganization	General Services	\$5,582,690	\$5,582,690	\$0	\$0	\$0	\$0
	LaPlaza A Replace Older RTU	General Services	\$520,309	\$520,309	\$0	\$0	\$0	\$0
	LG Casa Manana Seismic Retrofit and Renovations	General Services	\$1,200,000	\$0	\$200,000	\$200,000	\$800,000	\$0
	LG Firing Range Upgrades (Indoor)	Sheriff	\$200,000	\$200,000	\$0	\$0	\$0	\$0
	LG Gymnasium Repairs and Replacements	Sheriff	\$725,000	\$0	\$0	\$125,000	\$600,000	\$0
	LG Phase 1 Building Demolition	General Services	\$1,143,600	\$1,143,600	\$0	\$0	\$0	\$0
	LG Tahoe Building Reroof	General Services	\$275,000	\$0	\$0	\$275,000	\$0	\$0
	LG Water System Replacement	General Services	\$2,350,000	\$0	\$100,000	\$750,000	\$750,000	\$750,000
	MADF Administration Offices Modifications	Sheriff	\$120,000	\$0	\$0	\$0	\$0	\$120,000
	MADF Booking Improvements	Sheriff	\$7,600,000	\$0	\$1,000,000	\$4,800,000	\$1,800,000	\$0
	MADF Bunk Installation	Sheriff	\$210,000	\$0	\$0	\$70,000	\$70,000	\$70,000
	MADF H & J Module Housing Improvements	Sheriff	\$97,000	\$0	\$97,000	\$0	\$0	\$0
	MADF I Module Housing Improvements	Sheriff	\$496,000	\$0	\$496,000	\$0	\$0	\$0
	MADF Lobby Expansion	Sheriff	\$25,000	\$0	\$0	\$25,000	\$0	\$0
	MADF Plumbing Repairs to Drain Lines	General Services	\$262,000	\$0	\$262,000	\$0	\$0	\$0
	MADF PTZ Cameras - Phase 2	Sheriff	\$130,000	\$0	\$130,000	\$0	\$0	\$0
	MADF R-Module Observation Cell	Sheriff	\$65,000	\$0	\$65,000	\$0	\$0	\$0
	MADF Roof	General Services	\$1,930,000	\$0	\$50,000	\$1,880,000	\$0	\$0
	MADF Security Electronics Upgrades	Sheriff	\$41,000	\$0	\$41,000	\$0	\$0	\$0
	MADF Touch Screen Integration with IJS	Sheriff	\$390,000	\$0	\$200,000	\$190,000	\$0	\$0
	MADF Updated Rounds System	Sheriff	\$25,000	\$0	\$25,000	\$0	\$0	\$0
	Morgue Facility Security Enhancements (Central)	Sheriff	\$25,000	\$25,000	\$0	\$0	\$0	\$0
	NCDF 400 Replace 26-tons of Rooftop Packaged Equipment	General Services	\$173,222	\$173,222	\$0	\$0	\$0	\$0
	NCDF Clothing	Sheriff	\$153,000	\$0	\$0	\$0	\$0	\$153,000
	NCDF Cool Roof	General Services	\$350,000	\$350,000	\$0	\$0	\$0	\$0
	NCDF Improvements	General Services	\$12,000,000	\$0	\$0	\$0	\$0	\$12,000,000
	NCDF Kitchen Receiving Area Awning	Sheriff	\$30,000	\$0	\$0	\$30,000	\$0	\$0
	NCDF Replace 2 Kitchen Exhaust Fans	General Services	\$96,667	\$96,667	\$0	\$0	\$0	\$0
	NCDF Roof Bld 500	General Services	\$385,000	\$0	\$25,000	\$360,000	\$0	\$0
	NCDF Video Visiting	Sheriff	\$78,000	\$78,000	\$0	\$0	\$0	\$0
	NCDF Water Heaters and boilers	General Services	\$253,072	\$253,072	\$0	\$0	\$0	\$0
	Non Public Safety Related Radio Gear	Radio	\$115,000	\$115,000	\$0	\$0	\$0	\$0

Funding Status	Project	Department	5 Yr Total	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
	Orenda Center HVAC Replacement	General Services	\$556,354	\$556,354	\$0	\$0	\$0	\$0
	Petaluma Vets Driveway Repaving	General Services	\$115,000	\$115,000	\$0	\$0	\$0	\$0
	Petaluma Vets Grandstand Seating	General Services	\$850,000	\$0	\$850,000	\$0	\$0	\$0
	Petaluma Vets Re-roof and Heating/Ventilation Replacement	General Services	\$850,000	\$0	\$0	\$850,000	\$0	\$0
	PRMD Re-roof	General Services	\$1,100,000	\$1,100,000	\$0	\$0	\$0	\$0
	Probation Camp Generator Replacement	General Services	\$130,000	\$0	\$130,000	\$0	\$0	\$0
	Radio - 700 mhz Trunked System	Radio	\$3,000,000	\$1,000,000	\$500,000	\$500,000	\$500,000	\$500,000
	Radio - Network Monitoring System (NMS)	Radio	\$300,000	\$0	\$0	\$300,000	\$0	\$0
	Radio - Test Equipment	Radio	\$300,000	\$0	\$0	\$300,000	\$0	\$0
	Radio Communications - County Microwave System (Links)	Radio	\$540,000	\$0	\$0	\$180,000	\$180,000	\$180,000
	Replace Radio Tower Cooling Systems	Radio	\$75,000	\$75,000	\$0	\$0	\$0	\$0
	Retrocommissioning County Buildings-	General Services	\$35,000	\$35,000	\$0	\$0	\$0	\$0
	Santa Rosa Vets Auditorium - Painting	General Services	\$80,000	\$0	\$0	\$80,000	\$0	\$0
	Santa Rosa Vets Major Renovation	General Services	\$8,000,000	\$8,000,000	\$0	\$0	\$0	\$0
	Santa Rosa Vets Solar Photovoltaic Shade	General Services	\$1,200,000	\$1,200,000	\$0	\$0	\$0	\$0
	Sebastopol Vets Heating & Ventilating	General Services	\$325,000	\$0	\$0	\$325,000	\$0	\$0
	Sheriff - In-building Cellular and Voice Radio System	Radio	\$50,000	\$50,000	\$0	\$0	\$0	\$0
	Sheriff - Voice Radio System	Radio	\$390,000	\$390,000	\$0	\$0	\$0	\$0
	Sheriff Building - Administration Expansion	Sheriff	\$540,000	\$0	\$0	\$0	\$0	\$540,000
	Sonoma Vets HVAC Upgrades	General Services	\$50,000	\$50,000	\$0	\$0	\$0	\$0
	Sonoma Vets- Remove Heating System Serving Office and Bar	General Services	\$40,089	\$40,089	\$0	\$0	\$0	\$0
	Sonoma Vets Replace Two Water Heaters	General Services	\$17,011	\$17,011	\$0	\$0	\$0	\$0
	Sonoma Vets Solar Photovoltaic Shade	General Services	\$800,000	\$800,000	\$0	\$0	\$0	\$0
	Submeters for Admin Center and tracking software	General Services	\$200,000	\$200,000	\$0	\$0	\$0	\$0
	Transportation Public Works Road Yard Assessments	General Services	\$130,000	\$0	\$130,000	\$0	\$0	\$0
	Veterans/Community Bldgs. Kitchen Replacement	General Services	\$1,000,000	\$0	\$0	\$1,000,000	\$0	\$0
	Veterans/Community Bldgs. Maintenance & Repairs	General Services	\$370,000	\$0	\$265,000	\$35,000	\$35,000	\$35,000
	Vets Building Sound System Upgrades	General Services	\$175,000	\$175,000	\$0	\$0	\$0	\$0
	Vets Buildings hot water heaters	General Services	\$100,000	\$100,000	\$0	\$0	\$0	\$0
Unfunded Total			\$101,737,345	\$31,867,845	\$7,033,500	\$20,693,000	\$8,320,000	\$33,823,000
Grand Total			\$136,329,677	\$44,856,677	\$15,352,000	\$27,508,000	\$11,570,000	\$37,043,000

Table 2

General Government 5 Yr Project Cost Summary

By Funding Source

Table 2 provides the following information:

Sources of funding for each of the recommended projects:

Table 2 shows the total project cost by all of the various funding sources applicable to each project. Where the project is proposed to be financed

by a debt issue, Table 2 shows the total purchase or construction price of the project, not the annual debt service payment. Where a project has already received some funding through the budget process, Table 2 shows the total of received funding plus additional funding needed to complete the project.

Funding Status	FUNDING SOURCES	Project Total	5 Yr Total	Prior	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	Future
Funded	General Fund	\$27,676,000	\$20,944,000	\$6,732,000	\$6,767,000	\$3,942,000	\$3,765,000	\$3,250,000	\$3,220,000	\$9,100,000
Funded Total		\$27,676,000	\$20,944,000	\$6,732,000	\$6,767,000	\$3,942,000	\$3,765,000	\$3,250,000	\$3,220,000	\$9,100,000
Funded By Others	CJCF	\$3,725,000	\$3,350,000	\$375,000	\$150,000	\$400,000	\$2,800,000	\$0	\$0	\$0
	CREBS	\$130,000	\$130,000	\$0	\$30,000	\$100,000	\$0	\$0	\$0	\$0
	OBF or QECBs	\$300,000	\$150,000	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$0
	QECB	\$1,447,332	\$1,447,332	\$0	\$1,139,832	\$307,500	\$0	\$0	\$0	\$0
	REDCOM	\$540,000	\$540,000	\$0	\$120,000	\$170,000	\$250,000	\$0	\$0	\$0
	SCEW/PPA	\$60,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0
Funded By Others Total		\$6,202,332	\$5,647,332	\$555,000	\$1,619,832	\$977,500	\$3,050,000	\$0	\$0	\$0
Partially Funded	General Fund/CRA	\$6,947,000	\$6,899,000	\$48,000	\$3,500,000	\$3,399,000	\$0	\$0	\$0	\$0
	General Fund/TCFMWG	\$252,000	\$252,000	\$0	\$252,000	\$0	\$0	\$0	\$0	\$0
	General Fund/TPW	\$890,000	\$850,000	\$40,000	\$850,000	\$0	\$0	\$0	\$0	\$0
Partially Funded Total		\$8,089,000	\$8,001,000	\$88,000	\$4,602,000	\$3,399,000	\$0	\$0	\$0	\$0
Unfunded	AB900/GF	\$21,100,000	\$21,100,000	\$0	\$0	\$900,000	\$1,000,000	\$3,100,000	\$16,100,000	\$30,900,000
	General Fund	\$82,253,345	\$80,637,345	\$1,616,000	\$31,867,845	\$6,133,500	\$19,693,000	\$5,220,000	\$17,723,000	\$765,000
Unfunded Total		\$103,353,345	\$101,737,345	\$1,616,000	\$31,867,845	\$7,033,500	\$20,693,000	\$8,320,000	\$33,823,000	\$31,665,000
Grand Total		\$145,320,677	\$136,329,677	\$8,991,000	\$44,856,677	\$15,352,000	\$27,508,000	\$11,570,000	\$37,043,000	\$40,765,000

Capital Projects Detail

Administrative Support and Fiscal Services

County Administration Center

Facility Description

Site and Location

The County Administration Center is an 83-acre site located in Santa Rosa adjacent to Highway 101 between Bicentennial Way on the north, Mendocino Avenue on the east and Steele Lane on the south. The site is roughly flat with Paulin Creek running along the south edge. The surrounding neighborhood includes residential and commercial areas. Also included with this facility are the La Plaza buildings just south of the main campus area, on County Center Drive. See Map 2A1.

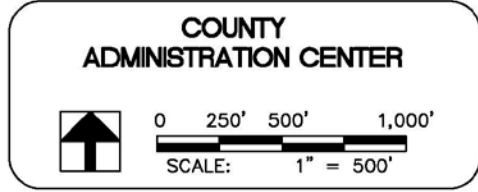
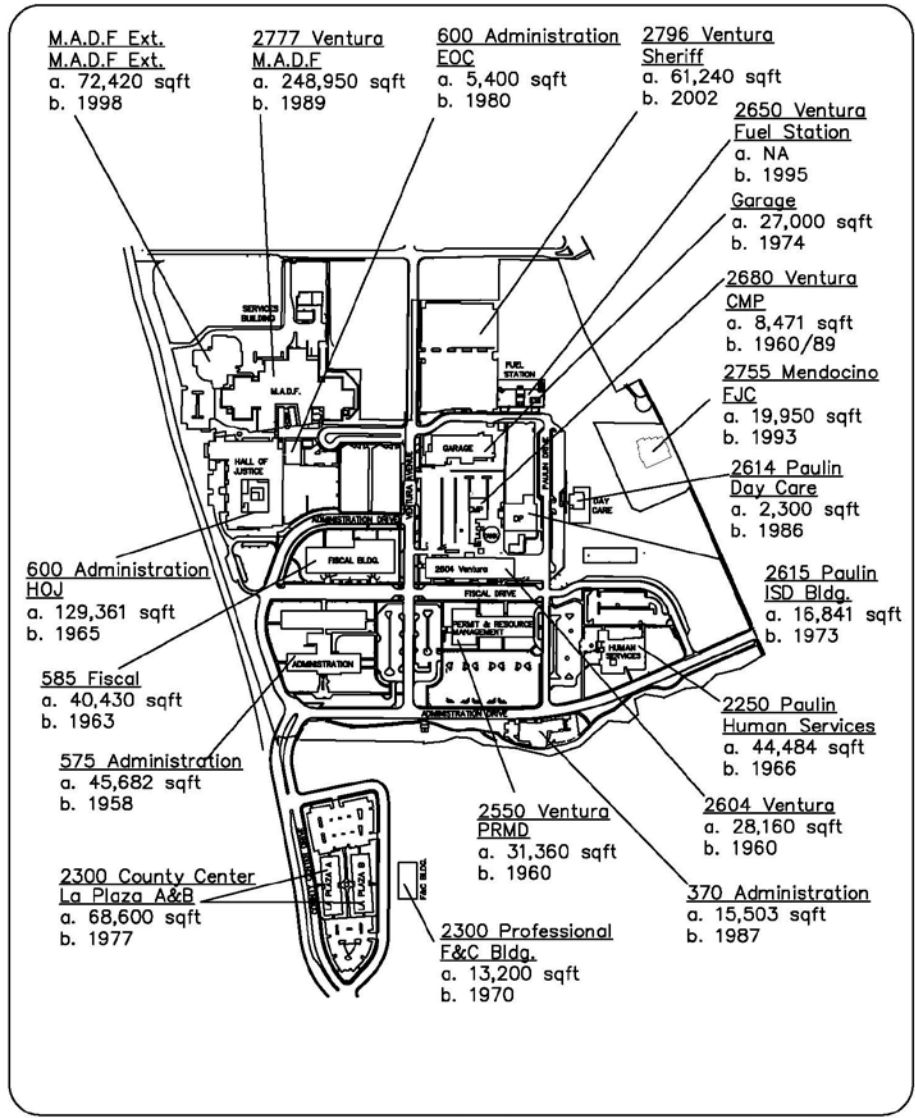
Improvements:

The existing site is broadly developed, but not intensively so. Many of the buildings are single story. Much of the area is devoted to surface parking lots, and there are large vacant areas adjacent to Mendocino Avenue. There are 17 buildings with over 580,000 square feet (not including the Main Adult Detention Facility – see

Adult Detention Facilities) constructed between 1958 (Administration Building) and 2002 (Sheriff's Building). The Center is served by a Central Mechanical Plant for space heating and air conditioning, a new 1.4 megawatt Fuel Cell power supply, and a high voltage (12 KV) power distribution system (except for the La Plaza, 2300 Professional Drive, 370 Administration Drive, and 2755 Mendocino Avenue buildings).

Use:

The County Administration Center is the main seat of County government and is used for major functions including Administration, Fiscal Services, Justice, Human Services, Development Services, Information Systems, Transportation/ Public Works and General Services. The buildings are primarily used for general office and administrative use and include courtrooms, hearing rooms and various support functions. These are in addition to detention functions located in the northwest quadrant of the C.A.C., described below.



Key
Address
Building Name
a. Building Area
b. Year Constructed

April 2011

Map
A1

Los Guilicos and Juvenile Facilities

Facility Description

Juvenile Facilities include Los Guilicos and the Probation Camp. Los Guilicos also has functions and facilities that are not juvenile-related.

Los Guilicos

Site and Location:

This 283-acre site is located approximately 12 miles east of the County Administration Center on Highway 12. It is made up of open, gently sloping areas adjacent to the highway where existing development is concentrated, with steeper tree-covered mountainside further north, abutting Hood Mountain Regional Park. Hood Creek runs along the eastern edge of the property. The vicinity is primarily agricultural north of Highway 12, with the Oakmont residential area to the south. See Map D2.

Improvements:

30 buildings with over 200,000 square feet were built between 1858 and 2009 including: Juvenile Justice Center completed in 2006, Valley of the Moon Children's Center phases completed in 2005 and 2009; Hood House (State & National Historical Landmark) built in 1858; Pythian Buildings built as a retirement home in 1927; the old Juvenile Justice Facility built in the 1950s and 1960s as a California Youth Authority School for Girls; the old Valley of the Moon Children's Home built in 1976; five single family residences built in the 1950s; and various other buildings. Much of the critical site infrastructure supporting the newer development has been updated, but the older buildings present ongoing challenges in terms of their maintenance and deteriorating conditions. A 750kW photovoltaic power array was recently added to the campus.

Use:

The current use is primarily for Juvenile Justice including Juvenile Court, Probation, Juvenile Hall and (previously) Sierra Youth Center. The site also has the Valley of the Moon Children's Home and Redwood

Children's Center operated by Human Services; Community School operated by Sonoma County Office of Education; County Training Center operated by Human Resources; offices for the Sonoma County Grand Jury; and an indoor Firing Range used for law enforcement training operated by the Sheriff's department. A number of the older buildings are vacant or used only for storage due to their age and poor condition.

Probation Camp

Site and Location:

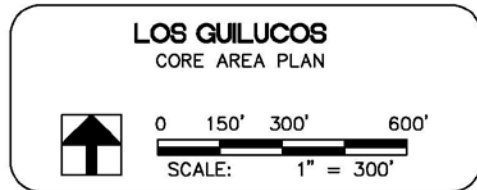
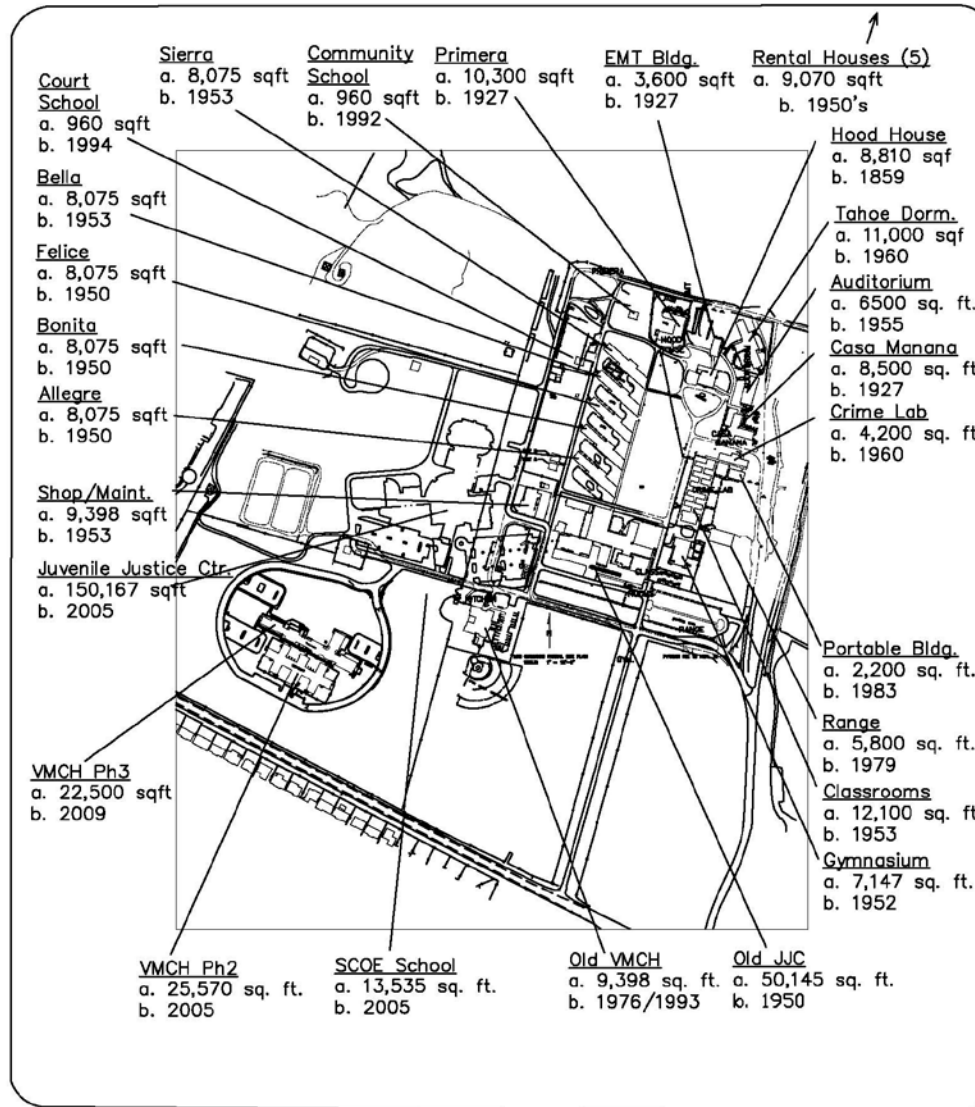
The Probation Camp ("Youth Camp") is on a rise in the middle of a large agricultural area located off of Eastside Road north of Forestville (See Map 1, Section 2 for location).

Improvements:

The site is developed with workshops and living areas with approximately 8,600 square feet including: living quarters with kitchen, dining room, restrooms, dormitory with 24 beds, shops, classroom, and a large warehouse.

Use:

The facility is operated by the Probation Department as a Camp program for juvenile offenders, which is part of the Juvenile Justice System. The site is also used for staging by the Probation Supervised Adult Crew program.



Key
Building Name
 a. Building Area
 b. Year Constructed

January 1997

Map
D2

Health and Human Services Facilities

Facility Description

The Chanate Complex primarily houses Health Services, including Department of Health Services' Mental Health Division, biology laboratory, and certain administrative staff. A few other ancillary department activities are here as well. The County Hospital and Morgue are also here. More recently, D.H.S Environmental and Public Health offices have largely consolidated to leased space at 625 5th Street, in downtown Santa Rosa. Additionally, D.H.S. continues to oversee programs at the Orenda Center.

Chanate Medical Complex

Site and Location:

The Chanate Medical Complex is an 81-acre site, located 2-1/2 miles east of the County Administration Center, bisected by Chanate Road. The area is hilly and wooded, located in an active geological zone with evidence of the Healdsburg/Rogers Creek Fault. The surrounding neighborhood is primarily residential. There is a Water Agency flood control basin on the south side of the site. See Map C1.

Improvements:

The Hospital and the Family Practice Center buildings are leased to Sutter Health, Inc. There are also eleven general government buildings with 91,000 square feet built between 1936 and 1994. The major buildings are old and inefficient: Norton Mental Health Center was built in 1938 as a T.B. Hospital; the Public Health Clinic in 1952 as a Juvenile Hall and the Day Treatment Center in 1952 also as part of the Juvenile Hall complex; Chanate Hall in 1946 as a Nurse's Dormitory. These buildings suffer problems common to older buildings—A.D.A. access deficiencies, asbestos containing materials, energy inefficiencies, worn out building components and structural and functional obsolescence.

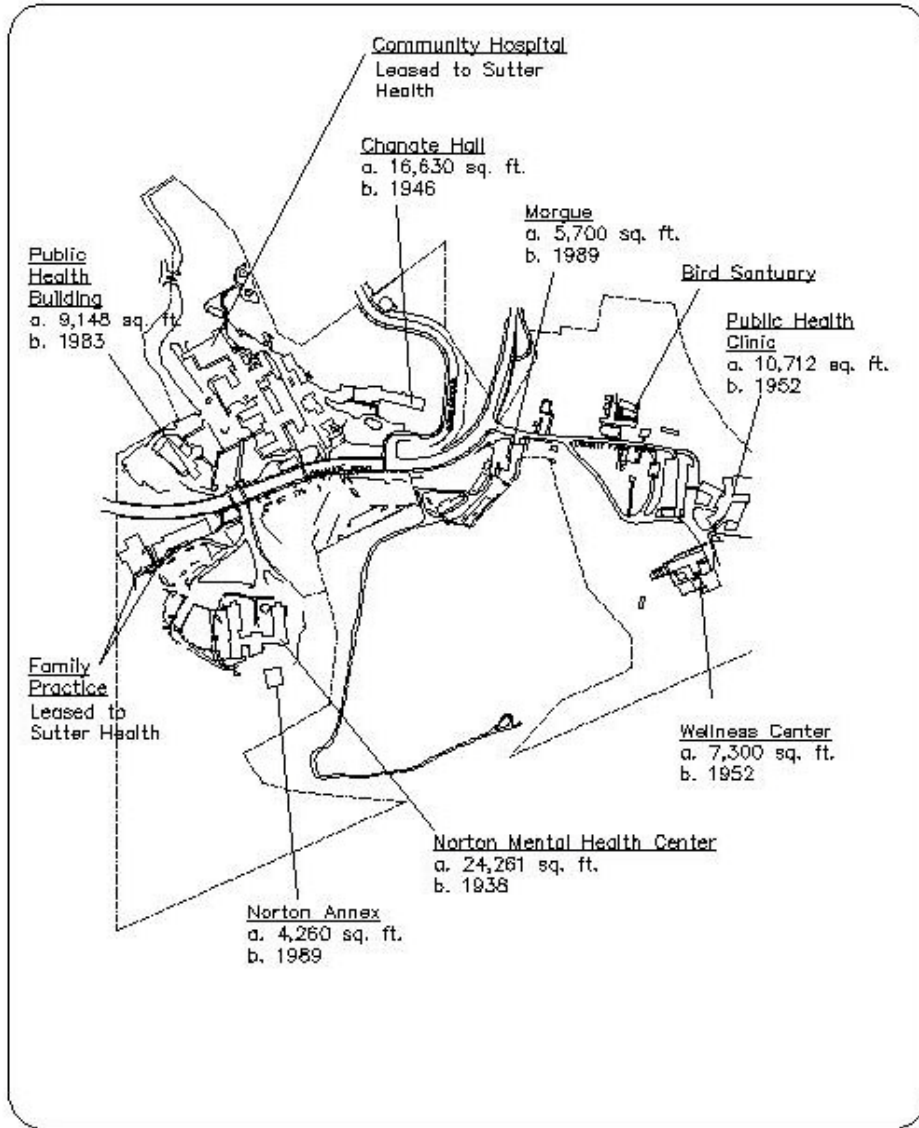
Most site utilities, such as water, sewer, and power, were installed decades ago and need major repairs or replacement. Facilities in the eastern portion of this complex, accessed by County Farm Road, do not have adequate utilities or roads. Domestic water is connected to Santa Rosa, but distribution pipes are old and deteriorated. Roads and parking are inadequate and deteriorated, and there are no sidewalks from Chanate Road.

Use:

The complex includes the Hospital and Family Practice operated by Sutter Health, which plans to vacate the Chanate site by about 2014. There is a D.H.S. Public Health laboratory, administrative offices, Wellness Center, and psychiatric services and day treatment operated by Mental Health, and the County Morgue operated by the Sheriff-Coroner. Some miscellaneous functions such as the Bird Sanctuary, women's homeless shelter and storage are also at the complex.

Orenda Center

Orenda Center is a 13,440 square foot building constructed in 1959 and expanded in 1974, located on Bennett Valley Road in Santa Rosa. It has been used as an alcohol and drug treatment center operated by the Health Services Department. The Center's building continues to need major repairs and replacements.



CHANATE MEDICAL COMPLEX

SCALE: 1" = 500'

Key

Building Name
 a. Building Area
 b. Year Constructed

April 2011

Map

C1

Veterans/Community Service Buildings

Facility Description

Sites and Locations:

Eight Veterans/Community Service Buildings are located at various sites throughout Sonoma County: Cloverdale, 1.4 acres; Guerneville, 1 acre; Sebastopol, 1.7 acres; Occidental, 2.8 acres; Santa Rosa, 9.7 acres; Sonoma, 15.3 acres; Cotati, 1.6 acres; and Petaluma, 5.1 acres (See Map F1).

Improvements:

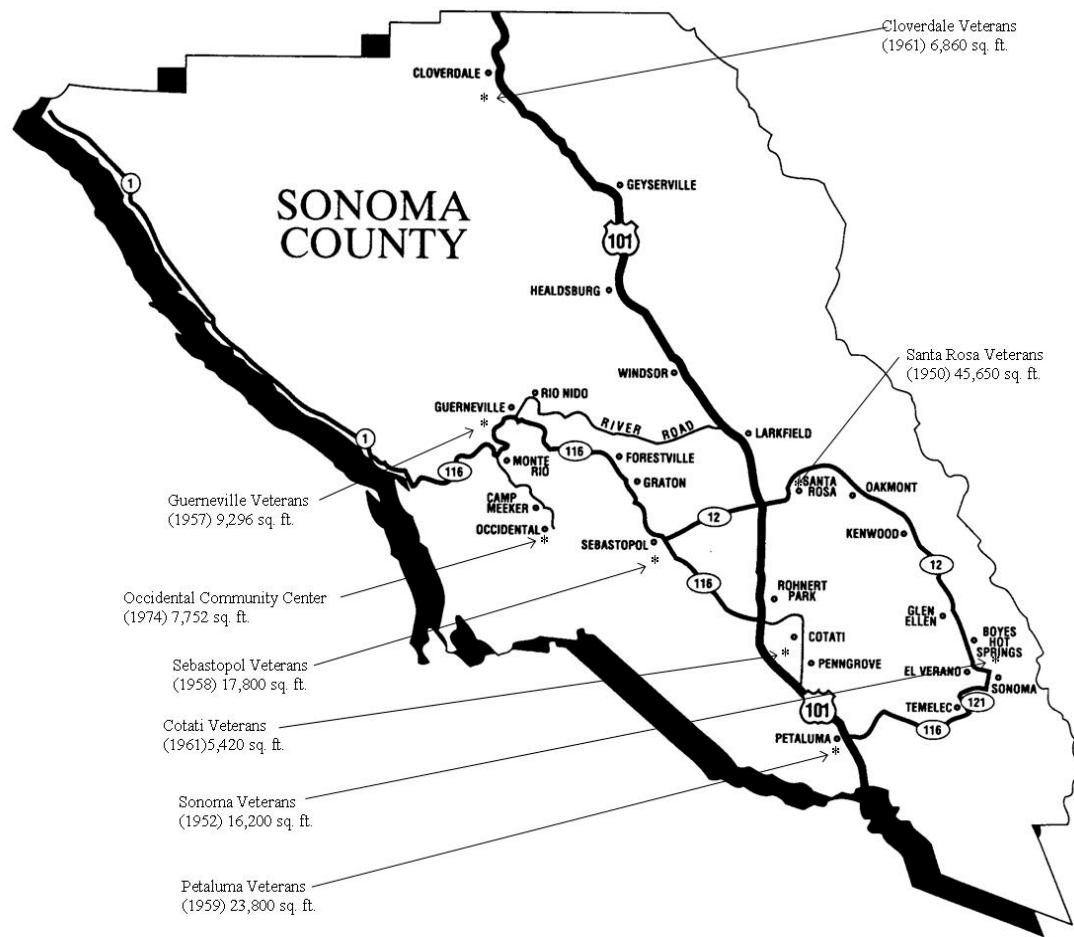
The buildings vary in size from 5,400 square feet (Cotati) to 45,600 square feet (Santa Rosa) for a total of 133,000 square feet. Most of them were constructed between 1950 and 1961, except Occidental, which was built in 1974, and Guerneville, which is an older school building. The buildings typically have a large auditorium, meeting rooms, kitchens, and support spaces and offices, and have challenges associated with their age and condition: worn systems and components, A.D.A. access deficiencies, hazardous materials, and/or structural issues. Paving is also worn out and deficient at some the facilities.

Use:

Use of the buildings is managed by the Regional Parks Department with new operational agreements being concluded for certain facilities going forward. They are valuable community resources and serve a variety of functions including: venues for public and private events, conferences and entertainment; community meetings; emergency shelters; training and educational functions; voting places; and County functions.

Management:

As this 2012-2017 G.G.C.P.P. is being developed, Regional Parks is actively seeking alternative operational management approaches for the several Veterans Halls and Memorial Buildings. As new management models are developed and put into practice, necessary facility improvements and sustainment needs will be re-evaluated in subsequent G.G.C.P.P.s for resulting net impacts on operations and capital investments.



↑ Veterans & Community Service Buildings MAP F1

January 1997

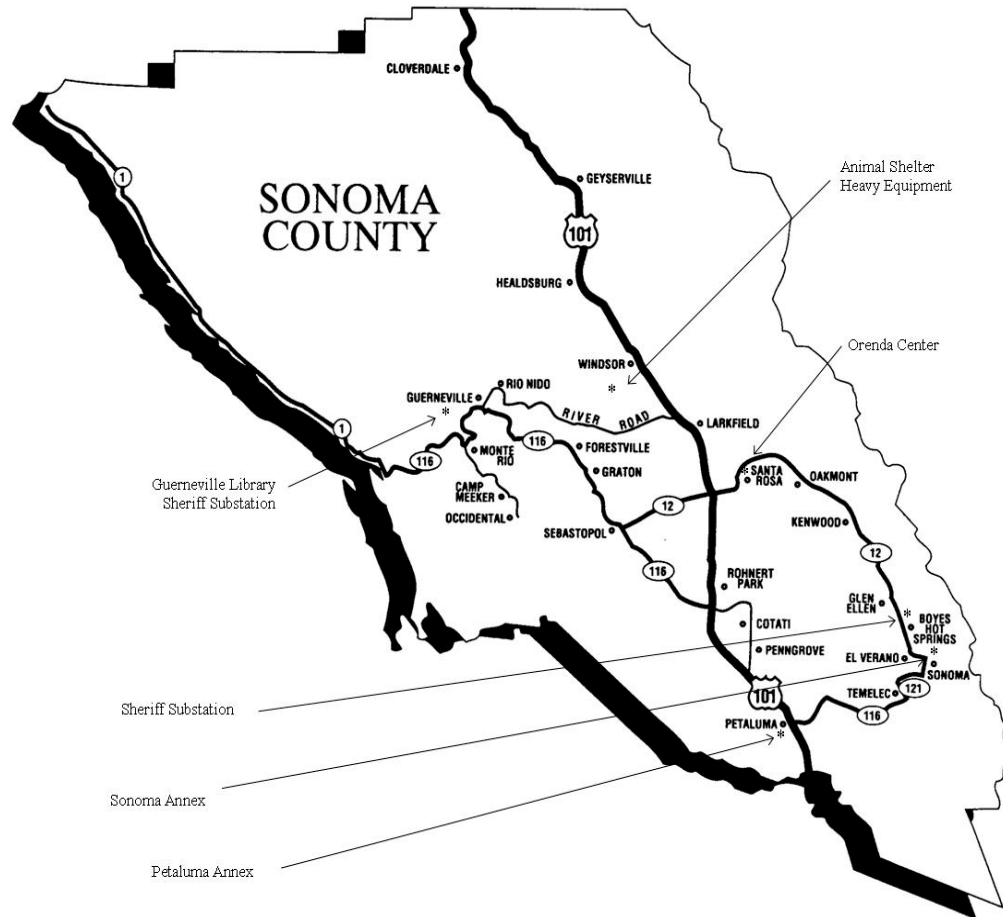
Other County Services

Description

Site and Locations

Other Facilities is a category for projects that may apply to any or all County general government facilities (e.g.: maintenance and monitoring of underground storage tanks) or for buildings that do not clearly fit into other categories. Buildings in this category include: Guerneville Library; Guerneville Sheriff's Substation (located in the Guerneville Veteran's

Building); Sonoma Valley Sheriff's Substation; Animal Shelter and Agriculture Warehouse; Heavy Equipment Facility; and County Annexes in a shared building at Petaluma (See Map G1). Additionally, the county-wide A.D.A. Transition Plan physical barrier removal effort is listed under this category.



↑
OTHER FACILITIES
MAP
G1

January 1997

County Counsel – Administration

County Council Conference Room Redesign

Unfunded

Function Administrative Services

Requestor: County Council

Start Date: tbd

End Date: tbd

Division or Section: Admin

Project Description:

Convert conference room in north wing into an attorney office. To support changes made at the State level, the need for additional attorney offices is expected.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	8	Maintenance	0
Furniture	18	Personnel	0
Design	3	Other	0
Other	0		
Proj Cost Total	29	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	29	0	0	0	0	29	0	29

County Counsel Duress Alarm

Unfunded

Function Administrative Services

Requestor: County Counsel

Start Dat tbd

End Date: tbd

Division or Section: Admin

Project Description:

Improve office security by installing a duress/alarm button in main office reception area. Security is an important issue given the nature of the work.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	20	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	20	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined.

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	20	0	0	0	0	20	0	20

Function Administrative Services

Requestor: County Council

Start Dat tbd

End Date: tbd

Division or Section: Admin

Project Description:

Construct additional offices to accommodate growth. Options include expanding north wing all the way back to Administration Drive or build a private courtyard to connect two offices to contain private offices, workstations conference rooms and auxillary space for County Council needs. Given the nature of County Council's work, it is essential for attorneys to have a secure and confidential office.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	3,500	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	3,500	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	3,500	0	0	0	0	3,500	0	3,500

County Counsel Proxy cards

Unfunded

Function Administrative Services

Requestor: County Counsel

Start Dat tbd

End Date: tbd

Division or Section: Admin

Project Description:

Improve office security by installing a card reader entry system, similar to the one already in place at the north wing office, to both the front and back entry doors.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	20	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	20	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	20	0	0	0	0	20	0	20

Clerk Recorder Assessor

Function Administrative Services

Requestor: Clerk-Recorder-Assessor

Start Dat tbd

End Date: tbd

Division or Section: Admin

Project Description:

Relocate divisions of CRA to a single facility at La Plaza B. In 2001, The Clerk (includes the Registrar of Voters), Recorder and Assessor Departments were operationally consolidated into one department. However, operations remained at separate locations in facilities that are inefficiently configured. A 2009 planning study evaluated co-locating operations, including remodeling and expanding existing facilities or leasing space elsewhere. Proposed funding includes selection of final location, with allowances for tenant improvements, data/communications infrastructure, moving expenses and project management. Moving forward with this project depends on Board approval of use of CRA funding to implement. Dependant on CCFP.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	4,068	Maintenance	0
Furniture	1,458	Personnel	0
Design	794	Other	0
Other	627		
Proj Cost Total	6,947	OM Total	0

Status:

In Progress

Net Impact on Operating Budget:

Impact to be determined.

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund/CRA	024109	0	48	0	3,500	3,399	0	0	0	6,899	0	6,947

General Services

La Plaza Buildings A&B Interim Reconfiguration

Funded

Function Administrative Services

Requestor: General Services

Start Dat 7/2/2012

End Date: 3/15/2013

Division or Section: Admin

Project Description:

Reconfiguration of La Plaza A & B to allow consolidation of General Services capital asset and lease management divisions and increase space use efficiency.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	750	Maintenance	0
Furniture	0	Personnel	0
Design	350	Other	0
Other	0		
Proj Cost Total	1,100	OM Total	0

Status:

In Progress

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	109363	0	0	0	1,100	0	0	0	0	1,100	0	1,100

Accessibility Barrier Removal

Funded

Function Administrative Services

Requestor: General Services

Start Dat 7/1/2009

End Date: 6/30/2021

Division or Section: Architect

Project Description:

Remove physical barriers per the approved County of Sonoma 2009 updated ADA Transition Plan. Capital project management by General Services Department in collaboration with County ADA HR Coordinator. Barrier removal projects per approved, prioritized implementation schedule. \$1.5 mil. towards capital barrier removal; \$200K towards non-capital barrier removal; \$300K towards non-capital software, programmatic modifications and training.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	16,416	Maintenance	0
Furniture	0	Personnel	0
Design	1,827	Other	0
Other	4,527		
Proj Cost Total	22,770	OM Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	150326	3,270	1,500	0	2,000	2,000	2,000	2,000	2,000	10,000	8,000	22,770

C.C.F.P. Site assessment (implementation)

Funded

Function Administrative Services

Requestor: General Services

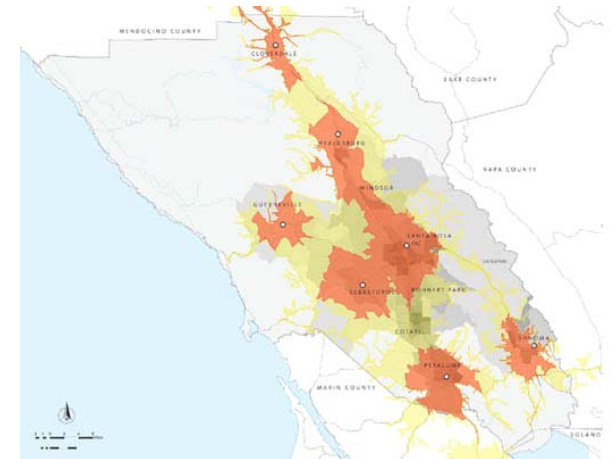
Start Dat 7/1/2012

End Date: 6/30/2014

Division or Section: Architect

Project Description:

Follow-on to Comprehensive County Facilities Plan recommendations: Initiate site-specific preliminary surveys, land use mapping, entitlement analysis in preparation for potential disposal, lease and/or redevelopment of County lands.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	100		
Proj Cost Total	100	OM Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact - Planning only.

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	109983	0	50	0	50	0	0	0	0	50	0	100

Data Processing Building - Seismic Retrofit

Funded

Function Administrative Services

Requestor: General Services

Start Dat 4/30/2007

End Date: 6/30/2013

Division or Section: Architect

Project Description:

Retrofit the the ISD Data Processing (DP) building to current standards for Essential Services buildings. The prior County Hazard Mitigation Plan assessment found that structural upgrades are necessary to increase the building's performance in a seismic event to "immediate occupancy" level under current regulations. The DP Building contains data processing and communciation equipment which are critical to public safety, emergency response and continuation of operations in the event of a major disaster. The total project estimate is \$750,000 with \$75,000 already funded in FY 10/11 for design and \$675,000 in FY 11/12 for construction.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	184	Maintenance	0
Furniture	0	Personnel	0
Design	75	Other	0
Other	0		
Proj Cost Total	259	OM Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	109223	75	0	0	184	0	0	0	0	184	0	259

Fleet/Materials Lab Relocation

Funded

Function Administrative Services

Requestor: General Services

Start Dat 7/1/2012

End Date: 6/30/2013

Division or Section: Architect

Project Description:

Relocate the Fleet/Materials Lab. Property is being sold to the State as part of the New State Courthouse and buildings will be demolished. Fleet, Materials Lab and parking need to be relocated to support this project. Currently reviewing RFP responses to determine lease or acquisition recommendation for the new co-location of Fleet and Materials Lab. In addition, new parking area will need to be identified. Dependent on New Courthouse site acquisition moving forward.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	280	Other	0
Other	0		
Proj Cost Total	280	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Net Impact dependent on location

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	280	0	0	0	0	280	0	280

MADF Air Flow Upgrades

Funded

Function Administrative Services

Requestor: General Services

Start Dat 7/1/2010

End Date: 6/30/2014

Division or Section: Architect

Project Description:

Clean ductwork, adjust equipment, and clean and/or replace air registers to bring the system into compliance, and allow more efficient operation. Inmate cells in the Main Adult Detention Facility contain toilets and lavatories, and must have proper air supply and exhaust for health and code compliance. Air balance tests indicate they no longer meet requirements due to a variety of reasons including blocked air registers and ducts and equipment that is out of adjustment. This work will be phased over three years (10/11 through 12/13) with a total estimated cost of \$600,000. \$200,000 funded in F.Y. 10/11.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	590	Maintenance	0
Furniture	0	Personnel	0
Design	10	Other	0
Other	0		
Proj Cost Total	600	OM Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	111617	200	200	0	0	200	0	0	0	200	0	600

Roseland Groundwater Well Monitoring

Funded

Function Administrative Services

Requestor: General Services

Start Dat 7/2/2012

End Date: 6/30/2016

Division or Section: Architect

Project Description:

Maintain groundwater monitoring well and on-going sampling and reporting test results to the Water Quality Board until removal of the contaminated soil; monitor the area for some period time thereafter, until contaminant levels drop to WQB satisfaction. Regulatory mandate. Responsibility for the Roseland property shifts from edevelopemtn to the County. Pending disposition determination by the Successor Agency and/or Oversight Board.



Status:

In Progress

Net Impact on Operating Budget:

Ongoing monitoring.

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	180	Other	0
Other	0		
Proj Cost Total	180	OM Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	150375	0	0	0	60	60	30	30	0	180	0	180

Function Administrative Services

Requestor: General Services

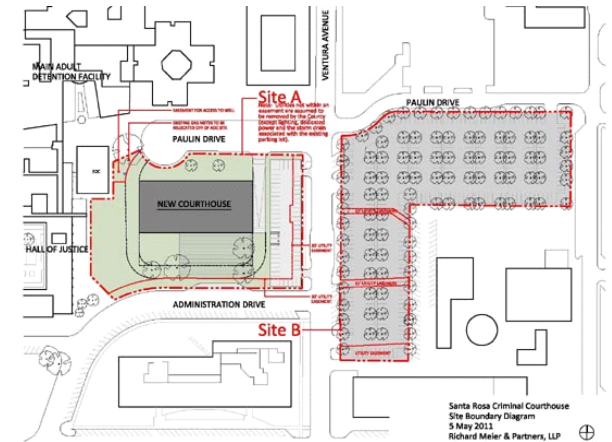
Start Dat 6/30/2007

End Date: tbd

Division or Section: Architect

Project Description:

Provide county staff support to coordinate the construction impacts on County Administration Center land and infrastructure posed by the new State courthouse construction. Transfer of County property to State AOC, acquisition of Fleet site, parking easment on P20. Funded by Criminal Justice Construction Fund.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	350	Maintenance	0
Furniture	0	Personnel	0
Design	75	Other	0
Other	0		
Proj Cost Total	425	OM Total	0

Status:

In Progress

Net Impact on Operating Budget:

N/A

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
CJCF	109991	0	150	0	150	75	50	0	0	275	0	425

Sonoma Road Yard Renovation

Partially Funded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Renovate the Sonoma Road Yard facility, making it fully ADA accessible and making it compliant with current seismic requirements. The Sonoma Road Yard is used by several departments including TPW, UC Coop - Master Gardener, Registrar of Voters, Assessor and others. The general public visit this site on a regular basis to access the services of the Master Gardener. The facility is not ADA accessible, does not have assessable toilet facilities, and is not up to current seismic codes. Site assessment completed in 2011.



Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	850	Maintenance	0
Furniture	0	Personnel	0
Design	40	Other	0
Other	0		
Proj Cost Total	890	OM Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund/TPW		0	40	0	850	0	0	0	0	850	0	890

County Administration Center Parking Replacement

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Prepare construction documents, cost estimates and construct new county parking lots to accommodate additional parking demands of Courts (State AOC). While new Court House construction will displace an amount of existing parking, utilization of remaining CAC parking capacity will remain within acceptable limits. Additional parking capacity would be needed at such time as vacated AOC HOJ spaces are backfilled again by AOC. About 550 additional spaces to be needed.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	3,300	Maintenance	0
Furniture	0	Personnel	0
Design	200	Other	0
Other	0		
Proj Cost Total	3,500	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project	
General Fund		0	0	0	0	0	0	0	200	3,300	3,500	0	3,500

County Administration Center Paving Projects Phase II

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

This is a phased project, based on a 2008 Paving Condition Assessment, to repave County Administration Center roads and parking areas in order to repair and maintain the paving in a servicable condition and avoid more costly reconstruction in the future. Later phases of this project are subject to change depending on the long term strategy for the County Center per the CCFP. Prior Phase I work completed in FY 2010-11.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	615	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	615	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	150771	0	0	0	0	165	240	210	0	615	0	615

County Administration Center Security Improvements

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

A security plan was proposed during FY 10/11 to be implemented in phases over a number of years. Funding of \$50,000 was previously approved in FY 09/10 to evaluate the security needs at the County Administration Center, develop a facility security policy and guideline, and prepare a list of recommended improvements with a budget and work plan. Security issues to be addressed at the County Admin Center include exterior door security, security equipment such as proximity card readers, and building lay out. The proposed funding shown here is a placeholder allocation for the implementation phases. The security plan will determine the actual scope and timing of the implementation, which includes installation of security equipment and devices.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	200	Maintenance	0
Furniture	0	Personnel	0
Design	50	Other	0
Other	0		
Proj Cost Total	250	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	109025	50	0	0	0	100	100	0	0	200	0	250

County Furniture Management Program/Warehouse

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat 4/1/2012

End Date: 6/30/2013

Division or Section: Architect

Project Description:

Prepare furniture guidelines and standards for efficient management of office furniture and equipment resources county-wide. Review vendor contracts. Include warehouse consolidation and implementation plans. This planning effort complements space efficiency planning efforts.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	25		
Proj Cost Total	25	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact - Planning activity only.

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	150268	0	0	0	25	0	0	0	0	25	0	25

Family Justice Center Reroof and Mech Screen

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Re-roof with cool roof with 20 yr warranty. Remove old roofing and screen. Strengthen roof as necessary, add supports for new screen and then re-roof with cool roof with 20 yr warranty. Build new screen and attach to supports attached to roof deck.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	400	Maintenance	0
Furniture	0	Personnel	0
Design	28	Other	0
Other	0		
Proj Cost Total	428	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	28	400	0	0	428	0	428

Guerneville Community Center Services Facility

Unfunded

Function Administrative Services

Requestor: General Services

Start Date: tbd

End Date: tbd

Division or Section: Architect

Project Description:

Provide a centralized community services outreach facility in Guerneville. Initial concept planning.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	50	Other	0
Other	0		
Proj Cost Total	50	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	50	0	0	0	0	50	0	50

Guerneville Library Rot North & East side

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Repair rot on the North and East walls of the Guerneville Library. Considerable rot exists on the North and East walls of the Guerneville Library. Extent has yet to be determined. Phase I will determine the extend of the damage and repairs and Phase II will remediate the problem.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	150	Maintenance	0
Furniture	0	Personnel	0
Design	25	Other	0
Other	0		
Proj Cost Total	175	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	25	150	0	0	0	175	0	175

Guerneville Vets Window Replacement

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Replace windows at Guerneville Vets Building with new, energy efficient windows. Guerneville Vets Bldg is a former school building acquired by the County in 1957. The windows are original single pane and past their useful life.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	225	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	225	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	0	225	0	0	225	0	225

Hazard Mitigation - County Buildings

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Continue hazard mitigation assessments of County facilities over the next several years based on the established priorities, including buildings at the County Admin Center and elsewhere. Sonoma County's Hazard Mitigation Plan was adopted by the Board on 9/19/06. The Plan identified several County buildings at risk from natural hazards including flood, wildfire, landslide and earthquake. The implementation of the Plan requires the County to more accurately assess the risks, determine the mitigation measures and develop a strategy to implement the measures. To date, County facilities have been prioritized according to their role in emergency response and a number of the highest priority facilities have been assessed including the EOC, DP Bldg, and radio communication sites. The DP Bldg Seismic Retrofit project (see County Admin Center section above) is the result of this assessment and the radio site mitigations will be entered into the CPP once they have been scoped and estimated. The proposed funding here is to continue the hazard mitigation assessment over the next several years based on the established priorities, including buildings at the County Admin Center and elsewhere.

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	350	Other	0
Other	0		
Proj Cost Total	350	OM Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	102160	100	50	0	0	50	50	50	50	200	0	350

La Plaza A & B Space Reorganization

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat 9/30/2007

End Date: 6/30/2013

Division or Section: Architect

Project Description:

Reconfigure existing interior tenant spaces in the La Plaza buildings to accommodate additional staff and make more efficient use of the buildings. The project will also support the consolidation of the Architecture Division, Facilities Operations and Real Estate. FY 11-12 Design and preparation of construction documents; FY12-13 Construction. Project fund to be augmented with \$338,000 fund balance carried over from FY 10-11. FY 12-13 construction funding is partially identified.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	5,203	Maintenance	0
Furniture	200	Personnel	0
Design	342	Other	0
Other	0		
Proj Cost Total	5,745	OM Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	109363	0	162	0	5,583	0	0	0	0	5,583	0	5,745

LG Casa Manana Seismic Retrofit and Renovations

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Seismically upgrade the building and make other renovations, including access improvements, to allow reuse of the building. Casa Manana is a 6,000 sq. ft. brick building constructed in 1927 as part of the Knights of Pythias retirement home at Los Guilicos. It is one of 4 buildings constructed by the Pythians adjacent to the historical Hood House. The most recent use of the building was in the 1990's as administrative offices. Since then it has been vacant because it is an unreinforced masonry building that must be structural retrofitted before it can be reoccupied. Going forward with this project depends on the outcome of the C.C.F.P, an identified purpose for the building and the availability of funding.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,080	Maintenance	0
Furniture	0	Personnel	0
Design	120	Other	0
Other	0		
Proj Cost Total	1,200	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	200	200	800	0	1,200	0	1,200

LG Tahoe Building Reroof

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Replace the roof and perform otherwise deferred maintenance to protect the asset and continue using it. The Tahoe Building at Los Guilicos was constructed by the State in 1960 as part of the California Youth Authority School for Girls. It was designed as a maximum security housing unit with single bed cells and a large day room. In recent years it has been used for a variety of things including day programs for the Sierra Youth Center, a dog training program and storage. Moving forward with this project depends on the outcome of the C.C.F.P., confirmation of the long term use for this building and availability of funding.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	245	Maintenance	0
Furniture	0	Personnel	0
Design	30	Other	0
Other	0		
Proj Cost Total	275	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund			0	0	0	0	275	0	0	275	0	275

LG Water System Replacement

Unfunded

Function Administrative Services

Requestor: General Services

Start Date: tbd

End Date: tbd

Division or Section: Architect

Project Description:

Replace private, on-site water system that was installed in the 1950's. The system provides irrigation and fire protection water for the northern portion of the Los Guilicos site. Its source is a reservoir pond fed from an expensive, unreliable well, and held by a concrete reservoir that is structurally deteriorated. Water distribution lines are in poor condition and subject to breakage and leakage. A preliminary assessment has been completed, determining general conditions and deficiencies. Current Phase 1 funding migrates JJC/VOMCC irrigation to city water (\$75k). Phase II would be based on CCFP determinations and begin to migrate older fire system to city fire water (\$3m)



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	3,075	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	18		
Proj Cost Total	3,193	M Total	0

Status:

Request

Net Impact on Operating Budget:

To be determined.

Funding Summary

Values are presented in Thousands (1 x 1000)

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	113555	18	75	0	0	100	750	750	750	2,350	750	3,193

Los Guilicos Campus Phase 1 Building Demolition

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Scope to include the complete removal of the existing concrete classroom buildings named Bella, Felice, Bonita and Allegre. All were built in 1950 and each encompasses 8075 square feet. The total square footage for all 4 buildings is 32,300 square feet, with an additional 5000 square feet (approx) in interstitial space between them. Removal of these four buildings will allow for enough space to accommodate the installation of an additional free-standing PV array similar in size and capacity to the one already installed directly West of these buildings.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,044	Maintenance	0
Furniture	0	ersonnel	0
Design	0	Other	0
Other	100		
Proj Cost Total	1,144	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Reduction in asset management.

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	1,144	0	0	0	0	1,144	0	1,144

MADF Plumbing Repairs to Drain Lines

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Replace about 100' of deteriorated cast iron sewer line in kitchen and R Mod; pending further evaluation by consultant.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	250	Maintenance	0
Furniture	0	Personnel	0
Design	12	Other	0
Other	0		
Proj Cost Total	262	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	262	0	0	0	262	0	262

MADF Roof

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Re-roof older MADF roof area. Becoming more critical; Roof is approx 94,000 sf for the old part in need of replacement.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,880	Maintenance	0
Furniture	0	Personnel	0
Design	50	Other	0
Other	0		
Proj Cost Total	1,930	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	50	1,880	0	0	1,930	0	1,930

NCDF Improvements

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Improvements to existing buildings and grounds at NCDF to increase security , correct deficiencies and make improvements to bring the facility to a medium security level. Part of this work will include demolition of Buildings 200 and 300. Both buildings are in poor condition and not compliant with current standards. They are nearing the end of their useful life in a security complex. In addition, demolition of Building 300 will allow an open area at the center of the complex which creates a better sightline for operational purposes. Other work includes security improvements in the main lobby, noise control in the dining room, new kitchen flooring, improved inmate clothing storage and correction of other issues that have been previously identified and shown as separate projects in previous Capital Project Plans.

Status:

Request

Net Impact on Operating Budget:

To be determined.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	10,500	Maintenance	0
Furniture	0	Personnel	0
Design	1,500	Other	0
Other	0		
Proj Cost Total	12,000	OM Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project	
General Fund		0	0	0	0	0	0	0	0	12,000	12,000	0	12,000

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Re-roof Bldg 500. The roof is a gravel built-up roof with a 2 in 12 slope. There are 32 skylights and 9 HVAC units on the roof which are old and need to be replaced. The upper roofs drain into equipment wells on south side and this is where the leaks occur. The inside parapet walls are 4 ft tall and need to have the siding material replace. The parapet walls also needs a new metal cap. Roof size is approximately 18,000 sf.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	360	Maintenance	0
Furniture	0	Personnel	0
Design	25	Other	0
Other	0		
Proj Cost Total	385	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	25	360	0	0	385	0	385

Petaluma Vets Driveway Repaving

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Repair existing driveway paving. Driveway paving at Petaluma Vets is failing and should be replaced. However, repairs may be made to the driveway paving to extend the life of the paving, deferring replacement for 5 to 7 years.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	100	Maintenance	0
Furniture	0	Personnel	0
Design	15	Other	0
Other	0		
Proj Cost Total	115	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	115	0	0	0	0	115	0	115

Petaluma Vets Grandstand Seating

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Replace very old, existing manually operated grandstand seating system with ADA compliant, motorized system. To be coordinated with updated operator requirements per 2011 Vets Hall R.F.Q.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	845	Maintenance	0
Furniture	0	Personnel	0
Design	5	Other	0
Other	0		
Proj Cost Total	850	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	850	0	0	0	850	0	850

Petaluma Vets Re-roof and Heating/Ventilation Replacement

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: 6/30/2015

Division or Section: Architect

Project Description:

Replace the roof and old HVAC equipment and bring the heating and ventilating system up to current standards. To be coordinated with updated Operator requirements per 2011 Vets Hall R.F.Q. A recent condition assessment of the building also indicated a number of system health and safety upgrades that need to be addressed when the system is replaced.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	850	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	850	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	0	850	0	0	850	0	850

PRMD Re-roof

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Replace the roofing at PRMD building (2550 Ventura) with a cool roof, correct the deficiencies, add insulation, improve the drainage and improve the overall thermal performance of the building. The 31,000 s.f. roof on the Permits and Resource Management Department (PRMD) building is starting to deteriorate, has ponding problems and is not draining properly. There are other issues with the roof including a number of vents that need to be closed and old equipment curbs that need to be removed. The roof is reaching the end of its life expectancy and will soon need to be replaced to avoid leakage and damage to the interior. Moving forward with this project should be re-evaluated when the C.C.F.P. is complete Proposed funding in F.Y. 12-13 is for condition assessment and design; F.Y. 12-13 is for construction.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,000	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	0		
Proj Cost Total	1,100	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	1,100	0	0	0	0	1,100	0	1,100

Santa Rosa Vets Major Renovation

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Major renovation of the Santa Rosa Veteranse Building including seismic structural retrofit, replace electrical switchgear, re-roofing, replacement of heating and ventilating, hazardous materials abatement, kitchen renovation and other work as needed to improve structural safety, replace worn out equipment and improve building appearance and performance. The Santa Rosa Vets Bldg is the largest and heaviest used of the Veterans Bldgs. It was constructed in 1950 and many of the major building components have exceeded their usefull life. In addition to the normal replacements and repairs that a building of this age would require, an engineering study indicated that the building's structure needs a major seismic retrofit that would require the building to be shut down for an extended period of time. Given the age and condition of many of the components, it would be more cost effective and less detrimental to the building's use if all components items were addressed at the same time of the seismic work. Moving forward with this project depends on the outcome of the CCFP, the long term plans for the building and the availability of funding. To be coordinated with updated Operator requirements per 2011 Vets Hall R.F.Q.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	7,500	Maintenance	0
Furniture	0	Personnel	0
Design	500	Other	0
Other	0		
Proj Cost Total	8,000	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	145177	0	0	0	8,000	0	0	0	0	8,000	0	8,000

Santa Rosa Vets Solar Photovoltaic Shade

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Install 150 kW solar photovoltaic shade structure in parking lot



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,200	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	1,200	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	1,200	0	0	0	0	1,200	0	1,200

Sebastopol Vets Heating & Ventilating

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

Replace and upgrade heating and ventilating equipment in the Sebastopol Veteran's Building. Including replacement and enlargement of furnaces, modifying ductwork, and installation of new equipment for safety and energy efficiency. To be coordinated with updated Operator requirements per 2011 Vets Hall R.F.Q. The Sebastopol Vets Bldg, constructed in 1958, has multiple gas fired furnaces, many of which are original equipment. The system includes under floor air ducts that are rusted and failing. Roof mounted vents and in-room fans provide ventilation, but are noisy and disruptive to events.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	325	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	325	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	145177	0	0	0	0	0	325	0	0	325	0	325

Sonoma Vets HVAC Upgrades

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat 7/1/2012

End Date: 6/30/2013

Division or Section: Architect

Project Description:

Improve Sonoma Vets Building HVAC system, including installation of smoke dampers, fire rated duct in kitchen exhaust and programmable thermostats. The Sonoma Vets Bldg, constructed in 1952, has a variety of heating ventilating and air conditioning equipment installed at various times. A recent conditon assessment indicated several areas of work that would help meet current health and safety standards and improve energy efficiency.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	50	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	50	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	145177	0	0	0	50	0	0	0	0	50	0	50

Sonoma Vets Solar Photovoltaic Shade

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat 7/1/2012

End Date: 6/30/2013

Division or Section: Architect

Project Description:

Install 100 kW solar photovoltaic shade structure in parking lot



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	800	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	800	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	800	0	0	0	0	800	0	800

Function Administrative Services

Requestor: General Services

Start Dat 7/1/2011

End Date: tbd

Division or Section: Architect

Project Description:

Address the remaining five Road Yards; assess conditions and determine the scope and cost of improving the buildings and site, including access and code compliance. TPW has consolidated the Road Yards to 6 yards: Sonoma, Cotati, Guerneville, Healdsburg, Santa Rosa, and Annapolis. Most of these Road Yards are used for storage of TPW vehicles, equipment and material, and provide office and support space for TPW staff. Phase I is to complete a condition assessment of these yards. The Sonoma Road Yard also provides space for other non-TPW functions and will be assessed separately in FY 11/12. \$20,000 is allowed for each Road Yard. This is planning only - the resulting identified improvement projects and their funding will be included in subsequent Capital Project Planning. Separate project for Sonoma Road Yard Improvements.

Status:

Request

Net Impact on Operating Budget:

No Net Impact



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	170	Other	0
Other	0		
Proj Cost Total	170	OM Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	150847	0	40	0	0	130	0	0	0	130	0	170

Veterans/Community Bldgs. Kitchen Replacement

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Architect

Project Description:

This project will assess Veterans Building total kitchen inventory, determine the highest priority areas for renovation and implement initial renovation of high-priority items, including replacement of equipment (stove/range, dishwasher), upgrade electric, gas and plumbing systems; upgrade grease traps, garbage disposal and floor drainage. The Veterans Bldgs typically have fully equipped kitchens that are used by renters for their events. Much of the kitchen equipment and kitchen infrastructure is old, past its servicable life and not up to current energy or safety standards.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,000	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	1,000	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	145177	0	0	0	0	0	1,000	0	0	1,000	0	1,000

Groundwater Contamination Investigation

Funded

Function Administrative Services

Requestor: General Services

Start Dat 7/9/2003

End Date: tbd

Division or Section: Fac Ops

Project Description:

Continue remediation as required in order to prevent the spread of contamination and comply with the Water Board. Noncompliant, underground fuel storage tanks at County facilities have been removed in accordance with regulations. However, residual petroleum-based contamination from these old tanks exists at some of the sites, and the California Regional Water Quality Control Board requires continued investigation and remediation of these sites, including ongoing monitoring and reporting.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	627	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	627	OM Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	150573	507	20	0	20	20	20	20	20	100	0	627

Central Mechanical Plant Boilers

Funded By Others

Function Administrative Services

Requestor: General Services

Start Dat 7/2/2012

End Date: 11/2/2012

Division or Section: Fac Ops

Project Description:

Replace 2 existing boilers with new 10 M btu boilers. Two existing Central Mechanical Plant boilers do not meet emission standards enacted in January 2012: Regulation 9, Rule 7, BAAQMD. Based on current boiler size, the County is subject to emission limits specified in 307.3 and schedule. CMP Boiler specifics: Est. total cost per replacement: \$307,500; Est. rebate: \$47,115; Est. net cost: \$260,385; Therms reduction/yr: 47,116; Cost savings/yr: \$37692; Payback: 6.30 years; GHG savings: 275 etons. QCEB financing.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	-38
Construction	615	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	615	OM Total	-38

Status:

Request

Net Impact on Operating Budget:

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
QCEB		0	0	0	308	308	0	0	0	615	0	615

HOJ South Elevator Repair

Partially Funded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Fac Ops

Project Description:

Perform the repairs to the elevator as recommended in the assessment report by Hessellberg, Keese & Associates to prevent failure. North Elevator and Central Elevators compliant. Shared costs with Courts.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	220	Maintenance	0
Furniture	0	Personnel	0
Design	32	Other	0
Other	0		
Proj Cost Total	252	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund/TCFMWG		0	0	0	252	0	0	0	0	252	0	252

JJC Flooring Repairs

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat 1/1/2012

End Date: 6/30/2012

Division or Section: Fac Ops

Project Description:

Replace failing carpeting, stair treads and nosings at areas of high use at the Juvenile Justice Center; mitigate safety hazard. Pass through to Facilities Operations



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	50	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	50	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	113159	0	40	0	10	0	0	0	0	10	0	50

JJC Security Electronics Upgrades

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat 7/1/2011

End Date: 6/30/2017

Division or Section: Fac Ops

Project Description:

Prepare an assessment and cost estimate for necessary upgrades to the security electronics at the JJC including fire systems, recording equipment, PLC's and related security electronic systems.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	175	Maintenance	0
Furniture	0	Personnel	0
Design	25	Other	0
Other	0		
Proj Cost Total	200	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	150268	0	25	0	75	25	25	25	25	175	0	200

Probation Camp Generator Replacement

Unfunded

Function Administrative Services

Requestor: General Services

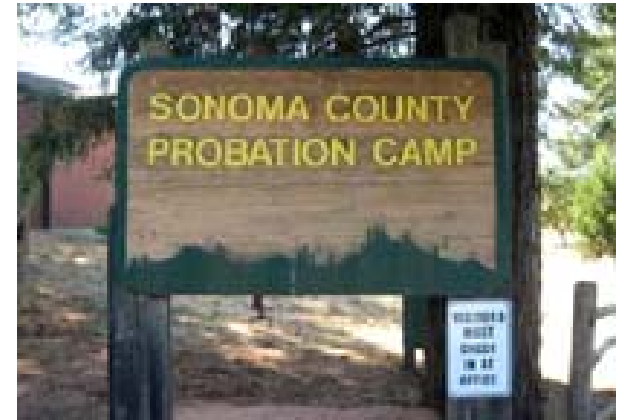
Start Dat tbd

End Date: tbd

Division or Section: Fac Ops

Project Description:

Replace the existing generator equipment with new code- and regulation-compliant equipment. The Probation Camp is a residential program for juvenile offenders. It is located on a remote site that is subject to power outages from time to time during which the facility must rely on a emergency generator power to keep the facility operational and safe. The General Services Department performed an assessment of all county owned emergency generators, including the Camp generator, to determine their age, condition and replacement timing. Based on the assessment, the Probation Camp generator is recommended for replacement. The equipment will be sized to meet the long term needs of the program. Replacement will be scheduled sooner, pending identification of funding in an earlier F.Y.



Status:

Request

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	130	Other	0
Other	0		
Proj Cost Total	130	OM Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	130	0	0	0	130	0	130

Santa Rosa Vets Auditorium - Painting

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Fac Ops

Project Description:

Paint interior of Santa Rosa Vets auditorium to refresh its appearance and increase its attractiveness to potential renters. The Santa Rosa Vets Bldg, constructed in 1950, has a large, 10,000 s.f. auditorium. The room is heavily used for large events and is a source a considerable revenue for operating the building. The paint in the room is old and showing signs of age and wear, which reduces its marketability.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	80	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	80	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	145177	0	0	0	0	0	80	0	0	80	0	80

Sonoma Vets Replace Two Water Heaters

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat 7/1/2012

End Date: 7/31/2012

Division or Section: Fac Ops

Project Description:

Sonoma Valley Vets Replace Two Water Heaters - Install one 80 and one 50 Gallon High Efficiency water heater.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	17	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	17	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	17	0	0	0	0	17	0	17

Veterans/Community Bldgs. Maintenance & Repairs

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: Fac Ops

Project Description:

This project will address on-going maintenance and repairs at various Veterans Halls to wood floors (\$35,000); plumbing (\$40,000); exterior painting (\$45,000) and mechanical systems (\$50,000). Necessary to prevent further deterioration of the asset; required under operator agreements.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	370	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	370	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	145177	0	0	0	0	265	35	35	35	370	0	370

Vets Building Sound System Upgrades

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat 9/30/2010

End Date: 1/24/2011

Division or Section: Fac Ops

Project Description:

Replace the old worn out sound system equipment with upgraded public address sound systems and speakers at Santa Rosa Vets (Auditorium), Petaluma Vets, and Sebastopol Vets. Several Vets Bldgs have built-in sound systems that are used during events. Some of these systems are old and past their serviceable lives. The failing sound systems make renting the buildings more difficult because of their negative impact on large gatherings.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	175	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	175	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	145177	0	0	0	175	0	0	0	0	175	0	175

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

This energy efficiency project will replace old inefficient T12 and T8 lamps and magnetic ballasts with highly efficient 28W T8 lambs and electronic ballasts. The cumulative net cost of all the Chante lighting projects is \$67,426.52. These projects will reduce energy consumption by 37% and cost by \$16,265/yr over the existing figures, with a payback of 4.15 years. These lighting projects will be bundled with other mechanical system projects and will be funded by Qualified Renewable Energy Conservation Bonds.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	26	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	26	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
QECB		0	0	0	26	0	0	0	0	26	0	26

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

This energy efficiency project will replace old inefficient T12 and T8 lamps and magnetic ballasts with highly efficient 28W T8 lambs and electronic ballasts. The cumulative net cost of all the Chante lighting projects is \$67,426.52. These projects will reduce energy consumption by 37% and cost by \$16,265/yr over the existing figures, with a payback of 4.15 years. These lighting projects will be bundled with other mechanical system projects and will be funded by Qualified Renewable Energy Conservation Bonds.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	14	Maintenance	0
Furniture	0	Personnel	0
Design	2	Other	0
Other	0		
Proj Cost Total	16	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
QECB		0	0	0	16	0	0	0	0	16	0	16

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

This energy efficiency project will replace old inefficient T12 and T8 lamps and magnetic ballasts with highly efficient 28W T8 lambs and electronic ballasts. The cumulative net cost of all the Chante lighting projects is \$67,426.52. These projects will reduce energy consumption by 37% and cost by \$16,265/yr over the existing figures, with a payback of 4.15 years. These lighting projects will be bundled with other mechanical system projects and will be funded by Qualified Renewable Energy Conservation Bonds.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	10	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	10	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
QEGB		0	0	0	10	0	0	0	0	10	0	10

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

LED Parking lot lighting for La Plaza A, MADF, and Human Services. Will replace old metal hallide fixtures with new LEDs. Efficinecy - cuts cost by 50%. Payback is less than 7 years. Paid for via ARRA funding.



Status:

In progress

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	300	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	300	OM Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
OBF or QECBs		150	0	0	150	0	0	0	0	150	0	300

Fleet - Replace Reciprocating Air Compressor

Funded By Others

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Existing unit has failed. Replace the Existing Reciprocating Air Compressor with a new Screw-type Unit. Will cut costs by 41% over old unit with a payback of 4.1 years. Unit can be moved to new location if Fleet relocates.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	40	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	40	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
QECB		0	0	0	40	0	0	0	0	40	0	40

Function Administrative Services

Requestor: General Services

Start Dat 3/1/2012

End Date: 12/31/2012

Division or Section: E&S

Project Description:

Replace Multizone Air Handler with Variable Air Volume SF-RF and hot water reheat boxes. Would cut utitiy bills by \$12,000 per year with a payback of 16 years.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	-13
Construction	209	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	209	OM Total	-13

Status:

Request

Net Impact on Operating Budget:

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
QECB		0	0	0	209	0	0	0	0	209	0	209

Human Services Rebuild Two Air Handlers

Funded By Others

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Human Services Rebuild Two Air Handlers AHU #A & #B. Install VFD for Capacity Control. These old inefficient airhandlers can be upgraded to save on energy and maintenance costs. Need better savings info, but payback would be in the 11-14 year range.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	134	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	134	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
QECB		0	0	0	134	0	0	0	0	134	0	134

LG Photovoltaics Phase II

Funded By Others

Function Administrative Services

Requestor: General Services

Start Dat 7/1/2011

End Date: 11/1/2012

Division or Section: E&S

Project Description:

Expand proposed photovoltaic array to increase solar capacity from 0.75 MW to 1.5 MW. Funded through Power Purchase Agreement, \$60k GF; \$4M through Power Purchase Agreement



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	30	Maintenance	0
Furniture	0	Personnel	0
Design	30	Other	0
Other	0		
Proj Cost Total	60	OM Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SCEW/PPA	113563	0	30	0	30	0	0	0	0	30	0	60

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

This energy efficiency project will replace old inefficient T12 and T8 lamps and magnetic ballasts with highly efficient 28W T8 lambs and electronic ballasts. The cumulative net cost of all the Chante lighting projects is \$67,426.52. These projects will reduce energy consumption by 37% and cost by \$16,265/yr over the existing figures, with a payback of 4.15 years. These lighting projects will be bundled with other mechanical system projects and will be funded by Qualified Renewable Energy Conservation Bonds.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	9	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	9	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
QEGB		0	0	0	9	0	0	0	0	9	0	9

North County Detention Facility 100 - Replace Rooftop H.V.AC. Units

Funded By Others

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

NCDF 100 Replace Five - 7½-ton Rooftop HVAC units and install high efficiency equipment.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	120	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	120	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
QECB		0	0	0	120	0	0	0	0	120	0	120

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Replace Nine - 5-ton Rooftop HVAC units with High Efficiency Equipment.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	184	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	184	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
QECB		0	0	0	184	0	0	0	0	184	0	184

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Replace Three - 5-ton Condensers (on grade) and Three Indoor Furnaces - SEER 15+. Allows old equipment to be upgraded with financing through energy effincency. Payback is 9.34 years



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	64	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	64	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
QECB		0	0	0	64	0	0	0	0	64	0	64

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

This energy efficiency project will replace old inefficient T12 and T8 lamps and magnetic ballasts with highly efficient 28W T8 lambs and electronic ballasts. The cumulative net cost of all the Chante lighting projects is \$67,426.52. These projects will reduce energy consumption by 37% and cost by \$16,265/yr over the existing figures, with a payback of 4.15 years. These lighting projects will be bundled with other mechanical system projects and will be funded by Qualified Renewable Energy Conservation Bonds.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	22	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	22	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
QEGB		0	0	0	22	0	0	0	0	22	0	22

Sheriff Sonoma Substation Solarization

Funded By Others

Function Administrative Services

Requestor: General Services

Start Dat 3/31/2008

End Date: 5/31/2008

Division or Section: E&S

Project Description:

This 12kW PV system will be installed at Sonoma Sheiffs Substation. It will cut costs by \$4200/yr with a payback of 15 years. Will cut GHGs by 5.7 tons/yr. Pending funding from C.R.E.B.S. going to Board in 2012.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	100	Maintenance	0
Furniture	0	Personnel	0
Design	30	Other	0
Other	0		
Proj Cost Total	130	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
CREBS	150219	0	0	0	30	100	0	0	0	130	0	130

Comprehensive Energy Project Phase 3

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Installation of additional energy efficiency measures identified in the September, 2008 Investment Grade Audit Report prepared by Aircon Energy.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	5,000	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	5,000	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	109587	0	0	0	5,000	0	0	0	0	5,000	0	5,000

Hall of Justice - Rebuild 5 Air Handlers

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Rebuild 5 Air Handlers and Install 10 VFDs for Capacity Control. This project would extend the life of these old airhandlers, and by adding VFDs the efficiency would increase through modulating the fan speeds. Would cut utility bills by approximately \$24,000 per year with a Payback of 10 years.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	-29
Construction	249	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	249	OM Total	-29

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	249	0	0	0	0	249	0	249

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Replace Clerestory Windows and Skylights with Sun-Optics Skylights. Old skylights are not good thermal breaks. New skylightw would offer more insulation and reduce glare. Would save \$314/yr in utility cost and payback within 31 years.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	31	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	31	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	31	0	0	0	0	31	0	31

Human Services Repair Supply Air Duct Flexible Connector

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Human Services- Repair Supply Air Duct Flexible Connector at AHU-A. This simple project would reduce duct leakage and improve efficiency.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	6	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	6	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	6	0	0	0	0	6	0	6

Function Administrative Services

Requestor: General Services

Start Date tbd

End Date: tbd

Division or Section: E&S

Project Description:

Rebuild one air handler, install one high efficiency motor, one variable frequency drive for capacity control at building unit. This project would modernize the air handlers by installing better motors and variable frequency drives to modulate fan speed resulting in improved efficiency and reduced future maintenance costs. This project would save \$11,000 per year with a payback around 5 years.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	63	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	63	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	63	0	0	0	0	63	0	63

LaPlaza A Replace Older Rooftop Unit

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

LaPlaza A Replace Older units with SEER 15+ Equipment - Controls Upgrade by County. This upgrade to a package H.V.A.C. unit on La Plaza A would cut utility cost and reduce maintenance. It has a very long payback though, 43 years.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	520	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	520	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	520	0	0	0	0	520	0	520

North County Detention Facility - Replace 2 Kitchen Exhaust Fans

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Replace 2 Kitchen Exhaust Fans and 2 MAU. This project allows the exhaust fans to run only when needed vs. running continuously. This saves on heating and cooling costs and on electricity needed to run the fan. This project will save \$3000 per year and have a 5 year or less payback.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	97	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	97	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	97	0	0	0	0	97	0	97

North County Detention Facility - Water Heaters and boilers

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Kitchen steam boiler replacement EEM F (\$81,640); NCDF 201 - replace Raypak boiler & tank - No EEM - under EEM 76 (45,000). Replace 2 raypak boilers - EEM #82 (\$38446) in the 400 unit; Replace Classroom Heater and 4-ton Condenser with High Efficiency Equipment - SEER 15+ (\$20,790) in the 300 unit; Replace Two 75-gallon Water Heater with State Industries High Efficiency Water Heater (\$28,750) in the 300 unit; Replace 2 Raypak Boilers and Install Two State High Efficiency Water Heaters (\$38,446) in the 400 unit. All of these projects would replace old equipment to boost efficiency and cut down on maintenance costs. Payback for all combined is in the 25 year range.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	-8
Construction	250	Maintenance	0
Furniture	0	Personnel	0
Design	3	Other	0
Other	0		
Proj Cost Total	253	OM Total	-8

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	253	0	0	0	0	253	0	253

North County Detention Facility - Cool Roof

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Cool Roof installation for the 200 building would provided for the needed re-roof of the building and cut down on utility costs to heat and cool the building. More info on savings is needed.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	350	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	350	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	350	0	0	0	0	350	0	350

North County Detention Facility 400 - Replace 26-tons of Rooftop Packaged Equipment

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Replace 26-tons of Rooftop Packaged Equipment [2-7½T+1-5T+1-4T+1-2T Gas-Electric]. Will replace old equipment and save \$2500 per year in energy costs with a payback of 24 years.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	173	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	173	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	173	0	0	0	0	173	0	173

Orenda Center HVAC Replacement

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Replace the old worn out system with an energy efficient H.V.A.C. system.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	464	Maintenance	0
Furniture	0	Personnel	0
Design	93	Other	0
Other	0		
Proj Cost Total	556	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	556	0	0	0	0	556	0	556

Retrocommissioning County Buildings

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat 2/1/2012

End Date: 6/30/2013

Division or Section: E&S

Project Description:

Retrocommissioning of existing equipment on County buildings Cost is estimated at \$.40/sf to do the retro-commissioning and \$1/sf to fix problems. The County has 1.5 million sf of buildings that would benefit from retro-commissioning. Analysis completed. Focus is on MADF and CMP. RCx should pay for itself within 3 years with energy savings.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	-25
Construction	35	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	35	OM Total	-25

Status:

Request

Net Impact on Operating Budget:

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	35	0	0	0	0	35	0	35

Sonoma Vets- Remove Heating System Serving Office and Bar

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Sonoma Valley Vets- Remove Heating System Serving Office and Bar and Install with two Five-ton Rooftop Gas Electric units - Cooling not connected.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	40	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	40	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	40	0	0	0	0	40	0	40

Submeters for Admin Center and tracking software

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Install department-level utility monitoring and metering plan; One submeter has been installed at M.A.D.F; others are being purchased and installed at various locations around the County Center. CMP; Add submeters to future projects as part of that project: LaPlaza A/B, HOJ, 2300 professional, P.R.M.D., Ag Building, HS Paulin.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	200	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	200	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	200	0	0	0	0	200	0	200

Vets Buildings hot water heaters

Unfunded

Function Administrative Services

Requestor: General Services

Start Dat tbd

End Date: tbd

Division or Section: E&S

Project Description:

Replace 40-50 year old heaters at all Veterans buildings with new 90% efficient heaters (15 heaters). This improves efficiency and reduces maintenance. Water heaters are of various ages and quality. Cloverdale water heater complete.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	100	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	100	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	100	0	0	0	0	100	0	100

Justice Services

Justice Services

Facility Description

There are two adult detention facilities: the Main Adult Detention Facility (“M.A.D.F.”) and the North County Detention Facility (“N.C.D.F.”).

M.A.D.F.

Site and Location:

The M.A.D.F. is located in the northwest quadrant of the County Administration Center adjacent to the Hall of Justice. Law enforcement access to the M.A.D.F. is from Russell Avenue on the north, while public access is to the lobby on the south side of the building, from Paulin Drive. (See Map 2C.1)

Improvements:

The facility was constructed in 1989 with 249,000 square feet and expanded in 1997, adding 72,000 square feet. The current total rated capacity is 915 beds. The Sheriff’s Department is in the process of installing additional beds. Medium security housing is single and double bunk cells with direct supervision. Maximum security housing is single bed cells with indirect supervision. The facility has its own food service (laundry service is located at N.C.D.F.) and has a security electronics system with remote door controls, intercoms, surveillance cameras and fire alarm system. The facility represents a major infrastructure investment at the C.A.C.

Use:

M.A.D.F. is primarily for pre-trial male and female inmates waiting or in process of being tried. M.A.D.F. is also used for sentenced inmates as required by specific circumstances.

N.C.D.F.

Site and Location:

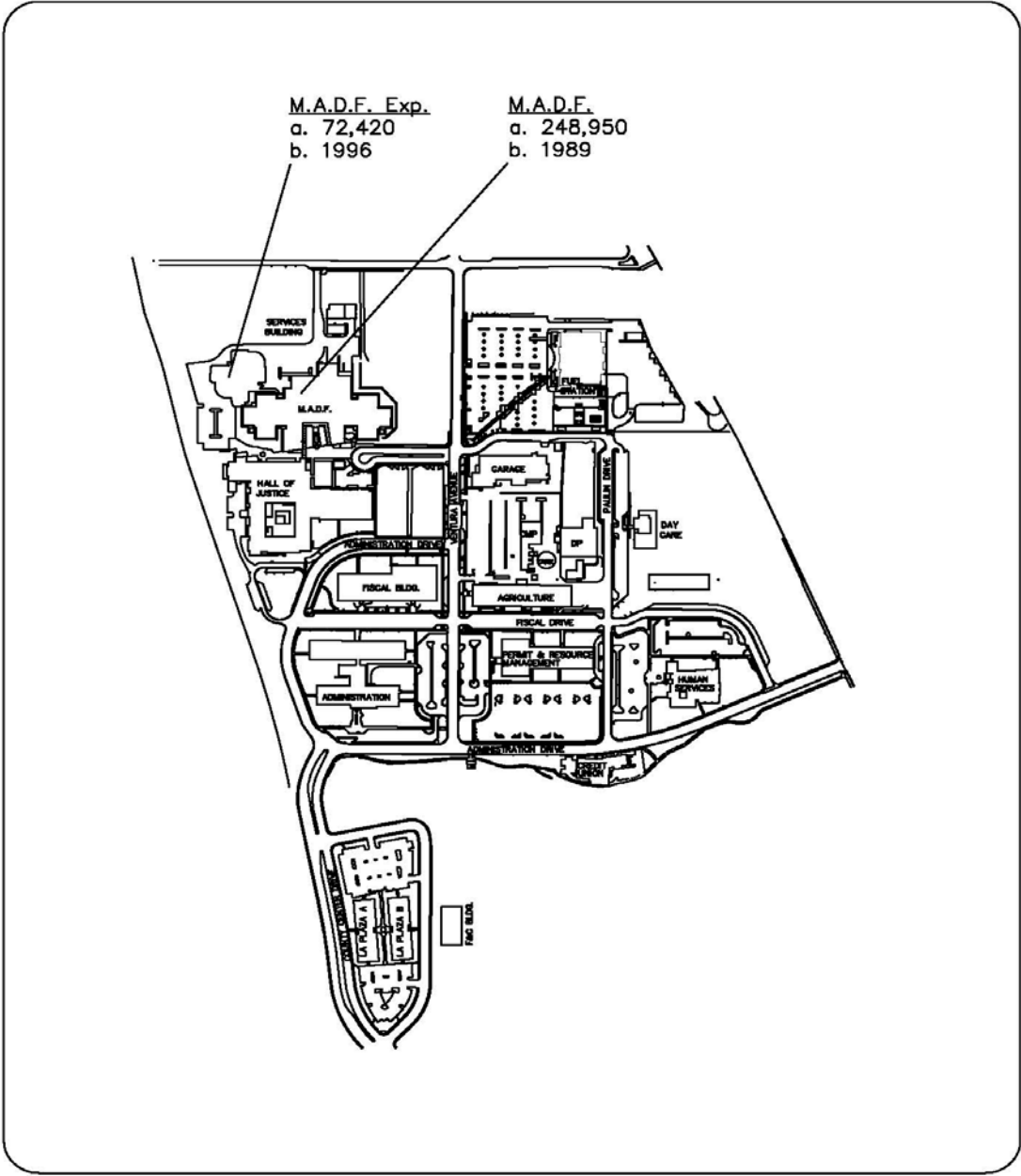
The N.C.D.F. is located on Ordnance Road near the Charles M. Schultz County Airport on the west, the Transportation/Public Works Road Yard on the south, open undeveloped land on the north and a business park on the east. A creek runs along the north edge of the site. (See Map B2) The N.C.D.F. site was originally part of the Santa Rosa Army Airfield during World War II and was used for ordnance storage and chemical warfare training.

Improvements:

There are five main buildings and several ancillary buildings constructed from 1959 through 1989 with a total of 84,000 square feet and 561 rated beds (579 maximum capacity) primarily in dormitory style housing with direct supervision. The facility has its own food service and provides laundry service for N.C.D.F. and M.A.D.F. The facility’s security electronics system is similar to M.A.D.F.

Use:

The facility is primarily for sentenced male and female inmates with some pretrial inmates. N.C.D.F. was originally an "honor farm" for minimum security inmates but the inmate population has evolved into hardened offenders convicted of more serious crimes.



Main Adult Detention Facility

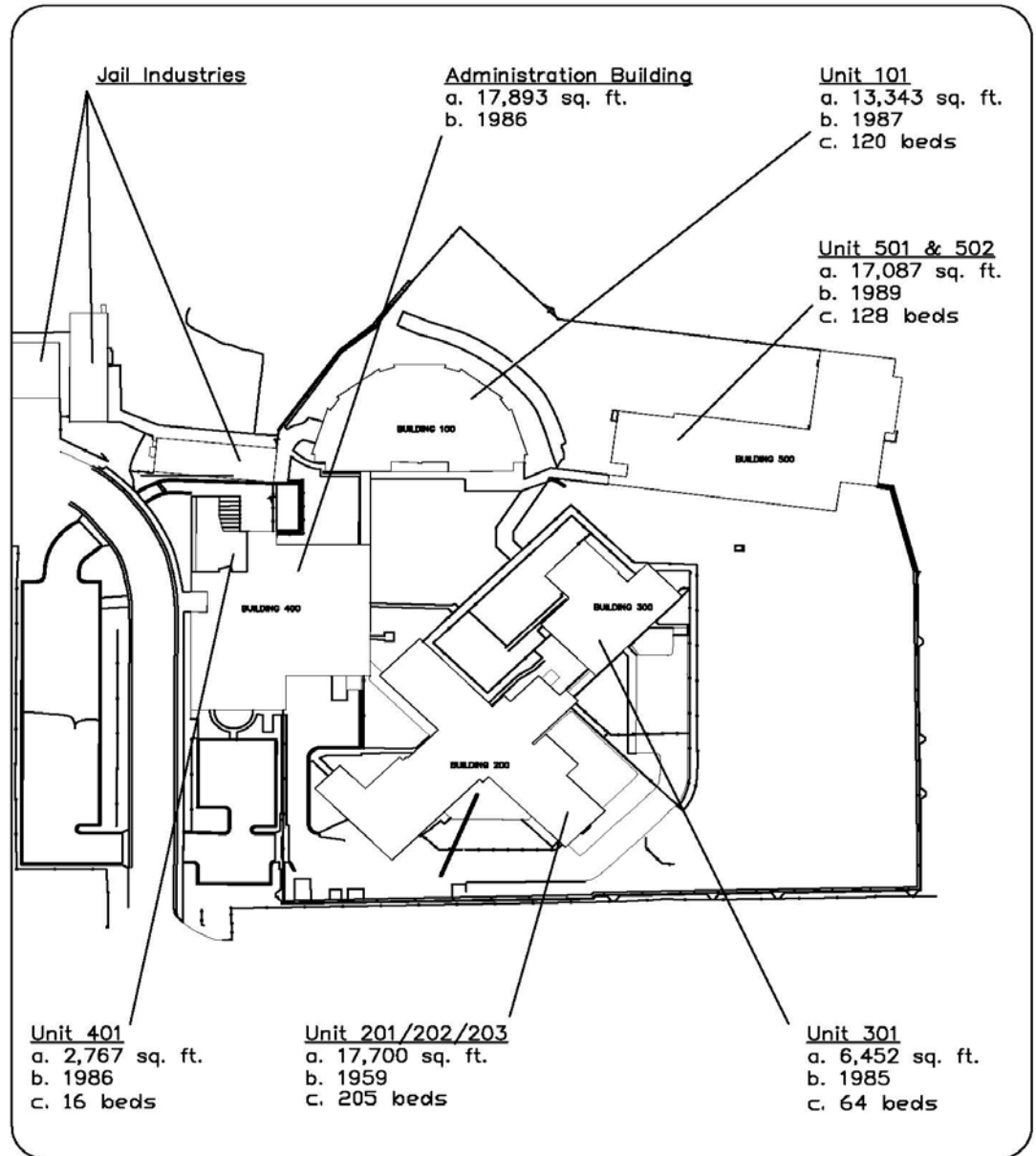


0 250' 500' 1,000'
 SCALE: 1" = 500'


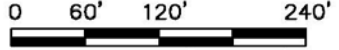
Key
Building Name
 a. Building Area
 b. Year Constructed

Map
 2C.1

January 1997



**NORTH COUNTY
 DETENTION FACILITY**



 SCALE: 1" = 120'

Key

Building Name
 a. Building Area
 b. Year Constructed
 c. BDC rated capacity

January 2005

Map
 B2

Sheriff Department - Detention

MADF A&B Dayroom and Rec Yard Subdivision

Funded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Divide housing modules A & B, into sub-dayrooms (upper & lower) and rec yards to facilitate jail population management and increase out of cell activity. Project to be phased as needed.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	400	Maintenance	0
Furniture	0	Personnel	0
Design	50	Other	0
Other	0		
Proj Cost Total	450	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	450	0	0	0	0	450	0	450

MADF Door Hardening

Funded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Upgrade cell doors; continue installation of new high security doors and frames. Because of an increasing population of mentally ill and higher risk inmates, the Sheriff has had to modify the use of the housing units in the Main Adult Detention Facility. Housing for these inmates must be higher security and more durable than was originally designed. The plan is to install 5 new doors and frames in each of the next 2 years at a total cost of \$290,000; \$140,000 in FY 11/12; \$150,000 in FY 12/13. (Note R-Mod door hardening is separate project.)



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	580	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	580	OM Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	111328	290	140	0	150	0	0	0	0	150	0	580

MADF Rec Yard Cover

Funded

Function Justice Services

Requestor: Sheriff

Start Dat 8/6/2009

End Date: tbd

Division or Section: Detention

Project Description:

Phase II of II; Add yard cover to second half of MH rec yard and all of R Mod to allow use during inclement weather. Phase I complete.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	100	Maintenance	0
Furniture	0	Personnel	0
Design	10	Other	0
Other	0		
Proj Cost Total	110	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	111575	0	30	0	0	0	80	0	0	80	0	110

MADF R-Mod Dayroom Divider

Funded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Sub-divide existing dayroom. Additional sub-dayroom space will allow mental health, withdrawal protocol and overflow administrative segregation inmates more time out of their cells per Title 15 guidelines.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	140	Maintenance	0
Furniture	0	Personnel	0
Design	10	Other	0
Other	5		
Proj Cost Total	155	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	155	0	0	0	0	155	0	155

MADF R-Mod Metal Door Replacement

Funded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Replace existing doors. R-Mod lacks sufficient high security metal doors commensurate with the inmate population in this housing module. This module includes inmates on withdrawal protocol, administrative segregation and acute mental health diagnosis. To provide appropriate safety for staff and inmates, doors must be retrofitted to higher security door and lock that includes a cuffing and feeding port.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	450	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	25		
Proj Cost Total	475	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	475	0	0	0	0	475	0	475

MADF R-Mod Sink/Toilet Replacement

Funded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Replace existing ceramic fixtures with stainless steel. Ceramic fixtures present a safety risk for both staff and inmates. Toilets and sinks can be broken and potentially used as harmful objects by acute mentally ill patients in this housing module. One such incident has previously occurred.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	310	Maintenance	0
Furniture	0	Personnel	0
Design	17	Other	0
Other	0		
Proj Cost Total	327	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	111658	0	0	0	0	327	0	0	0	327	0	327

MADF R-Module Safety Cell Addition

Funded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Add two safety cells in R-Module. Allow staff to safely house inmates that become despondent or suicidal within the same housing module. With the increase of acutely ill mental health inmates and those requiring the withdrawal protocol, there are times when the five existing safety cells in the facility are not enough to accommodate needs.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	100	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	20		
Proj Cost Total	120	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	60	60	0	0	120	0	120

Main Adult Detention Facility Grinder/Auger System

Funded

Function Justice Services

Requestor: Sheriff

Start Dat 7/2/2012

End Date: 9/28/2012

Division or Section: Detention

Project Description:

Install a grinder/auger system behind the MADF after the last manhole in the 8" main sewer line from the jail. The purpose is to intercept and remove unwanted materials from the waste stream entering the City's sewer system. The need to install this system has been accelerated by the City's Administrative Order regarding unwanted items (clothing, etc.) from the MADF entering the sewer system.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	336	Maintenance	0
Furniture	0	Personnel	0
Design	66	Other	0
Other	41		
Proj Cost Total	443	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	443	0	0	0	0	443	0	443

Function Justice Services

Requestor: Sheriff

Start Dat 10/24/2011

End Date: tbd

Division or Section: Detention

Project Description:

Initial site selection, programming and business plan development for a consolidated kitchen facility to provide all meals to the M.A.D.F., N.C.D.F. and J.J.C. Removing kitchen functions from the M.A.D.F. is a first step towards enlarging the booking area, increasing booking through-put and enabling the subsequent M.A.D.F. housing expansion.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	104	Other	0
Other	46		
Proj Cost Total	150	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
CJCF	150268	0	150	0	0	0	0	0	0	0	0	150

Inmate Transfer Connection between MADF & Courthouse

Funded By Others

Function Justice Services

Requestor: Sheriff

Start Dat 10/27/2007

End Date: 6/30/2014

Division or Section: Detention

Project Description:

Construct a new secure connection from the M.A.D.F. to the new courthouse. Phase I: Provide a concept study and cost estimate (\$150k); Phase II:Design and construct. Plans for the new State-constructed courthouse at the County Administration Center do not include a new secure connection to the M.A.D.F.; a new secure connection constructed by the county is necessary to avoid increased inmate transfer operations cost once court functions move from the H.O.J. to the new courthouse.



Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	14
Construction	2,750	Maintenance	2
Furniture	0	Personnel	0
Design	250	Other	0
Other	150		
Proj Cost Total	3,150	OM Total	17

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
CJCF	150268	0	75	0	0	325	2,750	0	0	3,075	0	3,150

Community Corrections Center

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Plan and construct Community Corrections Center (C.C.C.) at County Administration Center near MADF. The new facility will provide several hundred C.C.C. beds. The program will focus on reducing recidivism rates while lowering future incarceration costs. Services would be consolidated allowing the County to exit inadequate facilities. The new facility would also include a centralized cook/chill kitchen to serve CCC, MADF, NCDF, possibly JJC and other counties or agencies allowing for better space usage in those facilities. If the award is obtained, County costs would be \$9m (\$7m in cash matching funds and \$2m in 'in-kind' match) and the State would provide \$43m for a total of \$52M.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	61
Construction	42,000	Maintenance	155
Furniture	330	Personnel	7,700
Design	8,450	Other	1,484
Other	1,220		
Proj Cost Total	52,000	OM Total	9,400

Status:

Request

Net Impact on Operating Budget:

The CCC will increase operating costs initially but overall costs could be reduced through future service consolidation.

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
AB900/GF		0	0	0	0	900	1,000	3,100	16,100	21,100	30,900	52,000

Community Corrections Center Pilot Project

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Plan the pilot Community Corrections Center (C.C.C.) at N.C.D.F. Utilize existing Building 100 and part of Building 400; renovate and remodel to provide 140 beds, program space, offices, and dining hall. Site improvements will separate the pilot C.C.C. program from other existing N.C.D.F. detention uses. The success of the pilot program in modifying jail population trends will determine the implementation of a permanent, full-scale Community Corrections Center at the County Administration Center, consistent with the "Plan B" approach to long term jail population management strategy. F.Y. 11-12: Scoping & preliminary design ; F.Y. 12-13: Construction documents; FY 13-14: Construction. Only partial project funding has been identified - see also Undertermined Funds section.

Status:

Request

Net Impact on Operating Budget:

No Net Impact



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	6,378	Maintenance	0
Furniture	0	Personnel	0
Design	1,200	Other	0
Other	0		
Proj Cost Total	7,578	OM Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	112110	0	150	0	0	1,050	6,378	0	0	7,428	0	7,578

MADF Administration Offices Modifications

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Remodel space, reconfigure layout, expand rooms and implement other modifications to help solve problems and provide a more efficient and effective work environment. Administrative staff that manage the Sheriff's detention facilities use offices located in the Main Adult Detention Facility. These offices no longer are able to adequately accommodate the operational needs of the staff. The layout is inefficient, staff that need to work together are separated and rooms are too small. Project scheduled to coincide with other tentative major improvements to the M.A.D.F.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	95	Maintenance	0
Furniture	0	Personnel	0
Design	25	Other	0
Other	0		
Proj Cost Total	120	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	0	0	0	120	120	0	120

MADF Booking Improvements

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Phase 1 (FY 12/13): Complete construction documents plans and specs to expand booking area into existing kitchen area (kitchen to be relocated to alternate location under separate project = sequencing dependency)
 Phase 2 (FY 13/14): Kitchen area remodel/bookingexpansion.
 Phase 3 (FY 14/15): Booking area remodel.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	6,600	Maintenance	0
Furniture	0	Personnel	0
Design	1,000	Other	0
Other	0		
Proj Cost Total	7,600	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	1,000	4,800	1,800	0	7,600	0	7,600

MADF Bunk Installation

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Continue phased installation of additional bunks in single bunk cells in order to increase capacity. The jail population continues to grow over time; projections indicate that inmate population may reach jail capacity in a few years. A facility expansion will be very expensive and take a number of years to plan, fund and build before it is ready to occupy. In the meantime, the Sheriff must increase capacity within the existing facility to handle the growing population. This phase will provide up to 40 more bunks.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	185	Maintenance	0
Furniture	60	Personnel	0
Design	97	Other	0
Other	48		
Proj Cost Total	390	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	111310	150	15	0	0	0	70	70	70	210	15	390

MADF H & J Module Housing Improvements

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Engage a consultant to prepare construction documents and cost estimate to divide the large dayroom into two separate dayrooms and divide the recreation yard into 2 separate areas to facilitate inmate population management.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	97	Other	0
Other	0		
Proj Cost Total	97	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	97	0	0	0	97	0	97

MADF I Module Housing Improvements

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Replace 12 wood cell doors and 1 shower door with sturdier metal doors and add 1 ADA shower for use by MH & I module inmates.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	385	Maintenance	1
Furniture	0	Personnel	0
Design	62	Other	0
Other	49		
Proj Cost Total	496	OM Total	1

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	496	0	0	0	496	0	496

MADF Lobby Expansion

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Expand the existing lobby outwards to increase capacity and facilitate otherwise crowded circulation. Design and cost estimate only.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	25	Other	0
Other	0		
Proj Cost Total	25	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	0	25	0	0	25	0	25

MADF PTZ Cameras - Phase 2

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat 8/1/2011

End Date: 6/30/2013

Division or Section: Detention

Project Description:

Install new pan-tilt-zoom cameras (P.T.Z.) in housing modules. Increases in gang-affiliated and mental health inmates in the Main Adult Detention Facility makes jail management more difficult and potentially hazardous. This project provides increased monitoring for safety of correctional officers, and maximum visibility with audio and recording capability to allow the Emergency Response Team to observe an incident before entering. Project was originally funded for \$321,000. In FY11, a midyear budgetary adjustment moved \$130,000 to the jail planning project leaving \$191,000 for design and bidding. FY12/13 funding request of \$130,000 will replace the redirected funds and pay for the purchase and actual installation of the equipment.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	2
Construction	280	Maintenance	4
Furniture	0	Personnel	0
Design	41	Other	0
Other	0		
Proj Cost Total	321	OM Total	5

Status:

Request

Net Impact on Operating Budget:

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	111591	2	189	0	0	130	0	0	0	130	0	321

MADF R-Module Observation Cell

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Modify existing cell to observation cell. With the increase of acutely ill mental health inmates and those requiring the withdrawal protocol, there are times when the five observation cells in the facility are not enough. The addition of one observation cell in R-Modular would allow staff to safely house inmates that require closer supervision.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	65	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	65	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	65	0	0	0	65	0	65

MADF Security Electronics Upgrades

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat 7/1/2011

End Date: 6/30/2014

Division or Section: Detention

Project Description:

Prepare an assessment and cost estimate and upgrade the security electronics infrastructure at MADF to include fire systems, recording equipment, PLC's, etc.; Engage a consultant.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	55	Maintenance	0
Furniture	0	Personnel	0
Design	11	Other	0
Other	0		
Proj Cost Total	66	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	25	0	0	41	0	0	0	41	0	66

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Link the touch screen system at MADF with the Information Justice System (IJS). Currently the touch screen system resides on a separate network, not connected to the County network. Project to be phased.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	345	Maintenance	8
Furniture	0	Personnel	0
Design	45	Other	0
Other	0		
Proj Cost Total	390	OM Total	8

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	200	190	0	0	390	0	390

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Issue an RFP to install an updated computerized recording and tracking system for facility wide rounds. Current tracking systems in both facilities are out of date and unreliable.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	25	Other	0
Other	0		
Proj Cost Total	25	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	25	0	0	0	25	0	25

NCDF Kitchen Receiving Area Awning

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Construct an awning over the exterior kitchen receiving area to protect supplies and equipment, and provide a better working environment for staff. Inmates at North County Detention Facility are fed meals prepared in an onsite kitchen. There is an uncovered, exterior area outside the kitchen that is used for receiving deliveries, and for storage and equipment. This area is exposed to the weather, which is detrimental for the storage and equipment in the area, and a hardship for the staff unloading the deliveries.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	30	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	30	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund			0	0	0	0	30	0	0	30	0	30

NCDF Video Visiting

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Install six video visiting stations in the NCDF Lobby to serve Units 202 and 203. This is a pilot project that, if successful could be expanded throughout the adult detention system with the potential for significant savings in inmate movement at both facilities.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	70	Maintenance	0
Furniture	0	Personnel	0
Design	8	Other	0
Other	0		
Proj Cost Total	78	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	78	0	0	0	0	78	0	78

North County Detention Facility Clothing

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Detention

Project Description:

Install automated clothing storage track system for NCDF similar to the one installed at MADF.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	153	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	153	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	0	0	0	153	153	0	153

Sheriff Building - Evidence Storage Annex Expansion

Funded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Law Enforcement

Project Description:

Expand the existing annex building to meet increasing demand for evidence storage space. The Sheriff is required to store evidence (not inmate belongings) for an extended period of time, even after cases have been adjudicated. The storage must be secure and controlled and, therefore, is located in an Annex building in the secured parking lot of the Sheriff's Building. Because of the long term nature of the storage, the Annex is running out of space. A few years ago, high density shelving was installed in the Annex to maximize its capacity. However, even with high density storage, the Annex will eventually run out of room.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	375	Maintenance	0
Furniture	0	Personnel	0
Design	75	Other	0
Other	0		
Proj Cost Total	450	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	75	375	0	0	450	0	450

LG Firing Range Upgrades (Indoor)

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Law Enforcement

Project Description:

Replace the existing target track system with a new, reliable system. The Firing Range at Los Guilicos was constructed by the Santa Rosa Junior College in 1979 when they leased part of the property for their Police Academy. The building transferred to the County when SRJC moved from the site in the 1990's. Since then, it has been used by the Sheriff's Department for staff training and certification. The building has been renovated with a new roof and ventilation, but the target equipment is the original equipment that came with the building. This equipment is subject to breakdown and repairs, which hampers the training and certification program.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	175	Maintenance	0
Furniture	0	Personnel	0
Design	25	Other	0
Other	0		
Proj Cost Total	200	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund			0	0	200	0	0	0	0	200	0	200

LG Gymnasium Repairs and Replacements

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Law Enforcement

Project Description:

Provide major repairs and replacements to maintain the asset and keep it in operating condition. The Gymnasium Building at Los Guilicos was constructed by the State in 1953 as part of their California Youth Authority School for Girls. It is used for exercise, training and athletic activities by the Sheriff's department and the juveniles residing at Probation's Sierra Youth Center and Mental Health's Glass Mountain program. The work includes replacing the leaking roof, replacing the windows, refinishing the gym wood floor and sealing and painting the exterior of building. Moving forward with this project depends on the outcome of the C.C.F.P., confirmation of the long term use of the building and availability of funding.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	650	Maintenance	0
Furniture	0	Personnel	0
Design	75	Other	0
Other	0		
Proj Cost Total	725	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	0	125	600	0	725	0	725

Morgue Facility Security Enhancements (Central)

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Law Enforcement

Project Description:

Replace existing gate To provide a secure location, the CMF gate should remain closed at all times. Gate is heavy/awkward and Sheriff should be able to track who is entering and exiting.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	22	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	3		
Proj Cost Total	25	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	25	0	0	0	0	25	0	25

Sheriff Building - Administration Expansion

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Law Enforcement

Project Description:

Expand the administrative offices of the Sheriff's Department by installing interior finishes and infrastructure to the existing second floor shell space. The Sheriff's administrative offices are located on the second floor of the Sheriff Building. When the Sheriff Building was constructed, provision for future expansion were made by including unfinished interior shell space next to these administration offices.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	350	Maintenance	0
Furniture	75	Personnel	0
Design	45	Other	0
Other	70		
Proj Cost Total	540	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project	
General Fund			0	0	0	0	0	0	0	540	540	0	540

Facility Description

The Sheriff's Office Radio Communications Bureau operates and maintains twelve microwave and radio-linked sites throughout the County that are relied upon by a combination of County and local government agencies and departments with an emphasis on public safety. The radio communications network plays a vital role in providing voice and data communications for use by 9-1-1 dispatch and field personnel that are members of County and local law enforcement agencies, Countywide emergency medical response and all of the County's individual fire districts; serving the critical emergency response needs for the residents of Sonoma County.

The Radio Bureau's objective is to provide secure and reliable radio communications coverage with the following priorities:

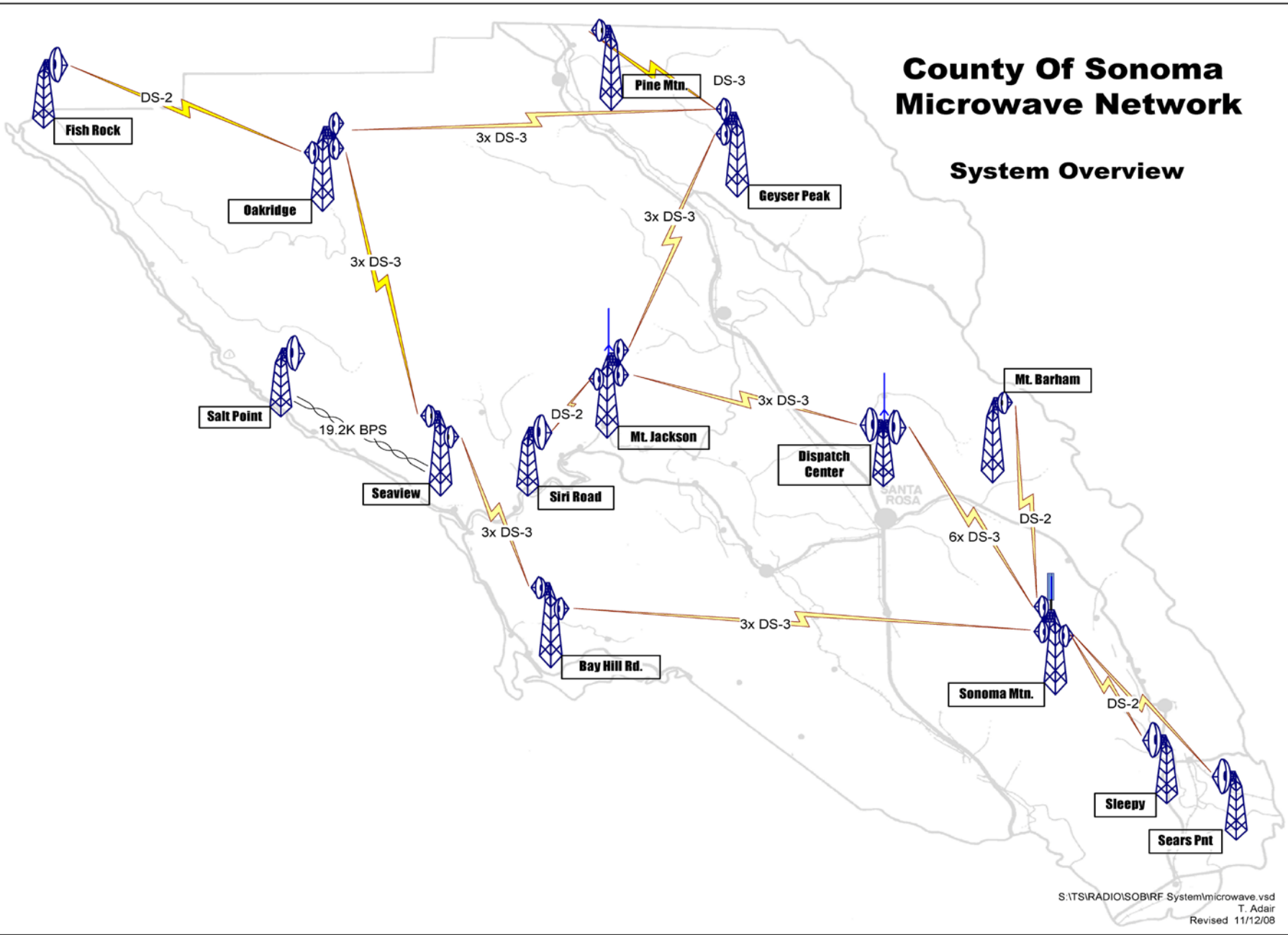
1. Maintain current functionality of the County communications systems and site infrastructure in use today.
2. Improve and upgrade the County radio network to expand and enhance functionality of the communications network.
3. Develop radio sites necessary to improve communications coverage, primarily for public safety, dependent upon one-time and long term maintenance funding.

Recent priority efforts included updating the existing system and implementing necessary major repairs and replacements, including F.C.C. mandated narrow-banding of Very High Frequency (V.H.F.) and Ultra High Frequency (U.H.F.) channels. As this goal is being met, expansion of the system is also being considered including:

1. Expand development of south county communication sites that will serve and improve public safety voice and data communications.
2. Increase bandwidth, capacity and redundancy of our mobile data communications network, as a core for multi-jurisdictional public safety computer systems.
3. Improve non-public safety radio capacity throughout the County.

County Of Sonoma Microwave Network

System Overview



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T. Adair
Revised 11/12/08

Radio - County Microwave System Processors

Funded

Function Justice Services

Requestor: Radio

Start Dat tbd

End Date: tbd

Division or Section: Radio

Project Description:

Replace microwave DS3 radio communication processing equipment located at remote communication sites. The County microwave system DS3 processors have exceeded reliable lifecycle by 3 years. The processors control voice and data communication at each communications site. Failure of a processor would cause the loss of Sheriff and Redcom radio communication to and from that site.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	350		
Proj Cost Total	350	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	007278	150	0	0	200	0	0	0	0	200	0	350

Non Public Safety Related Radio Gear

Unfunded

Function Justice Services

Requestor: Radio

Start Dat tbd

End Date: tbd

Division or Section: Radio

Project Description:

Replacement of all worn-out non-Public Safety related radio gear. Local government non-essential services radio systems are deteriorating beyond repair. (County Parks, TPW, Animal Control, GS)



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	115		
Proj Cost Total	115	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	115	0	0	0	0	115	0	115

Radio - 700 mhz Trunked System

Unfunded

Function Justice Services

Requestor: Radio

Start Dat tbd

End Date: tbd

Division or Section: Radio

Project Description:

New digital technology, primarily for non-safety public access. Pilot requires at least \$1M investment to refine future project costs. Project supports August 2009 Radio Needs Analysis Report. Future delays in project initiation will require a compressed project schedule.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	3,000		
Proj Cost Total	3,000	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Impacts to be determined

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	1,000	500	500	500	500	3,000	0	3,000

Radio - Network Monitoring System (NMS)

Unfunded

Function Justice Services

Requestor: Radio

Start Dat tbd

End Date: tbd

Division or Section: Radio

Project Description:

Replace NMS. The Network Monitoring System provides real time monitoring and alarm notification for failure of the radio equipment and facility infrastructure.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	300		
Proj Cost Total	300	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	0	300	0	0	300	0	300

Radio - Test Equipment

Unfunded

Function Justice Services

Requestor: Radio

Start Dat tbd

End Date: tbd

Division or Section: Radio

Project Description:

Replace service monitors utilized for testing, maintenance, and repair of public safety communications network equipment. Radio Communications shop test equipment has exceeded functional, technological and reliable life cycle.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	300		
Proj Cost Total	300	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	0	300	0	0	300	0	300

Function Justice Services

Requestor: Radio

Start Dat 7/1/2014

End Date: tbd

Division or Section: Radio

Project Description:

Replace & Upgrade Microwave System Links between Sheriff Office to Sonoma Mountain & Sheriff Office to Mt. Jackson site locations. The Sonoma Mountain and Mt Jackson site locations are the two key loop protection microwave links that are originated from the Sheriff Office radio room. The equipment will have exceeded the reliable life cycle.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	540		
Proj Cost Total	540	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	0	0	180	180	180	540	0	540

Replace Radio Tower Cooling Systems

Unfunded

Function Justice Services

Requestor: Radio

Start Dat 7/1/2012

End Date: 6/30/2013

Division or Section: Radio

Project Description:

Replace radio tower cooling systems. Communication sites rely on air conditioning to cool the het generating radio equipment wihtin t he building. Air conditioners operate continuously and wear out quicker than typical installations. The existing HVAC systems are at the end of their effective life. It is important that this critical equipment does not overheat.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	70	Maintenance	0
Furniture	0	Personnel	0
Design	5	Other	0
Other	0		
Proj Cost Total	75	OM Total	0

Status:

Request

Net Impact on Operating Budget:

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	75	0	0	0	0	75	0	75

Sheriff - In-building Cellular and Voice Radio System

Unfunded

Function Justice Services

Requestor: Radio

Start Dat tbd

End Date: tbd

Division or Section: Radio

Project Description:

Replace in-building cellular and voice radio system located in the Sheriff Office building. The Sheriff in-building system is exceeding the reliable life cycle. In the event of failure, public safety communications in and out of the building using portable radios, Nextel phones, or cellular phones would not work.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	50		
Proj Cost Total	50	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	50	0	0	0	0	50	0	50

Sheriff - Voice Radio System

Unfunded

Function Justice Services

Requestor: Radio

Start Dat 7/1/2012

End Date: 6/30/2013

Division or Section: Radio

Project Description:

Replace critical public safety radio communications base station equipment located at remote communications sites. Sheriff's voice radio base stations have exceeded reliable life cycle. In the event of failure, severe impacts to the radio network could prevent Sheriff deputies from communicating with Sheriff dispatch and other deputies.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	390	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	390	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund		0	0	0	390	0	0	0	0	390	0	390

Radio Infrastructure - Various Communication Towers

Funded

Function Justice Services

Requestor: Sheriff

Start Dat 7/1/2006

End Date: 6/30/2018

Division or Section: Radio

Project Description:

The Radio Needs Analysis Report 8/2009 identified several areas with poor radio communications coverage. Additionally, existing site need reconstruction. This project will begin to develop the essential "fill-in" communication sites to improve emergency response starting with the following sites, as well as address important existing deficiencies: Mount Burdell - \$650K, new site Moonraker Road - \$650k, improve existing site; Infineon - \$250K, new site; Rockpile Ridge - \$1.1M, new site; Tracen - \$950k, new site Mt Barham - \$1.2, replace existing tower & vault on new site; Pine Mt - \$1.2M, replace existing tower & vault on new site; Timber Cove - \$1.1M, new site. Project includes FCC licenses, lease agreements, and permits as required. The FCC mandate to narrowband all public safety radio communication channels coupled with the Federal "safe harbor" rules that require the reduction of radio transmitter power impacts radio communications coverage.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	6,800	Maintenance	0
Furniture	0	Personnel	0
Design	600	Other	0
Other	0		
Proj Cost Total	7,400	OM Total	0

Status:

In Progress

Net Impact on Operating Budget:

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	150706	0	300	0	1,200	1,200	1,200	1,200	1,200	6,000	1,100	7,400

Fire & Medical (REDCOM) Voice Radio System

Funded By Others

Function Justice Services

Requestor: Sheriff

Start Dat tbd

End Date: tbd

Division or Section: Radio

Project Description:

Replace critical public safety radio communications base station equipment located at remote communications sites. REDCOM voice radio base stations have exceeded reliable life cycle. In the event of failure, severe impacts to the radio network could prevent Fire and EMS communication with Redcom dispatch and other Fire and EMS officers. FY 12/13 and 14/15.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	370	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	170		
Proj Cost Total	540	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
REDCOM	789016	0	0	0	120	170	250	0	0	540	0	540

ISD/Sheriff - Dispatch Audio Console System Radio

Unfunded

Function Justice Services

Requestor: Sheriff

Start Dat 1/1/2012

End Date: 6/30/2013

Division or Section: Radio

Project Description:

Replace computer system supporting radio consoles in the Sheriff Dispatch Center. These 911 dispatch workstations are 8 years old, obsolete, and their operating system is no longer supported. One monitor failed in 2010; unable to perform dispatch emergency function without fully operating monitors and PCs.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	850	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	850	OM Total	0

Status:

Request

Net Impact on Operating Budget:

No Net Impact

Funding Summary

eTons:

Values are presented in Thousands (1 x 1000)

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
General Fund	109579	0	525	0	325	0	0	0	0	325	0	850

Development Services

Transportation and Public Works

Department Overview

Capital Projects Plan Mission:

The Sonoma County Department of Transportation and Public Works has wide variety of responsibilities.

The 2012-2017 Capital Project Plan (“C.P.P.”) includes construction projects for roads, bridges, small water systems, as well as, airport, refuse, and transit facilities. The Department’s 5-year C.P.P. totals \$192.1 million.

Objectives:

The Road Division plan is intended to address, within the limits of projected available funding and in accordance with the parameters and conditions attached to specific funding sources, the priority needs of the County’s road system.

Update Airport Layout Plan and Airport Master Plan pursuant to F.A.A. safety and security requirements and Airport’s long-term development objectives.

Refuse has implemented programs to increase recycling, reuse, and reduction of discarded materials to meet the California Integrated Waste Management Act of 1989 (A.B. 939). The Division is responsible for satisfying Federal and State environmental protection requirements for closed landfills.

To be responsive to the transit travel demands of Sonoma County residents; to provide efficient and cost-effective public transportation services between major cities and

towns in Sonoma County, and to be responsive to local governments who contract for Sonoma County Transit services.

Complete improvements needed in order to provide safe, efficient, and cost effective water service to the communities of Freestone, Jenner, Salmon Creek, and Fitch Mountain.

Master Plan:

The Road Division is responsible for all of the roads and bridges found in the unincorporated areas of the County. This responsibility involves a wide variety of project types and funding sources that often are not interdependent. The Division has found that no one master plan can accommodate all of these variables. Because of this it has, therefore, been necessary to develop a number of master plans rather than a single master plan. There are three primary plans used to determine Road Division projects; Bridge Master Plan, Pavement Management Plan and the Traffic Mitigation Plan.

On December 4, 2007 the Board approved the draft Airport Master Plan Update. The final plan will not be adopted until environmental review is completed, anticipated at the end of January 2012.

The 2003 Co.I.W.M.P. adopted on October 15, 2003 by the S.C.W.M.A., and subsequently approved by the California

Integrated Waste Management Board (“C.I.W.M.B.”), includes the long-term management strategy described in the Sonoma County Solid Waste Management Alternatives Analysis (Analysis). The Analysis identified a long-term disposal strategy for Sonoma County through continued expansion of the Central Landfill. Subsequently, in October 2005 the Central landfill temporarily stopped accepting waste for disposal due to water quality concerns. As a result a reassessment of long term solid waste alternatives was completed and presented to the Board of Supervisors on April 25, 2006.

Park and Ride/Intermodal Facility development continue to be a priority with the Transit Division. Projected demand and available funding determine the scope and design of each project.

To complete necessary water treatment upgrades to bring all of the water systems in compliance with state regulation for safe drinking water.

Scheduling of Projects:

The Road Division has prioritized its list of proposed construction projects for F.Y. 2012-13 based on available funding and the needs of the County road system, as well as

concern for eliminating the backlog of projects that have yet to be constructed.

Projects for Refuse are scheduled to develop a closure plan and begin closure for the Central Landfill, perform maintenance on closed landfills, comply with evolving regulations, maintain recycling goals, and, to the extent possible, spread the costs evenly over a period of years to match the revenue flow.

Changes from Prior Plans:

All existing project costs have undergone review and revision where necessary to reflect additional information and new regulatory requirements. Total plan has decreased by \$43.6 million largely due to the removal from the five year plan of the of the Monte Rio Bridge replacement which is on hold for future study and the adjustment of the Hwy 101 at Airport Blvd Interchange to more accurately reflect the County’s share of the project.

Cost and Financing:

Capital projects are funded by a variety of funding sources within each division. Several projects within the divisions have been listed with undetermined funding. These projects will not be scheduled for design and construction until such time as funding can be secured.

Transportation & Public Works Capital Projects Plan Funding Summary

DIV/SEC	FUNDING SOURCES	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	5 YEAR TOTAL FUNDING	Total Project
Airport Division	Enterprise Fund	179,564	197,520	217,272	239,000	260,510	1,093,866	1,093,866
	Federal Grant Local Match	1,000,000	900,000	7,450,000	1,955,556	1,000,000	12,305,556	20,305,556
	Federal Grant Local Match Loan	17,500,000	14,000,000	10,350,000	1,000,000	1,000,000	43,850,000	46,850,000
	Loan	0	1,100,000	0	0	0	1,100,000	1,100,000
	Operating revenue	0	100,000	0	0	0	100,000	100,000
	Passenger Facility Charges	0	0	0	0	350,000	350,000	50,350,000
	PFC Funds or Operating revenue	500,000	750,000	500,000	500,000	0	2,250,000	2,250,000
	VALE Grant	900,000	0	0	0	0	900,000	900,000
Integrated Waste Division	Other (User Fees)	9,537,000	4,484,000	1,570,000	1,955,000	6,740,000	24,286,000	28,856,078
Roads Division	Federal	1,295,000	100,000	1,500,000	400,000	18,300,000	21,595,000	23,000,000
	Federal, State	6,050,000	10,350,000	4,450,000	4,200,000	200,000	25,250,000	31,170,000
	Federal, State, Local	7,050,000	6,600,000	5,000,000	00	00	18,650,000	22,100,000
	Local	15,875,000	4,050,000	50,000	150,000	00	20,125,000	27,130,000
	State, Local	5,810,000	2,050,000	0	830,000	6,300,000	14,990,000	16,575,000
Salmon Creek Water District	Federal	760,000	0	0	0	0	760,000	760,000
Transit Division	Federal BAAQMD TDA/STA	4,200,070	0	0	0	0	4,200,070	5,552,678
	Federal TDA/STA	300,000	0	0	0	0	300,000	599,800
Total		70,956,634	44,681,520	31,087,272	11,229,556	34,150,510	192,105,492	278,692,978

Airport Division

Airport Division Overview

Division C.P.P. Mission:

The primary responsibility of the Airport division is the operation and maintenance of the 1050 acre Charles M. Schulz-Sonoma County Airport facility including its 25-acre Airport Industrial Park. The Airport maintains operational, security and safety standards in accordance with Federal Aviation Administration (“F.A.A.”) Regulations Part 139 (commercial airline service airports) and transportation security administration (“T.S.A.”) requirements and regulations. Commercial airline service resumed at the airport on March 20, 2007. In addition to facilities for airline passenger service, the Airport maintains facilities for business and recreational aircraft, law enforcement, emergency medical transport and fire fighting aircraft.

The Division’s primary ongoing goal is to fund all of its operations and capital project costs while meeting the service needs of the community.

Division Objectives:

Construct improvements designed to increase the efficiency, safety and utility of the Airport for airline, commercial aviation and recreational users consistent with Board objectives. Construct airfield improvements required by evolving Federal security and safety regulations.

Update Airport Layout Plan and Airport Master Plan pursuant to F.A.A. safety and security requirements and Airport’s long-term development objectives.

Construct an extension to existing runway 14/32 and 1/19. The existing 5,100 foot main runway is inadequate to accommodate the new generation of regional jets. Inadequate runway length will most likely remain an obstacle to attracting and retaining additional scheduled passenger service carriers.

Construct a new terminal. The existing terminal building is 40 years old, in poor condition and inadequate for the present and future needs of the Airport.

Construct a new air traffic control tower. The existing tower was built in the early 1960’s and is in need of major renovation. Its present location does not accommodate the current F.A.A. security requirements for air traffic control towers and conflicts with the construction site for the new terminal and Airport development.

Construct a new approximate 500-space automobile parking facility to accommodate the expansion of air passenger service and accommodate future increases in commercial air service.

Acquire land in the runway approach areas in a manner consistent with the policies outlined in the Air Transportation Element of the Sonoma County General Plan.

Build new Airport facilities to satisfy the needs of the community and enhance the future financial position of the Airport Enterprise Fund.

Division Master Plan:

The existing Airport Master Plan was approved by the Board of Supervisors in 1998. In fiscal year 2004-05, the division began an update of the Airport Master Plan for future Airport development, especially in relation to a planned runway extension. The 2012-2013 – 2016-2017 Airport C.P.P. contains projects in that plan as well as projects not addressed in the plan. On December 4, 2007 the Board approved the draft Airport Master Plan Update. The final plan will not be adopted until environmental review is completed, anticipated at the end of January 2012.

Scheduling of Projects:

Department staff is in discussion with a willing seller for the acquisition of an additional parcel identified for approach protection. In order to take advantage of this situation, the Department may need to proceed with the purchase prior to F.A.A. funding and seek reimbursement.

Changes from Prior Plans:

The design and construction of a new terminal had been delayed, however, with new service being provided by Alaska Airlines, the project has been scheduled to begin in fiscal year 2016-17. Three ongoing repair and maintenance projects—Asphalt Repair, Hangar Painting/Roof coats, and existing terminal improvements—are shown in the 2012-13 – 2016-17 C.P.P.. Land Acquisition costs are brought forward in the current C.P.P. and projected into fiscal year 2016-17. The F.A.A. has requested that if the runway extension project is approved, the three parcels associated with the runway 14/32 and 1/19 extension areas be acquired during the project periods, which may result in a need for condemnations.

Additional projects for this period include the replacement of the existing carwash, solar panel installation, construction of electric vehicle charging stations and procurement of electric vehicles.

Cost and Financing:

The Charles M. Schulz-Sonoma County Airport is operated as an enterprise. All funding for operations and for the non-Federal or State share of capital projects comes from Airport operations income. Consequently, the intent is to fund Airport capital projects through the use of Federal or State user charge subventions to the extent possible. For that reason, most major projects are geared to conform to Federal or State funding eligibility requirements.

Asphalt Repair/Rejuvenation/Hangar Painting and Reroofing:

Partially Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2012

End Date: 4/30/2017

Division or Section: Airport Division

Project Description:

Ongoing asphalt and hangar maintenance and reconstruction



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,094	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	1,094	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

Asphalt and hangar maintenance is budgeted each year based on priorities

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Enterprise Fund	291013	0	0	0	180	198	217	239	261	1,094	0	1,094

Land Acquisition

Partially Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2013

End Date: 6/30/2017

Division or Section: Airport Division

Project Description:

Project consists of the fee simple acquisition of land underlying the runway approaches, including the cost of relocation, demolition, and fencing. Acquisition of this land will protect the approaches to the runway by ensuring compatible land uses. Properties have been identified as part of the Airport Master Plan.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	4,000	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	4,000	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

10% local match that will be funded through Passenger Facility Charges or operational revenues

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal Grant Local Match Loan	291708	0	0	0	0	1,000	1,000	1,000	1,000	4,000	0	4,000

Runway Extension

Partially Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2010

End Date: 6/30/2015

Division or Section: Airport Division

Project Description:

Project consists for decoupling runways 14/32 and 1/19, extending runway 1/19, modifying associated taxiways and service roads, acquisition of three parcels needed for the construction, design and construction of a back-up generator, relocation of the localizer and environmental mitigation costs. The project was approved by the Board of Supervisors on January 24, 2012.



Status:

In Progress

Net Impact on Operating Budget:

10% local match that will be funded through Passenger Facility Charges or operational revenues

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	2,500	Utilities	0
Construction	28,000	Maintenance	0
Furniture	0	Personnel	0
Design	2,350	Other	0
Other	10,000		
Proj Cost Total	42,850	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal Grant Local Match Loan	291708	1,550	1,450	0	17,500	13,000	9,350	0	0	39,850	0	42,850

Air Traffic Control Tower Relocation

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2015

End Date: 6/30/2016

Division or Section: Airport Division

Project Description:

Site Study for relocation and replacement of existing structure. The air traffic control tower was built in the early 1960s. It has outlived its useful life span and is in need of major renovation which is not effective given its present location. The Federal Aviation Administration (F.A.A.) has established new guidelines concerning security clearance are surrounding the tower which cannot be accommodated at the present location. The tower's present location also interferes with the new airport terminal and terminal development area. A loan will be secured for the construction of the tower and will be repaid by the F.A.A. over a 30 year lease.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	8,000	Maintenance	0
Furniture	0	Personnel	0
Design	556	Other	0
Other	0		
Proj Cost Total	8,556	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

10% local match that will be funded through Passenger Facility Charges or operational revenues

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal Grant Local Match	291708	0	0	0	0	0	0	556	0	556	8,000	8,556

Aircraft Rescue and Fire Fighting Building

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2012

End Date: 6/30/2015

Division or Section: Airport Division

Project Description:

Design and construction of new aircraft rescue and fire fighting(A.R.F.F.) building. The existing ARRF building was built in 1972 and has not received any renovations. With new Federal Aviation Administration guidelines for aircraft safety and protection the A.R.F.F. building no longer meets current standards. The site that the existing building also interferes with the new airport terminal and will need to be moved before the construction of the new terminal begins.



Status:

In Progress

Net Impact on Operating Budget:

10% local match that will be funded through Passenger Facility Charges or operational revenues

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	7,000	Maintenance	0
Furniture	0	Personnel	0
Design	1,250	Other	0
Other	0		
Proj Cost Total	8,250	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal Grant Local Match	291708	0	0	0	500	750	7,000	0	0	8,250	0	8,250

Airfield Improvements

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2012

End Date: 6/30/2017

Division or Section: Airport Division

Project Description:

Miscellaneous airfield capital projects funded by the Federal Aviation Administration grants



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	3,500		
Proj Cost Total	3,500	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

10% local match that will be funded through Passenger Facility Charges or operational revenues

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal Grant Local Match	291708	0	0	0	500	150	450	1,400	1,000	3,500	0	3,500

Carwash

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2013

End Date: 6/30/2014

Division or Section: Airport Division

Project Description:

Replacement of existing carwash. The carwash will be reaching the end of its useful life. It will cost more to maintain and will run less efficiently potentially decreasing revenues received.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	100		
Proj Cost Total	100	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

The carwash generates revenue for the Airport. Loss of the carwash would decrease operating revenues

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Operating revenue	291708	0	0	0	0	100	0	0	0	100	0	100

Existing Terminal Improvements

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2012

End Date: 6/30/2016

Division or Section: Airport Division

Project Description:

The project will involve improvements and upgrades to the existing terminal, which has been in service since 1966. The terminal was expanded in FY 2011, however, the older section of the Terminal still is in need of updates due to heavy usage.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,688	Maintenance	0
Furniture	0	Personnel	0
Design	563	Other	0
Other	0		
Proj Cost Total	2,250	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

The anticipated expenditures will be included in the annual budget request

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
PFC Funds or Operating revenue	291708	0	0	0	500	750	500	500	0	2,250	0	2,250

New Terminal

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2016

End Date: 6/30/2020

Division or Section: Airport Division

Project Description:

Design new terminal. The existing building is undersized and is not designed with modern safety and security enhancements required by the Federal Aviation Administration. At this time limited funding is available to meet federal match requirements.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	50,000	Maintenance	0
Furniture	0	Personnel	0
Design	350	Other	0
Other	0		
Proj Cost Total	50,350	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

Project is expected to be funded with PFCs

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Passenger Facility Charges	291708	0	0	0	0	0	0	0	350	350	50,000	50,350

Parking Lot:

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2013

End Date: 6/30/2014

Division or Section: Airport Division

Project Description:

Construct Phase I of new auto parking lot is required in order to accommodate the increase in air passengers. Addition of approximately 350 new automobile parking spaces will be added and the entire airport parking facility will be upgraded with state-of-the-art payment system at exit gates and the cashier's booth.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,100	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	1,100	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

Additional revenue generated from increase in parking will offset the loan payment

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Loan	291708	0	0	0	0	1,100	0	0	0	1,100	0	1,100

Solar

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2012

End Date: 6/30/2013

Division or Section: Airport Division

Project Description:

This project consists of the procurement of electric vehicles and design and construction of an electric vehicle charging station and solar panel installation on the existing Airport Terminal building, Airport Administration building, and the Airfield Electrical vault.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	500	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	300		
Proj Cost Total	900	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

10% local match that will be funded through Passenger Facility Charges or operational revenues

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
VALE Grant	291708	0	0	0	900	0	0	0	0	900	0	900

Refuse (Integrated Waste Division)

Integrated Waste Division Overview

Division C.P.P. Mission:

The primary mission of the Division is to provide environmentally sound and cost-effective solid waste disposal for the County after maximizing the diversion of reusable and recyclable materials in the waste stream.

Division Objectives:

The Division has implemented programs to increase recycling, reuse, and reduction of discarded materials to meet the California Integrated Waste Management Act of 1989 (A.B. 939) mandate of reducing 50% of the waste stream by the year 2000 compared to the 1990 waste disposal rates. The California Department of Resources Recycling and Recovery (CalRecycle) determines diversion requirement compliance by setting a per capita disposal target rate and measuring a city or county's actual per capita disposal rate against the target. The County, as part of the Sonoma County Waste Management Agency ("S.C.W.M.A."), met compliance requirements in the 2009 reporting year with an actual disposal rate of 3.9 pounds per person per day as compared with our maximum allowable compliance rate of 7.1 pounds per person per day. The S.C.W.M.A. must maintain a disposal rate less than the target rate to stay in compliance with A.B. 939. The 2003 Countywide Integrated Waste Management Plan ("Co.I.W.M.P.") has established a goal for the S.C.W.M.A. and its member jurisdictions of 70% diversion by the year 2015.

The Division is responsible for satisfying Federal and State environmental protection requirements for closed landfills. Additionally, the Division endeavors to capture the maximum energy available from the landfilled waste through utilization of landfill gas for productive uses.

Division Master Plan:

The 2003 Co.I.W.M.P., adopted on October 15, 2003 by the S.C.W.M.A., and subsequently approved by the California Integrated Waste Management Board (now CalRecycle), includes the long-term management strategy described in the Sonoma County Solid Waste Management Alternatives Analysis (Analysis). The Analysis identified a long-term disposal strategy for Sonoma County through continued expansion of the Central Landfill. Subsequently, in October 2005 the Central landfill temporarily stopped accepting waste for disposal due to water quality concerns. As a result a reassessment of long term solid waste alternatives was completed and presented to the Board of Supervisors on April 25, 2006. Between 2006 and 2009 the Board investigated the feasibility of Divestiture of the Solid Waste Disposal System to the private sector, ultimately making the decision not to do so. As part of the transition planning the S.C.W.M.A. has prepared an amendment to the Co.I.W.M.P. reflecting the long-term disposal capacity needs of Sonoma County may be met through either expansion of the Central landfill by public or private entities or by out-haul of waste to out-of-

county disposal facilities by either truck or rail. A Supplemental Program Environmental Impact Report (E.I.R.) examining these potential changes was completed and certified by the S.C.W.M.A. on February 17, 2010. The amended Co.I.W.M.P. was submitted to CalRecycle and subsequently approved on September 8, 2010. The County is currently working with the Cities and stakeholders to identify a longer term solution for handling of solid waste in Sonoma County, which emphasizes diversion with continued exploration of an in-county disposal option at the Central Landfill. Permit applications are now being reviewed by both CalRecycle and the North Coast Regional Water Quality Control Board.

Scheduling of Projects:

Projects are scheduled to continue ongoing development of the Central Landfill and begin a partial closure of filled areas of the Central Landfill, perform maintenance on closed landfills, comply with evolving regulations, maintain recycling goals, and, to the extent possible, spread the costs evenly over a period of years to match the revenue flow.

Changes from Prior Plans:

The changes reflected in the 2012-2017 Five-Year Plan include:

All existing project costs have undergone review and revision where necessary to reflect additional information and new regulatory requirements.

One new project has been added to this Plan.

1. **Central Landfill Development:** Phased-in expansion of the Central Disposal Site beginning with construction of Phase III of Landfill 2. A permit has been secured from CalRecycle and a permit from the RWQCB is expected in Spring of FY 11-12 with waste flow commitments anticipated to be secured in FY 12-13. To minimize

outrush expenses before the first cell of expansion is ready, plans, specifications, estimates and a final construction quality assurance plan will be required in early FY 12-13 to provide sufficient time for approval by regulatory agencies. Phase III construction should commence Spring 2013 providing 4.8 years of capacity.

Cost and Financing:

Capital projects may be funded by tipping fees, grants, and financing by issuing certificates of participation guaranteed by the Refuse Enterprise Fund. Several projects have been listed with undetermined funding. These projects will not be scheduled for design and construction until such time as funding can be secured.

Projects Under Study:

Although landfill operations temporarily resumed at the Central Disposal Site beginning September 1, 2010, and permitting activities have begun to continue landfill operations, it has been necessary to remove and/or postpone some of the projects planned for implementation. The following summary describes future projects that include the consideration of the current situation:

- A consultant was hired to evaluate the possibility of expanding landfill operations at the Central Disposal Site and secure the necessary permits from CalRecycle and RWQCB to move forward. The permit application was submitted to CalRecycle March 2011 and is still under review. Actual construction is not anticipated until Summer of 2013.
- The Division is responsible for preparing and obtaining approval of final closure and post-closure maintenance plans for the Central Landfill two years prior to the start of closure construction activities. The final closure and post-closure maintenance plans were submitted to the State by the August 1, 2008 deadline. Approvals from all regulatory

agencies have been received. At this time, closure activities, should the landfill not ultimately re-open are anticipated to begin in F.Y. 2012/13 and continue over a three period.

- New scales need to be installed at the Central Disposal Site to replace scales that have significant metal fatigue. New scales and a scale house at Healdsburg Transfer Station were completed in FY 11-12.
- Post-closure construction activities include expansion of the leachate pumping system and maintenance at Central; and replacement of landfill gas collectors, laterals and mains for the Central Landfill Gas Recovery System.

Central Disposal Site Tire Washer

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/13/2014

End Date: 6/30/2014

Division or Section: Integrated Waste Division

Project Description:

A truck tire washing facility at the Central Disposal Site is needed to prevent mud from being tracked onto the asphalt roadways from the active land-filling operation by refuse transfer trucks. During wet weather excessive mud clings to the tires of the refuse transfer trucks while dumping their loads in the active land-filling area. This mud gets tracked down the access road, and down Meacham Road past neighboring residences where it enters certain driveways. This mud creates environmental issues and is not in keeping with the sediment control plan under the facility Industrial Storm Water Permit. It is a nuisance for neighbors and a safety concern as it creates a slippery surface and makes centerline striping and pedestrian crosswalk striping difficult to see.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	150	Maintenance	0
Furniture	0	Personnel	0
Design	50	Other	0
Other	0		
Proj Cost Total	200	O/M Total	0

Status:

Requested

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286112	0	0	0	0	200	0	0	0	200	0	200

Central Entrance Improvements

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2012

End Date: 6/30/2015

Division or Section: Integrated Waste Division

Project Description:

This project consists of improvements to the intersection at Mecham Road and the main access road to the Central Disposal Site as well as a another location on Mecham near Hammel Road. Improvements would potentially include (1) retrofitting the entrance security gate with an automatic gate opener so that authorized drivers can open the gate without leaving the vehicle; (2) moving a fire hydrant to provide for (3) construction of a right turn lane; and (4) installation of a subsurface collector on Mecham near Hammel to eliminate groundwater seeping through an asphalt construction joint that is creating a safety hazard.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	185	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	185	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286112	0	0	0	50	10	125	0	0	185	0	185

Central Gas Recovery

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/1998

End Date: 6/30/2017

Division or Section: Integrated Waste Division

Project Description:

The Central Landfill Gas Recovery System is a complex network of vertical extraction wells and horizontal collectors, which operate under vacuum to control gas emissions and sub-surface migration, and provide fuel to a 7.5 megawatt electrical power plant. The cost of replacing, as needed, vertical and horizontal collectors and associated laterals and gas mains within the 1971 permit footprint and in the East Canyon, on an annual basis, is included in this plan.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	834	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	0		
Proj Cost Total	934	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
	286120	559	50	0	75	50	50	75	75	325	0	934

Central Leachate

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/1998

End Date: 6/30/2016

Division or Section: Integrated Waste Division

Project Description:

Expansion of leachate pumping system and continued maintenance. State regulations require strict control of leachate at all landfills. This project consists of a leachate management plan for the design and installation of a leachate pumping and infiltration control necessary for lowering high leachate levels that interfere with landfill gas collection. Pursuant to Water Board ("RWQCB") permit requirements, the County must minimize the potential impact to groundwater that may be caused by landfill gas and leachate.



Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,202	Maintenance	0
Furniture	0	Personnel	0
Design	200	Other	0
Other	0		
Proj Cost Total	1,402	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286120	607	246	0	75	0	0	475	0	550	0	1,402

Central Transfer Station Improvements

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/1998

End Date: 6/30/2017

Division or Section: Integrated Waste Division

Project Description:

This project consists of a programmed upgrade of the cashiering function at both scale areas at the Central Landfill. Improvements will commence at the C-7 & C-9 scales (in the Operations Improvements Area), followed by C-1 & C-8 (near the gas flare). The improvements will address employee ergonomics and customer efficiency and safety and will conform, where possible, to a standard where customers will conduct their transactions at the window without leaving their vehicles.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,396	Maintenance	0
Furniture	0	Personnel	0
Design	200	Other	0
Other	0		
Proj Cost Total	1,596	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286112	211	300	0	100	300	490	95	100	1,085	0	1,596

Guerneville Closed Landfill

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 8/1/2000

End Date: 6/30/2016

Division or Section: Integrated Waste Division

Project Description:

Replant native trees and complete construction of a burn waste leachate containment and pumping station. Additional work includes (1) construction of an over side drain and energy dissipater to correct severe erosion on the north side of the closed landfill; (2) construction of a retaining wall to support the earthen slope on the edge of the closed landfill below the metals recycling bunker; and (3) replanting trees. Should dirt become available from nearby jobs at a reasonable price, it would be used to fill in the old sedimentation pond and augment cover soils on the landfill surface to reduce infiltration and leachate production. Staff is evaluating safety concerns regarding the access to the leachate pumping station to determine the necessity of a new access road which would require a land purchase.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	50	Utilities	0
Construction	1,309	Maintenance	0
Furniture	0	Personnel	0
Design	200	Other	0
Other	0		
Proj Cost Total	1,559	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286120	1,093	161	0	55	100	50	100	0	305	0	1,559

Guerneville Transfer Station Improvements

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 8/30/2004

End Date: 6/30/2016

Division or Section: Integrated Waste Division

Project Description:

Construction of improvements to gatehouse and relocate scale. Improvements such as tipping building floor replacement, developing a water supply, and adding a separate yard debris diversion area. Improvements to the transfer station are for improving traffic safety. Relocating the scale will improve facility efficiency, safety and customer convenience, and address ADA Barrier Report deficiencies. By preparing a cost analysis of developing a water supply, the County may be able to determine how much money it would potentially save over the long term versus hauling water to the facility. If economically feasible, funds will be added to future budgets. Improving the recycling area would help achieve increased landfill diversion goals.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	493	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	493	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286112	118	0	0	10	15	350	0	0	375	0	493

Overlay Access Roads

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 8/11/1998

End Date: 6/30/2017

Division or Section: Integrated Waste Division

Project Description:

The condition of all or a portion of the access roads to Healdsburg, Sonoma, Guerneville and Central Disposal Sites are in need of significant maintenance. An evaluation has been made in with consultation with the County's Material Testing Lab. The Lab recommends further deflection testing to assess subgrade stability during mid-winter conditions. This work is necessary to maintain safe access to the County disposal sites. Deferring repair can increase cost of repair disproportionately.



Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	936	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	936	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286112	71	50	0	130	195	130	260	100	815	0	936

Sonoma Site Closure/ Leachate Collection

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 9/18/2000

End Date: 6/30/2014

Division or Section: Integrated Waste Division

Project Description:

A slope adjacent to the closed landfill and below the neighboring vineyard has proven over the years to require ongoing maintenance to limit landslide activity. The project involves stabilizing the slope to avoid the expense of covering the entire slope with plastic every 2 years. Recently the County received free dirt from a neighboring project and has stockpiled the dirt near the base of the slope. Additional soil is needed to repair the slope permanently. The Division is required to take corrective action to collect excess leachate resulting from groundwater intrusion into the waste in agreement with the Regional Water Quality Control Board ("RWQCB"). Corrective action may include grading to increase runoff coefficient adjacent to landfill and cover maintenance. Additionally, cracks are developing in the landfill cover that will require cover maintenance. In addition, a cinderblock building will be constructed to protect the electrical generator for the site which provides backup power for the leachate pumps.

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	295	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	295	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286120	5	80	0	60	0	100	50	0	210	0	295

Sonoma Transfer Station Improvements

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 4/2/2001

End Date: 6/30/2014

Division or Section: Integrated Waste Division

Project Description:

The proposed tasks are driven primarily by the need to address health and safety measures in addition to improving site use efficiency. Planning studies will be performed to evaluate alternative improvements to traffic circulation to improve safety and efficiency, which may include relocation of the scales or associated structures. Exit and entrance scales should be relocated to either side of the new scale house, and the public should pass by the Recycle/Reuse Center prior to the cashier's booth (if physically possible) consistent with the new Integrated Waste Division standard.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	971	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	971	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286112	71	100	0	100	700	0	0	0	800	0	971

Healdsburg Landfill Gas Collection and Flare System

Funded By Others

Function Development Services

Requestor: Transportation & Public Works

Start Date 8/1/1998

End Date: 6/30/2017

Division or Section: Integrated Waste Division

Project Description:

Excessive and non-compliant levels of landfill gas ("LFG") have been detected and monitored at this site, and LFG mitigation measures have been recommended by a County consultant. This project consists of expanding the collection system in phases and replacing existing wells as needed.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	195	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	195	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286120	0	0	0	45	25	25	50	50	195	0	195

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2012

End Date: 6/30/2014

Division or Section: Integrated Waste Division

Project Description:

This project involves the design and construction of a partial final cover of Landfill 1. In March of 2011, a partial final closure plan was submitted and approved by CalRecycle to close the south face of Landfill No. 1. RWQCB concurrence with the accepted closure plan is still required. It is anticipated this concurrence will come in early 2012, allowing design plans to be prepared starting in 2012/2013 continuing with an RFP process in 2013/14 and project construction in Summer of 2014. California regulations require landfill owners to close such areas of the landfill as soon as practical.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,690	Maintenance	0
Furniture	0	Personnel	0
Design	70	Other	0
Other	0		
Proj Cost Total	2,760	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286120	0	0	0	20	2,739	0	0	0	2,759	0	2,759

Central Landfill Development

Partially Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/12/2012

End Date: 6/30/2017

Division or Section: Integrated Waste Division

Project Description:

Phased-in expansion of the Central Disposal Site beginning with construction of Phase III of Landfill 2. Landfill of waste will reach capacity in Landfill 1 (East Canyon) by July 2013. A permit has been secured from the LEA/CalRecycle and a permit from the Regional Water Quality Control Board is expected during FY11/12. Waste flow commitments are expected to be secured by early FY 12/13. To minimize outhaul expenses before the first cell of expansion is ready to receive waste, plans/specifications/estimate ("PS&E") and a final construction quality assurance ("C.Q.A.") plan will be required and should be prepared in early FY 12/13 to provide time for agency approval. Phase III construction should commence by spring 2013. Since Phase III has 4.8 years of capacity at a rate of 250,000 tons per year, waste filling in Phase IV would not begin for 4 to 5 years after filling begins in Phase III. For the interim years assume \$100,000 per year to provide for unexpected issues such as liner repair or correction of design deficiency. Preparation of PS&E and a CQA Plan for Phase IV should commence in FY 15/16. As the design for Phase IV required the toe embankment to come within 20 feet of the Fleet Maintenance building's entrance, the building will need to be modified.

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	15,262	Maintenance	0
Furniture	0	Personnel	0
Design	300	Other	0
Other	0		
Proj Cost Total	15,562	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286120	0	0	0	8,647	100	100	300	6,415	15,562	0	15,562

Healdsburg Transfer Station Improvements

Partially Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 4/20/2009

End Date: 6/30/2016

Division or Section: Integrated Waste Division

Project Description:

Repair the tipping floor. Install drop inlets to address very significant settlement of waste under asphalt areas causing portions of site to drain poorly. The gray water collection system is over 20 years old and may need to be replaced within a few years if connection to the City of Healdsburg sewer system cannot be made. In certain locations where refuse is processed by heavy equipment, the concrete floor shows excessive wear and reinforcing steel is exposed. Failure to repair within the next year may result in a disproportionate cost to repair. Drop inlets needed in areas where asphalt is failing and settlement has lead to ponding, which in turn exacerbates further settling.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,219	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	0		
Proj Cost Total	1,319	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286112	56	793	0	170	50	100	150	0	470	0	1,319

Warehouse

Partially Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/14/2014

End Date: 6/30/2016

Division or Section: Integrated Waste Division

Project Description:

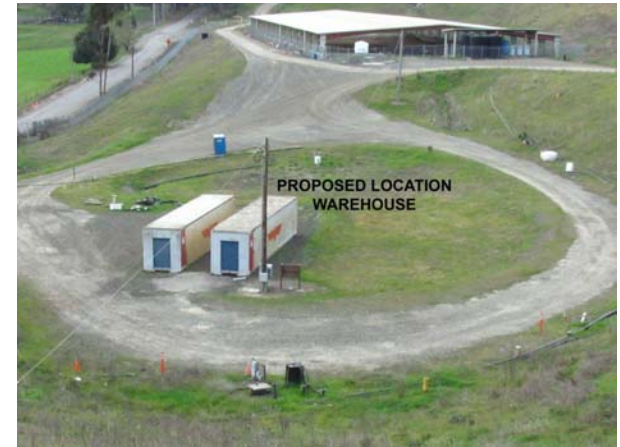
This project consists of design and construction of a replacement building to be used for storage of erosion control materials, landfill gas and leachate pipe fittings and valves, spare pumps, and tools. The building would be located off Hammel Road between Leachate Ponds #1 and #2. The two-story building would stock erosion control materials below and fittings, pumps, tools, etc. with a storage area for SAC crew's gear and tools above. The existing storage area (bone yard) has several smaller sheds which are undersized for current needs. In addition, this entire area is located atop buried refuse within the 1971 permitted landfill area, and land-filling is now anticipated to resume in this area in the future. Regulations enforced by the Regional Water Quality Control Board require erosion control materials to be maintained on site in preparation for winter and during the storm season to respond to erosion problems. Current storage capacity is inadequate, and some materials have become damaged from being stored outside.

Status:

Not Started

Net Impact on Operating Budget:

No Net Impact



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	400	Maintenance	0
Furniture	0	Personnel	0
Design	50	Other	0
Other	0		
Proj Cost Total	450	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other (User Fees)	286112	0	0	0	0	0	50	400	0	450	0	450

Roads Division

Roads Division Overview

Division C.P.P. Mission:

This Capital Project Plan is intended to address, within the limits of projected available funding and in accordance with the parameters and conditions attached to specific funding sources, the priority needs of the County's road system. Those needs primarily relate to improvements to avoid future maintenance problems, responding to traffic capacity problems and consequent reduction in level of service, responding to identified safety deficiencies, and enhancement of the road system. Typically, these various goals are not unique to a particular type of improvement and an individual project will accomplish more than one goal.

Overall, the County's population continues to grow and, as it grows, the strain on the existing road system increases. The projects shown in the 5-Year Plan are intended to reduce this strain within the limitations of available projected funding. Projects will restore or improve the existing road surface, widen or add shoulders, add turn lanes and traffic signals, or reconstruct entire segments of roads, address this increasing traffic strain on the system.

Division Objectives:

Identify projects to upgrade the existing roads and bridges to keep them in a serviceable condition, avoiding inordinate future yearly maintenance costs.

Identify projects which address a particular safety concern, typically related to actual or potential traffic accidents.

Identify projects which improve or restore capacity in response to traffic increases.

Identify projects which enhance or improve the road system such as the addition of bicycle lanes.

Eliminate the backlog of projects.

Develop new funding sources to fund the long list of needed projects.

Division Master Plan:

This Division is responsible for all of the roads and bridges found in the unincorporated areas of the County. This responsibility involves a wide variety of project types and funding sources that often are not interdependent. The Division has found that no one master plan can accommodate all of these variables. Because of this it has, therefore, been necessary to develop a number of master plans rather than a single master plan.

One type of master plan that the Division employs is the type associated with Traffic Mitigation Fees. These master plans are established at the time the mitigation fees are established and focus on capacity and operational improvements on arterial and major collector roads in response to traffic increases resulting from land development.

A second type of master plan that the Division employs is called the “Pavement Management System.” This system uses a database model to develop pavement maintenance strategies by periodically assessing the existing inventories of Pavement Condition Index (P.C.I.) of the county road system. This model in turn helps the department develop and prioritize the most cost-effective method and sequence for maintaining the pavement of each road. A third type of master plan is the State Bridge Assessment Program in which State personnel examine the County's bridges and rank them using fixed criteria as to their condition and eligibility to qualify for Federal Rehabilitation Funds.

Finally, not all projects lend themselves to master planning due to their unique restrictions or due to the one-time nature of the funding source.

Scheduling of Projects:

Division projects are scheduled according to master plans when the project has been identified by an existing master plan. However, with funding sources changing significantly from year to year and, given that funding sources often will only pay for a specific type of project (e.g., bridges), the Division often finds itself in the position of setting priorities at the time the funding sources appear. This year's plan is a perfect example of this situation.

Federal funding rules now impose timeline constraints for federally funded projects, a so-called “use it or lose it” requirement. The timing of the County's requests for federal funds will, therefore, need to be closely evaluated.

Some of the projects scheduled for construction or engineering beginning fiscal year 2012-13 contain undetermined funding in their financial program at this time. Projects planned with undetermined funding will be delayed until a definitive funding source is found.

The Division has prioritized its list of proposed construction projects for F.Y. 2012-13 based on available funding and the needs of the County's Priority Road System.

Changes from Prior Plans:

This five-year plan is approximately \$42.3 million less than the 2011-15 Plan in terms of total dollar expenditures. Overall the decrease in planned expenditures is due to careful consideration of actual funding expected to become available and the capacity of the diminished staff to complete projects within the expected timeline. Additionally as stated in the departmental summary, the replacement of the Monte Rio Bridge has been removed from the plan and an adjustment to more accurately represent the County contribution to the Hwy 101 at Airport Blvd Interchange has been made.

Cost and Financing:

Road and Bridge projects secure funds from a wide variety of funding sources. The amount available from each of these revenue sources varies, sometimes quite widely, from year to year.

The federal funds shown are subject to authorization through the state and regional transportation agencies with adoption of yearly regional and state transportation improvement plans. The availability of Traffic Mitigation Fee Funds is subject to development continuing at the rates seen in the prior 5-year period. In addition, these mitigation funds generally pay only a portion of the cost of a project with the balance having to come from other revenue sources. Traffic Mitigation Funds can be used for capacity improvements but not for maintenance of existing facilities.

Use of our share of federal guaranteed funding for the overlay and reconstruction program will be used in the future as a mechanism to help preserve the Priority Road System, as approved by the Board in October 2010.

2012 Pavement Preservation Program

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 5/24/2011

End Date: 6/30/2013

Division or Section: Roads Division

Project Description:

Repair and overlay of Calistoga Road, Fulton Road, Main Street in Penngrove, and Lakeville Hwy. Part of Federal authorization for surface treatments. Selected roads are part of Board approved Priority Road network.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	4,300	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	0		
Proj Cost Total	4,400	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal, State	035030	0	200	0	4,200	0	0	0	0	4,200	0	4,400

Adobe Road at East Washington Street Intersection Improvements

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 2/9/1998

End Date: 6/30/2013

Division or Section: Roads Division

Project Description:

Intersection Improvements to include channelization and signalization of intersection of Adobe Road and East Washington Street. Will improve traffic flow and safety of the intersection.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	3,400	Maintenance	0
Furniture	0	Personnel	0
Design	500	Other	0
Other	0		
Proj Cost Total	3,900	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal, State, Local	035030	550	100	0	3,250	0	0	0	0	3,250	0	3,900

Airport Boulevard at Fulton Road Intersection Improvements

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 9/12/2005

End Date: 6/30/2013

Division or Section: Roads Division

Project Description:

Intersection Improvements at Airport Boulevard and Fulton Road and Widening to Old Redwood Hwy. As part of larger group of projects to the Airport Area this will improve traffic flow and integrate with the new Highway 101 Interchange project.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,500	Maintenance	0
Furniture	700	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	3,200	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Local	035030	120	580	0	2,500	0	0	0	0	2,500	0	3,200

Airport Boulevard Railway Crossing Improvements

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 2/9/1998

End Date: 6/30/2014

Division or Section: Roads Division

Project Description:

Redesign and reconstruct railway crossing protection system to accommodate the five lanes of Airport Blvd.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,000	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	0		
Proj Cost Total	1,100	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Local	035030	0	50	0	50	1,000	0	0	0	1,050	0	1,100

Arnold Drive at Agua Caliente Intersection Improvements

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 2/18/1992

End Date: 6/30/2013

Division or Section: Roads Division

Project Description:

Replacement of existing stopped controlled intersection with installation of roundabout at Arnold Drive at Agua Caliente and the Hanna Boys Center. Will improve traffic flow at busy intersection.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,000	Maintenance	0
Furniture	0	Personnel	0
Design	500	Other	0
Other	0		
Proj Cost Total	2,500	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Local	035030	70	230	0	2,200	0	0	0	0	2,200	0	2,500

Bohan Dillon Road over South Fork Gualala River Bridge Replacement

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 3/4/2011

End Date: 6/30/2017

Division or Section: Roads Division

Project Description:

Bridge replacement to take from one lane to two lane structure on Bohan Dillon Road over South Fork of Gualala River.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,500	Maintenance	0
Furniture	0	Personnel	0
Design	500	Other	0
Other	0		
Proj Cost Total	3,000	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal	035022	0	250	0	250	0	0	0	2,500	2,750	0	3,000

Boyes Boulevard over Sonoma Creek Replacement

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 11/7/1996

End Date: 6/30/2015

Division or Section: Roads Division

Project Description:

Seismic replacement of bridge on Boyes Boulevard over Sonoma Creek. Existing bridge is deemed seismically deficient by State of California.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	5,250	Maintenance	0
Furniture	0	Personnel	0
Design	450	Other	0
Other	0		
Proj Cost Total	5,700	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal, State, Local	035022	250	50	0	300	100	5,000	0	0	5,400	0	5,700

Brickway Boulevard over Mark West Creek Bridge Replacement

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 8/28/2001

End Date: 6/30/2016

Division or Section: Roads Division

Project Description:

Bridge replacement on Laughlin Road at Mark West Creek with new location on Brickway Boulevard over Mark West Creek. New bridge will provide alternate travel route from River Road to the Airport Area and ease traffic congestion as area continues to develop.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	4,250	Maintenance	0
Furniture	0	Personnel	0
Design	750	Other	0
Other	0		
Proj Cost Total	5,000	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal, State	035022	180	170	0	200	200	250	4,000	0	4,650	0	5,000

Freestone Flat Road over Salmon Creek Bridge Replacement

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 3/4/2011

End Date: 6/30/2017

Division or Section: Roads Division

Project Description:

Bridge replacement to take from one lane to two lane structure on Freestone Flat Road over Salmon Creek.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	4,000	Maintenance	0
Furniture	0	Personnel	0
Design	500	Other	0
Other	0		
Proj Cost Total	4,500	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal	035022	0	275	0	225	0	0	0	4,000	4,225	0	4,500

Geysers Road over Big Sulphur Creek Bridge Replacement

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 1/29/2009

End Date: 6/30/2014

Division or Section: Roads Division

Project Description:

Bridge replacement on Geysers Road over Big Sulphur Creek. Existing bridge is seismically deficient and too narrow for two-lane traffic. It is also structurally inadequate to carry some of the heavy trucks that transport equipment to the Geysers power plants.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	5,000	Maintenance	0
Furniture	0	Personnel	0
Design	750	Other	0
Other	0		
Proj Cost Total	5,750	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal, State	035022	50	300	0	400	5,000	0	0	0	5,400	0	5,750

Geysers Road over Fraiser Creek Bridge Replacement

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 3/4/2011

End Date: 6/30/2017

Division or Section: Roads Division

Project Description:

Bridge replacement to take from one lane to two lane structure on Geysers Road over Fraiser Creek.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,800	Maintenance	0
Furniture	0	Personnel	0
Design	200	Other	0
Other	0		
Proj Cost Total	3,000	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal	035022	0	100	0	100	0	0	0	2,800	2,900	0	3,000

Hauser Bridge Road over South Fork Gualala River Bridge Replacement

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 3/4/2011

End Date: 6/30/2017

Division or Section: Roads Division

Project Description:

Bridge replacement to take from one lane to two lane structure on Hauser Bridge Road over South Fork of Gualala River.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	4,500	Maintenance	0
Furniture	0	Personnel	0
Design	500	Other	0
Other	0		
Proj Cost Total	5,000	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal	035022	0	175	0	325	0	0	0	4,500	4,825	0	5,000

Highway 101 at Airport Boulevard Interchange

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2009

End Date: 6/30/2014

Division or Section: Roads Division

Project Description:

Replacement of the existing interchange at Highway 101 and Airport Boulevard. Will provide much needed traffic congestion relief. Cooperative agreement with Caltrans and Sonoma County Transportation Authority.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	12,000	Maintenance	0
Furniture	0	Personnel	0
Design	1,000	Other	0
Other	0		
Proj Cost Total	13,000	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Local	035089	50	1,750	0	10,000	1,200	0	0	0	11,200	0	13,000

Highway 12 Sidewalks Phase II Stage II

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 11/17/2008

End Date: tbd

Division or Section: Roads Division

Project Description:

CDC Redevelopment funded project to install curb, gutter, sidewalks and lighting improvements to Highway 12 in Sonoma. Project currently on hold with elimination of Redevelopment Agencies by the State.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	1,250	Utilities	0
Construction	6,250	Maintenance	0
Furniture	0	Personnel	0
Design	2,500	Other	0
Other	0		
Proj Cost Total	10,000	O/M Total	0

Status:

Hold

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Local	035089	3,200	700	0	5,700	400	0	0	0	6,100	0	10,000

Hwy 116 and Mirabel Road Intersection Improvements

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 1/22/2004

End Date: 6/30/2014

Division or Section: Roads Division

Project Description:

Roundabout and Channelization at intersection of State Route 116 and Mirabel Road. This project will reconstruct and lower a section of State Route 116 between Mirabel Road and Hidden Lake Road to improve sight distance. Will improve traffic flow during peak commute hours.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	4,750	Maintenance	0
Furniture	0	Personnel	0
Design	1,750	Other	0
Other	0		
Proj Cost Total	6,500	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal, State, Local	035030	890	610	0	1,000	4,000	0	0	0	5,000	0	6,500

Jimtown Bridge Scour Repair

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 1/24/2012

End Date: 6/30/2013

Division or Section: Roads Division

Project Description:

Scour repair on Jimtown Bridge on Alexander Valley Road over the Russian River to enhance stability of the existing structure.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	700	Maintenance	0
Furniture	0	Personnel	0
Design	50	Other	0
Other	0		
Proj Cost Total	750	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Local	035022	0	50	0	700	0	0	0	0	700	0	750

King Ridge Road over Austin Creek Bridge Retrofit

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 1/23/2007

End Date: 6/30/2015

Division or Section: Roads Division

Project Description:

Retrofit of bridge on King Ridge Road over Austin Creek (Ohmmann's Bridge)



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,500	Maintenance	0
Furniture	0	Personnel	0
Design	500	Other	0
Other	0		
Proj Cost Total	2,000	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal	035022	80	120	0	200	100	1,500	0	0	1,800	0	2,000

Mirabel Road Shoulder Widening Phase I

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 1/22/2004

End Date: 6/30/2014

Division or Section: Roads Division

Project Description:

Shoulder improvements on Mirabel Road to improve pedestrian and bicyclist access and safety.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,750	Maintenance	0
Furniture	450	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	2,200	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Local	035030	55	295	0	100	1,750	0	0	0	1,850	0	2,200

O'Donnell Lane over Calabazas Creek Bridge Rehabilitation

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 3/4/2011

End Date: 6/30/2016

Division or Section: Roads Division

Project Description:

Bridge rehabilitation O'Donnell Lane over Calabazas Creek to strengthen existing one lane bridge structure.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	400	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	0		
Proj Cost Total	500	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal	035022	0	25	0	75	0	0	400	0	475	0	500

Porter Creek Bridge Replacement

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 11/28/2000

End Date: 6/30/2014

Division or Section: Roads Division

Project Description:

Seismic replacement of bridge on Porter Creek Road over Porter Creek. Current bridge is structurally deficient due to fatigue cracking in center-span steel beams and has been temporarily shored to allowed legal loads.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	5,000	Maintenance	0
Furniture	0	Personnel	0
Design	1,000	Other	0
Other	0		
Proj Cost Total	6,000	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal, State, Local	035022	325	675	0	2,500	2,500	0	0	0	5,000	0	6,000

River Road over Gill Creek Bridge Replacement

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 3/4/2011

End Date: 6/30/2017

Division or Section: Roads Division

Project Description:

Bridge replacement to take from one lane to two lane structure on River Road over Gill Creek.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	4,500	Maintenance	0
Furniture	0	Personnel	0
Design	500	Other	0
Other	0		
Proj Cost Total	5,000	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal	035022	0	380	0	120	0	0	0	4,500	4,620	0	5,000

Watmaugh Road over Sonoma Creek Bridge Replacement

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2008

End Date: tbd

Division or Section: Roads Division

Project Description:

Seismic Bridge Replacement of bridge on Watmaugh Road over Sonoma Creek. Existing bridge is deemed seismically deficient by State of California.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	4,500	Maintenance	0
Furniture	0	Personnel	0
Design	1,000	Other	0
Other	0		
Proj Cost Total	5,500	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal, State	035022	125	375	0	200	200	200	200	200	1,000	4,000	5,500

Highways 116 and 121 at Bonneau Road Intersection Improvements

Partially Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 2/24/2011

End Date: 6/30/2013

Division or Section: Roads Division

Project Description:

Widen, channelize and either signalize or install roundabout at intersection of Highways 116 and 121 and Bonneau Road. Caltrans cooperative agreement.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	150	Other	0
Other	0		
Proj Cost Total	150	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Local	035089	0	75	0	75	0	0	0	0	75	0	150

Laughlin Road Reconstruction

Partially Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 11/15/2005

End Date: 6/30/2017

Division or Section: Roads Division

Project Description:

Reconstruction of Laughlin Road from River Road to Brickway Boulevard. Existing roadway is functionally and structurally obsolete for new Airport Area arterial link.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,250	Maintenance	0
Furniture	600	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	2,850	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Local	035030	20	30	0	200	0	0	600	2,000	2,800	0	2,850

Stony Pont at Roblar Road Intersection Improvements

Partially Funded

Function Development Services

Requestor: Transportation & Public Works

Start Date 3/1/2003

End Date: 6/30/2014

Division or Section: Roads Division

Project Description:

Signalization and channelization of intersection of Stony Point Road at Roblar Road. This will improve traffic flow and increase the safety of the intersection.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,250	Maintenance	0
Furniture	0	Personnel	0
Design	250	Other	0
Other	0		
Proj Cost Total	1,500	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Local	035030	25	25	0	50	1,400	0	0	0	1,450	0	1,500

Eighth Street East at Highway 121 Intersection Improvements

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 10/31/1999

End Date: 6/30/2017

Division or Section: Roads Division

Project Description:

Signalization and channelization of intersection of Eighth Street East and Highway 121 to alleviate congestion and increase safety.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition		Utilities	0
Construction	4,300	Maintenance	0
Furniture	0	Personnel	0
Design	375	Other	0
Other	0		
Proj Cost Total	4,675	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Local	035030	110	25	0	10	0	0	0	230	4,300	0	4,675

Highways 12 and 121 at Millerick Road Intersection Improvements

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 1/6/2005

End Date: 6/30/2014

Division or Section: Roads Division

Project Description:

Signalization and Channelization of Highways 12 and 121 and Millerick Road to improve safety and traffic flow. Caltrans Cooperative project.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	400	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	400	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Local	035089	0	0	0	100	300	0	0	0	400	0	400

Mark West Springs Road at Michelle Way Intersection Improvements

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 7/1/2003

End Date: tbd

Division or Section: Roads Division

Project Description:

Widening of roadway to include center turn lane and expansion of shoulders to six feet wide for increased capacity and safer access for bicyclists and pedestrians.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,000	Maintenance	0
Furniture	0	Personnel	0
Design	380	Other	0
Other	0		
Proj Cost Total	1,380	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Local	035030	30	0	0	0	50	50	150	0	250	1,100	1,380

Monte Rio Bridge Seismic Retrofit Study

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 10/1/2011

End Date: tbd

Division or Section: Roads Division

Project Description:

Preliminary engineering study to determine costs/benefits associated with repair or replacement of bridge on Bohemian Hwy over Russian River. Existing bridge is deemed seismically deficient by State of California.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,100	Maintenance	0
Furniture	0	Personnel	0
Design	200	Other	0
Other	0		
Proj Cost Total	2,300	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal, State	035022	0	0	0	200	0	0	0	0	200	0	200

Wohler Road over Mark West Creek Bridge Replacement

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 11/1/1996

End Date: 6/30/2014

Division or Section: Roads Division

Project Description:

Seismic replacement of bridge on Wohler Road over Mark West Creek. Existing bridge is deemed seismically deficient by State of California.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	4,650	Maintenance	0
Furniture	0	Personnel	0
Design	670	Other	0
Other	0		
Proj Cost Total	5,320	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal, State	035022	145	25	0	500	4,650	0	0	0	5,150	0	5,320

Wohler Road over Russian River Bridge Retrofit

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 11/1/1996

End Date: 6/30/2015

Division or Section: Roads Division

Project Description:

Seismic retrofit of historic bridge on Wohler Road over the Russian River. Existing bridge is deemed seismically deficient by State of California.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	4,500	Maintenance	0
Furniture	0	Personnel	0
Design	500	Other	0
Other	0		
Proj Cost Total	5,000	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal, State	035022	100	250	0	350	300	4,000	0	0	4,650	0	5,000

Transit Division

Transit Division Overview

Division C.P.P. Mission:

Provide necessary facilities required for maintenance, repair, management, and operation of County-supported public transportation services.

Division Objectives:

To be responsive to the transit travel demands of Sonoma County residents; to provide efficient and cost-effective public transportation services between Sonoma County's incorporated cities and unincorporated communities; and be responsive to local governments who fund Sonoma County Transit services through annual TDA, STA and Measure M contributions.

Division Master Plan:

Park and Ride/Intermodal Facility development continue to be a priority with the Transit Division. Projects are designed to

accommodate transit and park and ride users in the present and commuter rail passengers in the future. Projected demand and available funding determine the scope and design of each project.

Scheduling of Projects:

2012/2013: Cotati Intermodal Facility, Healdsburg Intermodal Facility, and Sonoma County Transit Parking Lot Rehab project.

Changes from Prior Plans:

The current five-year plan is similar to prior plans.

Cost and Financing:

Cotati Intermodal Facility: \$2,100,700

Healdsburg Intermodal Facility: \$2,100,000

Sonoma County Transit Parking Lot Rehab: \$300,000

Cotati Intermodal

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Dat 6/1/2012

End Date: 6/30/2013

Division or Section: Transit Division

Project Description:

The Cotati Intermodal Facility, located on East Cotati Avenue, will provide an approximate 85- space park and ride lot, bus boarding areas for fixed-route transit services, and will serve as Cotati's "SMART" station when commuter rail service is introduced in the future. The project is funded by the Federal Transit Administration, Bay Area Air Quality Management District, and Transportation Development Act funds.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	588	Utilities	0
Construction	2,100	Maintenance	0
Furniture	0	Personnel	0
Design	420	Other	0
Other	0		
Proj Cost Total	3,108	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal BAAQMD TDA/STA	292524	387	621	0	2,100	0	0	0	0	2,100	0	3,108

Healdsburg Intermodal

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Dat 6/1/2012

End Date: 6/30/2013

Division or Section: Transit Division

Project Description:

The Healdsburg Intermodal Facility, located at the historic Healdsburg Depot site on Harmon Street, will provide an approximate 47-space park and ride lot, a bicycle/pedestrian path and will serve as Healdsburg's SMART station when commuter rail service is introduced in the future. The project is funded by the Federal Transit Administration and Transportation Development Act Funds, as well as matching local funds from the City of Healdsburg.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,100	Maintenance	0
Furniture	0	Personnel	0
Design	345	Other	0
Other	0		
Proj Cost Total	2,445	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal BAAQMD TDA/STA	292524	315	30	0	2,100	0	0	0	0	2,100	0	2,445

Transit Parking Lot Rehab

Funded

Function Development Services

Requestor: Transportation & Public Works

Start Dat 4/1/2012

End Date: 6/30/2013

Division or Section: Transit Division

Project Description:

Rehabilitate Sonoma County Transit's existing asphalt bus yard and employee parking lot which were originally constructed in 1983. The project is funded by the Federal Transit Administration and Transportation Development Act funds.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	575	Maintenance	0
Furniture	0	Personnel	0
Design	25	Other	0
Other	0		
Proj Cost Total	600	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No Net Impact

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal TDA/STA	292516	12	288	0	300	0	0	0	0	300	0	600

CSA41 - Small Water Districts (Fitch Mountain, Salmon Creek, Freestone, and Jenner)

CSA 41- Water Districts Division Overview

Division C.P.P. Mission:

Provide required maintenance, upgrade, repair, management, and operation of four public water systems (Fitch Mountain, Salmon Creek, Freestone, and Jenner).

Division Objectives:

Complete improvements needed in order to provide safe, efficient, and cost effective water service to the communities of Freestone, Jenner, Salmon Creek, and Fitch Mountain.

Division Master Plan:

To complete necessary water treatment upgrades to bring all of the water systems in compliance with state regulation for safe drinking water.

Scheduling of Projects:

2012-13 – Construction of various system improvements for the Salmon Creek Water District including expansion of the spring collection system, installation of a new ultra filtration unit, distribution system improvements, and installation of a new raw water storage tank. Other components of the project include land acquisition, design, engineering and geotechnical studies and required inspections. Although construction of this project was originally planned for FY 11-12, it has taken longer to obtain the necessary permits for the project which are required prior to submitting an application to the U.S.D.A. for funding.

Changes from Prior Plans:

The Freestone Water District made a decision to replace the existing finished water tank lid with a wood lid that did not qualify for the U.S.D.A. Rural Development funding program. In addition, regular replacement of this tank lid is considered maintenance under current accounting regulations and therefore has been removed from the C.P.P.

Cost and Financing:

The four water districts are operated as enterprise funds. All funding for capital projects will come from the water districts' unrestricted retained earnings (fund balance) and/or from federal grants and/or loans. The U.S.D.A. Rural Development grant/loan application package for the Salmon Creek Water District has been submitted for consideration.

Salmon Creek Water District Water System Improvements

Unfunded

Function Development Services

Requestor: Transportation & Public Works

Start Date 2/20/2009

End Date: 6/30/2013

Division or Section: Salmon Creek Water District

Project Description:

Construction of various system improvements for the Salmon Creek Water District including expansion of the spring collection system, installation of a new ultrafiltration unit, distribution system improvements, and installation of a new raw water storage tank.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	30	Utilities	0
Construction	665	Maintenance	0
Furniture	0	Personnel	0
Design	65	Other	0
Other	0		
Proj Cost Total	760	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

\$1600/month increase in O & M

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Federal	634816	0	0	0	760	0	0	0	0	760	0	760

Overview

Our Mission:

The Sonoma County Water Agency (Agency) was created in 1949 by an act of the California State Legislature and is a special district. The law that created the Agency gives it the authority to produce and furnish surface water and groundwater for beneficial uses; to control floodwaters; to generate electricity; and to provide recreational facilities in connection with the Agency's facilities. Legislation enacted in 1994 added the treatment and disposal of wastewater to the Agency's responsibilities. Increasing environmental regulations, including the listing of three Russian River salmonid species under the Federal Endangered Species Act, have influenced the Agency's water supply, flood control and wastewater management activities. Consequently, the Agency actively participates in and funds projects involving natural resource (e.g., fisheries, wetlands, etc.) protection, recovery and enhancement. In addition, the Agency will be implementing the Russian River Watershed Biological Opinion which issued by the National Oceanic and Atmospheric Administration ("N.O.A.A.") National Marine Fisheries Service in September 2008.

Based on the increasingly complex nature of the Agency's activities, it was determined that efforts were needed to better define and focus the Agency's mission and objectives in order to make the best use of its limited resources. In 2003, the

Agency developed its first formal mission statement, which is as follows:

Mission Statement:

The mission of Sonoma County Water Agency is to effectively manage the resources in our care for the benefit of people and the environment in our service area.

In the future, the Agency believes it will need to manage watersheds using an integrated water management approach. In addition to developing a mission statement, Agency staff believed it was also necessary to define a set of guiding principles that the Agency expects its employees to follow in carrying out its mission. While the Agency's mission has and will likely change over time, the Agency's values should be relatively stable and enduring. These values support and guide the decision-making of every employee, helping the organization to accomplish its mission and meet its strategic goals in an appropriate manner. These values are as follows:

Solutions and Innovation:

We will focus on finding solutions to the water management challenges we face, whether it is in the day-to-day operation of our systems or the development of long-term programs to meet future needs. We will encourage innovation, creativity and ingenuity, recognizing that the best solutions often have not been tried before.

People and Teamwork:

We believe our employees are our most valuable asset. We respect the diversity of our staff and promote teamwork and mutual respect among all sections of the Agency. We also believe that a creative and empowered workplace can inspire staff to use their talents and commitment to fulfill the Agency's mission.

Community Service:

The Agency strives to provide high-quality service to those who rely on our water supply, flood control and sanitation services. We also recognize that we are part of a larger community and believe that we should support the ideas of environmental stewardship and sustainability to improve the quality of life for both present and future generations.

Integrity and Continuous Improvement:

Drawing upon the experience of our staff and the needs of our employees, our customers and our community, we will strive to make decisions in a sound and reasonable manner. We believe that our communication with others should be honest

and sincere. We will also strive to continuously improve the services we provide and the quality of our workplace.

This mission statement and the Agency's values have been incorporated into the Agency's Strategic Plan. This plan guides the Agency as it addresses the challenges it faces in meeting its goals and objectives. Each set of projects in this Capital Projects Plan has been linked to a specific objective in the Agency's Strategic Plan.

Agency Objectives:

Water Transmission System:

The Agency is the primary provider of potable water to eight water contractors. The water contractors include the cities of Santa Rosa, Petaluma, Sonoma, Rohnert Park, and Cotati, the Town of Windsor, and the Valley of the Moon, and North Marin Water Districts. The Agency is responsible for the planning, environmental review, design, and construction of capital improvement projects to expand the water transmission system that serves the water contractors as required under the terms and conditions specified in the Restructured Agreement for Water Supply (Agreement). The water contractors' Water Advisory Committee (WAC) and/or Technical Advisory Committee (TAC) meets regularly (WAC quarterly and TAC monthly) with the Agency to discuss the scheduling and financing of water transmission system projects and other water supply and transmission system issues. Capital improvements made to the water transmission system are funded from the Storage Facilities Fund, the Pipeline Facilities Funds, and the Common Facilities Fund to meet the needs of the water contractors for the facilities

identified under the Agreement. Capital projects have been scheduled to accommodate funding limitations, to provide the least disruption to existing facilities and water contractors, and to allow an orderly and timely start-up to meet the conditions of the Agreement or any new laws or regulations governing drinking water suppliers.

Sanitation Zones:

The Agency owns and operates four sanitation zones, which include Airport-Larkfield-Wikiup, Geyserville, Penngrove, and Sea Ranch. The sanitation zones operate as zones of benefit, similar to the Agency's flood control zones.

Sanitation projects are scheduled according to the specific needs for each zone. Funding of projects may be accomplished by Federal and/or State grants, state revolving fund loans, certificates of participation, notes, revenue bonds, or on a pay-as-you-go basis.

This 5-year plan includes funding for projects to replace, upgrade, or expand the collection, treatment, and

disposal/reclamation facilities for most of the sanitation zones. The projects in this section of the plan meet the objectives in Section 3.0 (Wastewater and Recycled Water Services) in the Agency's Strategic Plan.

Sanitation Districts:

The Agency is also responsible for the overall management (including operation) of four County Sanitation Districts. The four districts include Occidental, Russian River, Sonoma Valley, and South Park. Each County Sanitation District exists as a separate legal entity.

This 5-year plan includes funding for projects to replace, upgrade, or expand the collection, treatment, and disposal/reclamation facilities for the County Sanitation Districts. The projects in this section of the plan meet the objectives in Section 3.0 (Wastewater and Recycled Water Services) in the Agency's Strategic Plan.

Agency Master Plan

The Water Agency's Capital Projects Plan identifies projects to be constructed over the next five years totaling approximately \$182 million, all of which are designed to meet the Agency's mission and mandate. The Water Agency was created in 1949 by an act of the California State Legislature and is a special district. The law that created the Agency gives it the authority to produce and furnish surface water and groundwater for beneficial uses; to control floodwaters; to generate electricity; and to provide recreational facilities in connection with the Agency's facilities. Legislation enacted in 1994 added the treatment and disposal of wastewater to the Agency's responsibilities.

Water Transmission:

This 5-year plan includes funding for 28 projects related to storage, pipeline, and common facilities for the water transmission system. The total projected cost for these projects is approximately \$98 million. This list of projects also includes construction projects required by the Biological Opinion. The Agency is identifying potential water supply sources and facilities to meet expected future water demands. The projects identified in this section of the plan meet the objectives in Section 1.0 (Water Supply Services) of the Agency's Strategic Plan.

Water Supply:

Russian River Projects Fund, Recycled Water Fund, and Warm Springs Dam Fund

These three funds are used: (1) to pay the costs for water supply and erosion control activities along the Russian River arising from assurances given by the Agency for the construction of the Coyote Valley Dam Project and Warm Springs Dam Project; (2) to pay the costs incurred by the Agency in securing and defending the Agency's appropriate water rights necessary for the realization of the full benefit of those projects; (3) to pay the costs incurred by the Agency in operating the Coyote Valley Dam and Warm Springs Dam Projects; (4) to pay the costs for water supply issues arising from activities of the Potter Valley Project; and (5) for fishery enhancement programs to ensure compliance with environmental regulations.

In this 5-year plan, the Russian River Projects Fund provides for continued studies of various proceedings for the Potter Valley Project. The Warm Springs Dam Fund will fund three projects as part of the implementation of the Biological Opinion. The projects identified in this section of the plan meet the objectives of Section 1.0 (Water Supply Services) and of Section 2.0 (Flood Protection Services) of the Agency's Strategic Plan.

General District Funds:

These funds include the General Fund and the Spring Lake Park Fund.

General Fund projects include the development of a water education program and public park on the newly acquired Rockpile Road property.

The Spring Lake Park Fund provides for occasional construction projects in Spring Lake Park. Spring Lake Park is a public park owned by the Agency and operated under contract by the Sonoma County Regional Parks Department.

In this 5-year capital plan, there are no identified capital projects for Spring Lake Park.

Internal Service Fund:

The Internal Service Fund provides for: (1) building improvements to the Administration building, Service Center, and Operations and Maintenance building at the Agency's West College Avenue site; (2) building improvements to the Administration building at the Agency's 404 Aviation Boulevard site; (3) building improvements to the maintenance facilities located at the Airport Treatment Plant; (4) the building improvements to the Agency's 204 Concourse Blvd. site; and (5) funding of new building sites and other land purchases.

The new operations and maintenance building located at 204 Concourse Blvd. was purchased in 2008, and was remodeled to house the operations and maintenance staff. The current 5-year plan includes funding for a new building and renovating an existing building at the Airport-Larkfield-Wikiup Waste Water Treatment Plant for the relocation of the fleet and

maintenance centers. Upon completion of this project, the Agency operations and maintenance staff will vacate the 2150 West College facility.

In this 5-year plan, there are three capital projects identified for the Internal Service Fund. The projects identified in this section of the plan meet the Objectives in Section 8.0 (Business Practices and Sustainability) of the Agency's Strategic Plan.

Special Revenue Funds – Flood Control Zones:

The Special Revenue Funds described below are used to construct and improve flood control facilities and to provide program support services for the flood control zones in Sonoma County. Common types of features constructed to help alleviate flooding are channelization works, bypass conduit systems, and diversion systems. In addition, natural systems are maintained to provide flood control capacity.

Sonoma County is divided into nine major watershed areas. Flood control zones were created encompassing eight of these watersheds. Zone 1A (Laguna-Mark West), Zone 2A (Petaluma River), and Zone 3A (Valley of the Moon/Upper Sonoma Creek) have the most active flood control programs. Zone 4A (Upper Russian River) and Zone 6A (Dry Creek) are completely inactive. Zone 5A (Lower Russian River) and Zone 8A (South Coastal) are less active than Zones 1A, 2A, and 3A, with only ongoing maintenance of existing facilities being performed. Zone 7A (North Coastal) has minimal fund reserves earning interest. The ninth watershed area, covering the lower portions of Sonoma Creek and the Petaluma River, was never established as a zone.

Flood control zones were created to reduce the frequency of flooding within the zone through construction of facilities to safely handle projected storm flows. An appointed advisory committee for each active zone meets regularly to make recommendations to the Agency's Board of Directors regarding priorities for construction of drainage facilities within each zone. Each proposed project is evaluated using criteria covering historical flooding problems, areas benefited, alternative funding available, special safety and health factors, coordination with other public projects, and environmental concerns.

Flood Control Zone 1A is the watershed area that drains into and includes the Laguna de Santa Rosa and Mark West Creek.

Flood Control Zone 2A is the watershed area in Sonoma County that drains into and includes the Petaluma River, with the exception of the most southerly portion of the area, which consists primarily of reclaimed tidelands.

Flood Control Zone 3A is the watershed area in Sonoma County that drains into and includes Sonoma Creek, generally north of Highway 121.

The primary funding source for all three Zones is an ad valorem property tax. In the past, capital projects in Zone 1A and 2A were also funded by a voter-approved ten-year benefit assessment program for flood control, which ended June 30, 2007. Some additional funds are sometimes available from cities, the County, and community development sources to construct flood control projects.

In this 5-year plan, there are three projects identified for funding in Zone 1A, nine projects identified for funding in Zone 2A, four projects identified for funding in Zone 3A, and

one project identified for funding in Zone 5A. The Agency will not take the lead on all of these projects, but will provide administration services and funding for these projects through the flood control zones. Funding provided by partner entities are not included in the project costs presented in this plan. The projects identified in this section of the plan meet the Objectives of Section 2.0 (Flood Protection Services) of the Agency's Strategic Plan.

Division/Section	FUNDING SOURCES	FY 2012-13	FY 2013-14	SFY 2014-15	FY 2015-16	FY 2016-17	5-YEAR TOTAL FUNDING	Total Project
Administration & General Fund	Other	150,000	0	0	0	0	150,000	250,000
	SCWA General Fund	43,000	25,000	0	0	0	68,000	251,000
	State, Other	0	0	0	0	0	0	30,000
Airport-Larkfield-Wikiup Sanitation Zone	ALWSZ	225,000	800,000	0	430,000	0	1,455,000	1,602,000
Geyserville Sanitation Zone	GSZ	60,000	30,000	30,000	30,000	30,000	180,000	180,000
Internal Services Fund	Facilities Fund	3,051,000	0	0	0	0	3,051,000	3,992,000
Occidental County Sanitation Dist.	OCSD, EPA STAG Grant	500,000	942,000	2,800,000	800,000	0	5,042,000	5,601,000
	OCSD	40,000	40,000	0	0	0	80,000	278,000
Penngrove Sanitation Zone	PSZ	60,000	0	0	0	0	60,000	60,000
Russian River County Sanitation District	RRCSD, Other	50,000	50,000	50,000	300,000	7,450,000	7,900,000	7,910,000
	RRCSD	525,000	2,825,000	500,000	0	500,000	4,350,000	4,500,000
	RRCSD, SRF	127,000	0	0	0	0	127,000	4,102,000
Sea Ranch Sanitation Zone	SRSZ	10,000	20,000	30,000	30,000	55,000	145,000	145,000
Sonoma Valley County Sanitation Dist.	SVCSD, Bureau of Reclamation ARRA grant	75,000	0	0	0	0	75,000	683,000
	SVCSD	6,209,900	5,240,900	5,144,200	288,000	4,440,000	21,323,000	22,930,200
	SVCSD, Bureau of Reclamation (Title 16) Grant	7,035,000	225,000	0	0	0	7,260,000	7,260,000
	SVCSD, SRF	3,036,000	0	0	0	0	3,036,000	3,642,000
South Park County Sanitation Dist.	SPCSD	928,000	750,000	0	0	20,000	1,698,000	10,071,187
Water Supply - Warm Springs Dam	Other	5,706,000	7,050,000	7,050,000	50,000	50,000	19,906,000	166,534,000
Water Transmission System - Common Facilities Fund	Water Transmission	2,220,000	2,825,000	8,800,000	2,750,000	300,000	16,895,000	18,151,000
	Water Transmission, CDFG	6,308,500	209,743	0	0	0	6,518,243	7,154,243
	Water Transmission, FEMA PDM	1,091,557	9,051,752	698,381	3,950,000	300,000	15,091,690	15,671,769
Water Transmission System - O&M Fund	Water Transmission	200,000	3,600,000	3,100,000	100,000	0	7,000,000	7,000,000
Water Transmission System - Pipeline Fund	Water Transmission	1,365,000	4,050,000	1,000,000	200,000	2,000,000	8,615,000	111,067,000
	Water Transmission, FEMA HMGP	1,094,000	0	0	0	0	1,094,000	3,240,000
Water Transmission System - Storage Fund	Water Transmission	740,000	0	0	1,500,000	0	2,240,000	35,987,000
Zone 1A Flood Control	Zone 1A	460,000	70,000	0	0	0	530,000	1,567,000
Zone 2A Flood Control	Zone 2A	500,000	500,000	2,500,000	250,000	0	3,750,000	4,839,000
Zone 3A Flood Control	Zone 3A	400,000	2,000,000	200,000	0	0	2,600,000	4,018,000
Zone 5A Flood Control	Zone 5A	250,000	1,000,000	250,000	0	0	1,500,000	1,500,000
Totals		42,459,957	41,304,395	32,152,581	10,678,000	15,145,000	141,739,933	450,216,399

Flood Control Zones

Changes from Prior Plans:

Zone 1A (Laguna-Mark-West Creek)

One new project, the Santa Rosa Fish Ladder Repair, was added to the capital plan for Zone 1A for F.Y. 2012-13 through F.Y. 2016-17.

Zone 2A (Petaluma)

No new projects were added to the list of capital projects for Zone 2A in the F.Y. 2012-13 through F.Y. 2016-17 capital plan. Eight projects with funding that will carry over from prior fiscal years were added, including the Denman Reach Flood Terrace, Corona Road Denman Reach Floodwall, Adobe Creek Sedimentation Basin Feasibility Study, Capri Creek Flood Capacity and Habitat Restoration Pre-Design, Petaluma River Corona Reach Overflow Channel Feasibility Study, Kelly Creek at Sunnyslope Avenue Pre-design, Lynch Creek Check Structure Reconstruction, and Washington Creek Repair and Enhancement.

Zone 3A (Valley of the Moon)

No new projects were added to the list of capital projects for Zone 3A in the F.Y. 2012-13 through F.Y. 2016-17 capital plan.

Zone 5A (Lower Russian River)

One new project, Fife Creek Flood Reduction, was added to the list of capital projects for Zone 5A in the F.Y. 2012-13 through F.Y. 2016-17 capital plan.

Brush Creek 42A

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2000

End Date: 6/29/2009

Division or Section: Zone 1A Flood Control

Project Description:

Implement flood control measures to reduce flooding along Brush Creek Tributary 42A, upstream of Middle Rincon Road.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	95	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	322	Other	0
Other	0		
Proj Cost Total	417	O/M Total	0

Status:

Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 1A	673202	322	15	80	0	0	0	0	0	0	0	417

Copeland Creek Detention-Recharge & Habitat Restoration

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2007

End Date: 6/29/2010

Division or Section: Zone 1A Flood Control

Project Description:

An integrated multi-benefit flood control & groundwater recharge project, including construction of detention-recharge basins adjacent Copeland Creek, upstream of Petaluma Hill Road, and habitat restoration downstream to Hwy 101.



Status:

Feasibility

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	720	Other	0
Other	0		
Proj Cost Total	720	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 1A	673202	0	20	400	230	70	0	0	0	300	0	720

Santa Rosa Creek Fish Ladder Repair

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2006

End Date: 6/29/2009

Division or Section: Zone 1A Flood Control

Project Description:

Repair and upgrade inlet structure to the Santa Rosa Creek fish ladder.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	300	Maintenance	0
Furniture	0	Personnel	0
Design	130	Other	0
Other	0		
Proj Cost Total	430	O/M Total	0

Status:

Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 1A	673202	0	65	135	230	0	0	0	0	230	0	430

Adobe Creek Sediment Basin Feasibility Study

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Zone 2A Flood Control

Project Description:

Funding agreement with City of Petaluma to evaluate the cost/benefit feasibility to design and construct a sediment basin just beyond the east edge of the City where Adobe Creek crosses under Casa Grande Road.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	87	Other	0
Other	0		
Proj Cost Total	87	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 2A	673301	0	0	87	0	0	0	0	0	0	0	87

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Zone 2A Flood Control

Project Description:

Funding Agreement with City of Petaluma to conduct pre-design activities for a multi-benefit flood reduction and habitat enhancement project in the Capri Creek sub-basin of the Petaluma watershed.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	66	Other	0
Other	0		
Proj Cost Total	66	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 2A	673301	0	0	66	0	0	0	0	0	0	0	66

Corona Road Denman Reach (floodwall)

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Zone 2A Flood Control

Project Description:

Funding Agreement with City of Petaluma to construct new, or modify existing, floodwall along Denman Reach of Petaluma River to reduce flooding.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	15	Utilities	0
Construction	69	Maintenance	0
Furniture	0	Personnel	0
Design	73	Other	0
Other	0		
Proj Cost Total	156	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 2A	673301	5	0	151	0	0	0	0	0	0	0	156

Denman Reach Flood Terrace

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Zone 2A Flood Control

Project Description:

Funding Agreement with City of Petaluma to implement a floodplain modification project to reduce flooding along the Petaluma River.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	15	Utilities	0
Construction	288	Maintenance	0
Furniture	0	Personnel	0
Design	91	Other	0
Other	0		
Proj Cost Total	393	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 2A	673301	8	0	385	0	0	0	0	0	0	0	393

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Zone 2A Flood Control

Project Description:

Funding Agreement with City of Petaluma to reduce localized flooding adversely affecting residential properties and structures adjacent to Kelly Creek downstream of Sunnyslope Avenue by reconnecting the natural, open stream portion of Kelly Creek flows and diverting the piped, collection system to an appropriate cleaning facility; Improve water quality in the open channel of Kelly Creek by reconnecting the upstream flows from the open channel of Kelly Creek and diverting the contained culvert to the existing culverted system.



Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	62	Other	0
Other	0		
Proj Cost Total	62	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 2A	673301	0	0	62	0	0	0	0	0	0	0	62

Lynch Creek Check Structure Reconstruction

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Zone 2A Flood Control

Project Description:

Funding Agreement with City of Petaluma to re-construct a failing check structure in Lynch Creek to prevent headcut, sediment movement and deposition as well as protecting upstream structures.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	13	Maintenance	0
Furniture	0	Personnel	0
Design	10	Other	0
Other	0		
Proj Cost Total	23	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 2A	673301	0	0	23	0	0	0	0	0	0	0	23

Petaluma River (Corona Reach) Overflow Chl FS

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Zone 2A Flood Control

Project Description:

Funding Agreement with City of Petaluma to conduct cost/benefit feasibility analysis and model run; and if appropriate design, and construction of a linear detention channel along the west side of Highway 101 from Corona Road overpass south along the old railroad right-of-way; and modification of Capri Creek confluence with Petaluma River to reduce flow obstruction.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	122	Other	0
Other	0		
Proj Cost Total	122	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 2A	673301	0	0	122	0	0	0	0	0	0	0	122

Washington Creek Repair & Enhancement

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Zone 2A Flood Control

Project Description:

Funding Agreement with City of Petaluma to implement structural repairs and cross-sectional modifications to the Washington Creek corridor to conserve, and where possible, increase flow capacity.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	129	Maintenance	0
Furniture	0	Personnel	0
Design	51	Other	0
Other	0		
Proj Cost Total	180	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 2A	673301	0	0	180	0	0	0	0	0	0	0	180

Upper Petaluma River Flood Project

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2003

End Date: 6/29/2012

Division or Section: Zone 2A Flood Control

Project Description:

An integrated, multi-benefit project to provide flood hazard reduction and groundwater recharge within the Petaluma River Watershed. Additional objectives may include water quality, water supply, ecosystem enhancement, system sustainability, agricultural, open space, and other community benefits, such as recreational, public access, or educational benefits.



Status:

Feasibility

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,750	Maintenance	0
Furniture	0	Personnel	0
Design	500	Other	0
Other	500		
Proj Cost Total	3,750	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 2A	673301	0	0	0	500	500	2,500	250	0	3,750	0	3,750

Function Development Services

Requestor: Water Agency

Start Date 12/31/2007

End Date: 6/29/2009

Division or Section: Zone 3A Flood Control

Project Description:

Funding agreement with the City of Sonoma/Community Center for demonstration of rain water harvesting system.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	15	Maintenance	0
Furniture	0	Personnel	0
Design	8	Other	0
Other	0		
Proj Cost Total	23	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 3A	673400	0	5	18	0	0	0	0	0	0	0	23

Function Development Services

Requestor: Water Agency

Start Date 12/31/2007

End Date: 6/29/2009

Division or Section: Zone 3A Flood Control

Project Description:

Funding agreement with the City of Sonoma for low impact design demonstration site.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	90	Maintenance	0
Furniture	0	Personnel	0
Design	28	Other	0
Other	0		
Proj Cost Total	118	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 3A	673400	0	15	104	0	0	0	0	0	0	0	118

Function Development Services

Requestor: Water Agency

Start Date 6/30/2005

End Date: 6/29/2011

Division or Section: Zone 3A Flood Control

Project Description:

An integrated, multi-benefit project to provide flood hazard reduction and groundwater recharge within the Sonoma Creek Watershed. Additional objectives may include water quality, water supply, ecosystem enhancement, system sustainability, agricultural, open space, and other community benefits, such as recreational, public access, or educational benefits.



Status:

Feasibility

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,167	Maintenance	0
Furniture	0	Personnel	0
Design	1,000	Other	0
Other	0		
Proj Cost Total	3,167	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 3A	673400	317	50	200	400	2,000	200	0	0	2,600	0	3,167

Upper Sonoma Creek (Kenwood-Adobe) Project

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2004

End Date: 6/29/2013

Division or Section: Zone 3A Flood Control

Project Description:

Funding agreement with Sonoma Ecology Center for an integrated multi-benefit demonstration project to address flooding zone on Sonoma Creek from the Hwy 12 bridge in Kenwood to 0.5 miles downstream and the larger study area consisting of the entire contributing area (Adobe Canyon’s alluvial fan). This project will provide a demonstration for future integrated water management projects regarding the integration of flood and recharge protection. It helps to fulfill the objectives of the Water Board’s Sonoma Creek and Tributaries Sediment TMDL, the Sonoma Valley Groundwater Management Plan, and the Sonoma Creek Watershed Enhancement Plan.



Status:

Feasibility

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	20	Maintenance	0
Furniture	0	Personnel	0
Design	690	Other	0
Other	0		
Proj Cost Total	710	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Zone 3A	673400	288	12	410	0	0	0	0	0	0	0	710

Fife Creek Flood Reduction

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2011

Division or Section: Zone 5A Flood Control

Project Description:

Construct capital improvements and/or stream maintenance/modifications to reduce flooding along Fife Creek.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	150	Utilities	0
Construction	1,050	Maintenance	0
Furniture	0	Personnel	0
Design	300	Other	0
Other	0		
Proj Cost Total	1,500	O/M Total	0

Status:

Requested

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	673509	0	0	0	250	1,000	250	0	0	1,500	0	1,500

Water Supply

Changes from prior plans:

The current plan includes projects related to the implementation of the Biological Opinion and projects derived from the Agency's Local Hazard Mitigation Plan.

Dry Creek Habitat Restoration (Mile 1)

Funded

Function Development Services

Requestor: Water Agency

Start Date 12/31/2005

End Date: 12/29/2009

Division or Section: Water Supply - Warm Springs Dam

Project Description:

As identified in the Russian River Biological Opinion (NMFS, 2008), the Dry Creek Habitat Enhancement Project - MILE 1 (Project) is the first phase (approximately 1 mile) of a 6 mile enhancement project within the main stem of Dry Creek. The Project site is within the Dry Creek channel and on private properties in an unincorporated area of Sonoma County, California. The project site is located in and along Dry Creek from approximately ½ mile upstream of Lambert Bridge to ½ mile downstream of Lambert Bridge. The objective of the Project is to increase the amount of high quality rearing habitat for juvenile coho and steelhead by implementing enhancement practices that emulate natural geomorphic effects. The primary enhancement approaches planned for the Project include the following: Backwater Channels & Ponds; Constructed Riffles; Pool Enhancement; Winter Refuge Enhancement; Log Jams and Large Woody Debris Placement; Boulder Clusters; and Streambank Stabilization, Repair and Construction. The project will require significant dewatering and water diversion, earthwork, shoring, fish screening and relocation, and will likely have permit constraints that will limit work in the stream to a window of time between June 15th and October 15th. Access, staging, right-of-way and strict adherence to permit compliance will need to be considered for construction.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	500	Utilities	0
Construction	7,300	Maintenance	0
Furniture	0	Personnel	0
Design	850	Other	0
Other	0		
Proj Cost Total	8,650	O/M Total	0

Status:

Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	673806	650	4,000	0	4,000	0	0	0	0	4,000	0	8,650

Dry Creek Tributary (Wallace Creek) Fish Passage

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2006

End Date: 12/29/2008

Division or Section: Water Supply - Warm Springs Dam

Project Description:

A fish passage enhancement project along Wallace Creek in the Dry Creek Valley to comply with requirements of NMFS' Biological Opinion.



Status:

Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	5	Utilities	0
Construction	250	Maintenance	0
Furniture	0	Personnel	0
Design	49	Other	0
Other	0		
Proj Cost Total	304	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	673806	0	48	0	256	0	0	0	0	256	0	304

Dry Creek Habitat Restoration Project (Miles 2 & 3)

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 12/29/2010

Division or Section: Water Supply - Warm Springs Dam

Project Description:

As identified in the Russian River Biological Opinion (NMFS, 2008), the Dry Creek Habitat Enhancement Project - MILES 2&3 (Project) is the second phase of a 6 mile enhancement project within the main stem of Dry Creek. The Project site is within the Dry Creek channel and on private properties in an unincorporated area of Sonoma County, California. The objective of the Project is to increase the amount of high quality rearing habitat for juvenile coho and steelhead by implementing enhancement practices that emulate natural geomorphic effects. The primary enhancement approaches planned for the Project include, but are not limited to the following: Backwater Channels & Ponds; Constructed Riffles; Pool Enhancement; Winter Refuge Enhancement; Log Jams and Large Woody Debris Placement; Boulder Clusters; and Streambank Stabilization, Repair and Construction. The project will require significant dewatering and water diversion, earthwork, shoring, fish screening and relocation, and will likely have permit constraints that will limit work in the stream to a window of time between June 15th and October 15th. Access, staging, right-of-way and strict adherence to permit compliance will need to be considered for construction.

Status:

Funded

Net Impact on Operating Budget:



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	850	Utilities	0
Construction	13,400	Maintenance	0
Furniture	0	Personnel	0
Design	1,150	Other	0
Other	0		
Proj Cost Total	15,400	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	673806	0	0	0	1,400	7,000	7,000	0	0	15,400	0	15,400

Dry Creek Bypass Pipeline

Unfunded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2005

End Date: 6/29/2019

Division or Section: Water Supply - Warm Springs Dam

Project Description:

An alternative pipeline project to comply with NMFS' Biological Opinion by diverting water supply flows outside of the Dry Creek channel. The potential project is preliminarily identified to include approximately 14 miles of pipeline - up to 72 inches in diameter - generally along Dry Creek Road, from Lake Sonoma to the Russian River.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	1,300	Utilities	0
Construction	121,000	Maintenance	0
Furniture	0	Personnel	0
Design	11,000	Other	0
Other	8,880		
Proj Cost Total	142,180	O/M Total	0

Status:

Unfunded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	673806	880	50	0	50	50	50	50	50	250	141,000	142,180

Administration and General

Changes from prior plans:

Four new projects were added to the list of capital projects for the Administration and General Funds in the F.Y. 2012-13 through F.Y. 2016-17 capital plan, including Biomass Conversion, Geothermal Low Temperature Energy, RESCO Wind Turbine projects, as well as a composting toilet demonstration project.

Composting Toilets Pilot Study

Funded

Function Development Services

Requestor: Water Agency

Start Date 2010

End Date: 2012

Division or Section: Administration & General Fund

Project Description:

Pilot project to test the ability of composting toilets to handle human waste in a safe and effective manner.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	50	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	201		
Proj Cost Total	251	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SCWA General Fund	672105	75	108	0	43	25	0	0	0	68	0	251

Biomass Conversion

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 2011

End Date: 2038

Division or Section: Administration & General Fund

Project Description:

Investigate conversion of locally available biomass conversion into energy.



Status:
Planning

Net Impact on Operating Budget:
None

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	0		
Proj Cost Total	100	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other		0	50	0	50	0	0	0	0	50	0	100

Geothermal Low Temp

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 2012

End Date: 2062

Division or Section: Administration & General Fund

Project Description:

Investigate development of geothermal resources into energy.



Status:

Planning

Net Impact on Operating Budget:

None

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	150	Other	0
Other	0		
Proj Cost Total	150	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other		0	50	0	100	0	0	0	0	100	0	150

Function Development Services

Requestor: Water Agency

Start Date 2009

End Date: 2038

Division or Section: Administration & General Fund

Project Description:

Construct 5 kW wind turbine at Geyserville wastewater treatment plant.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	30	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	30	O/M Total	0

Status:

Designed

Net Impact on Operating Budget:

Supplements Geyserville wwtp power costs

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State and Other			0	30	0	0	0	0	0	0	0	30

Internal Service

Changes from prior plans:

One new project, the Chlorine Gas Scrubber (Service Center), was added to the list of capital projects for the Internal Service Fund in the F.Y. 2012-13 through F.Y. 2016-17 capital plan.

Chlorine Gas Scrubber (Service Center)

Funded

Function Development Services

Requestor: Water Agency

Start Date 2012

End Date: 2014

Division or Section: Internal Services Fund

Project Description:

Construct a Chlorine gas scrubber.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	270	Maintenance	0
Furniture	0	Personnel	0
Design	80	Other	0
Other	0		
Proj Cost Total	350	O/M Total	0

Status:

Requested

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Facilities Fund	687202	0	0	0	350	0	0	0	0	350	0	350

Service Center

Funded

Function Development Services

Requestor: Water Agency

Start Date 2009

End Date: 2012

Division or Section: Internal Services Fund

Project Description:

Construct a Service Center to house Agency Fleet operations and sanitation and flood maintenance personnel.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,959	Maintenance	0
Furniture	20	Personnel	0
Design	663	Other	0
Other	0		
Proj Cost Total	3,642	O/M Total	0

Status:

Construction

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Facilities Fund	687202	550	391	0	2,701	0	0	0	0	2,701	0	3,642

Water Transmission System

Changes from Prior Plans:

Agency Fund:

Three new projects were added to the F.Y. 2012-13 through F.Y. 2016-17 capital plan for Agency Fund, including Flow Monitoring, Cotati 3 Tank Recoat, and Kastania Tank Recoat.

Storage Facilities:

Three new projects were added to the F.Y. 2012-13 through F.Y. 2016-17 capital plan for Storage Facilities, including Kastania Pipeline Relocation (Caltrans), Ralphine Tanks Flow-through Conversion, and Sonoma Tanks Replacement.

Pipeline Facilities:

Five new projects were added to the F.Y. 2012-13 through F.Y. 2016-17 capital plan for Pipeline Facilities, including Santa Rosa Aqueduct at Rodgers Creek Fault, Russian River – Cotati Intertie Cathodic Protection, Santa Rosa Aqueduct Cathodic Protection, Santa Rosa Creek Crossing, and Sonoma Booster Pump Station Electrical Upgrade and Pump Redundancy.

Common Facilities:

Five new projects were added to the F.Y. 2012-13 through F.Y. 2016-17 capital plan for Common Facilities, including Collector 6 Chlorine Solution Lines, Mirabel Infiltration Ponds 2 & 3 Rehabilitation, Mirabel Surge Tanks, System-wide Meter Replacements, and the Westside Facility.

Cotati 3 Tank Recoat

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2011

Division or Section: Water Transmission System - O&M Fund

Project Description:

To prevent corrosion, recoat interior and exterior surfaces of an 18 MG water reservoir (above ground welded steel tank) and replace cathodic protection system.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	3,572	Maintenance	0
Furniture	0	Personnel	0
Design	228	Other	0
Other	0		
Proj Cost Total	3,800	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675108	0	0	0	200	3,400	200	0	0	3,800	0	3,800

Flow Monitoring

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2010

End Date: 6/29/2011

Division or Section: Water Transmission System - O&M Fund

Project Description:

Implement measures to improve real-time flow monitoring capabilities throughout the transmission system for natural hazard reliability.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	400	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	0		
Proj Cost Total	500	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675108	0	0	0	0	0	500	0	0	500	0	500

Kastania Tank Recoat

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2009

End Date: 6/29/2012

Division or Section: Water Transmission System - O&M Fund

Project Description:

To prevent corrosion, recoat interior and exterior surfaces of a 12 MG water reservoir (above ground welded steel tank) and replace cathodic protection system, including removal of coal-tar interior coating.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,484	Maintenance	0
Furniture	0	Personnel	0
Design	216	Other	0
Other	0		
Proj Cost Total	2,700	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675108	0	0	0	0	200	2,400	100	0	2,700	0	2,700

Kastania Pipeline Relocation (Caltrans)

Funded

Function Development Services

Requestor: Water Agency

Start Date 4/30/2005

End Date: 6/29/2010

Division or Section: Water Transmission System - Storage Fund

Project Description:

Relocate approximately 3000 feet of the existing Petaluma Aqueduct in the vicinity of South Petaluma Blvd. and Kastania Rd. to facilitate Caltrans construction of a new freeway interchange.



Status:

Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	300	Other	0
Other	300		
Proj Cost Total	600	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675405	0	300	0	300	0	0	0	0	300	0	600

Function Development Services

Requestor: Water Agency

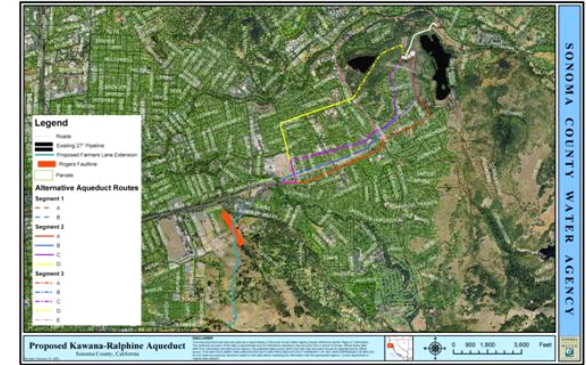
Start Date 6/30/1996

End Date: 6/29/2009

Division or Section: Water Transmission System - Storage Fund

Project Description:

The pipeline will provide redundancy and reliability to the system should repairs or replacement be necessary or if a catastrophic event occurs.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	4,427	Utilities	0
Construction	27,743	Maintenance	0
Furniture	0	Personnel	0
Design	1,627	Other	0
Other	0		
Proj Cost Total	33,797	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675405	187	285	0	350	0	0	0	0	350	32,975	33,797

Ralphine Tanks - Flow Thru Conversion

Unfunded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2011

End Date: 6/29/2012

Division or Section: Water Transmission System - Storage Fund

Project Description:

Reconfigure piping connecting the four above ground steel water reservoirs at the Ralphine Tank farm to improve water circulation/turnover and enhance water quality.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,350	Maintenance	0
Furniture	0	Personnel	0
Design	150	Other	0
Other	0		
Proj Cost Total	1,500	O/M Total	0

Status:

Unfunded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675405	0	0	0	0	0	0	1,500	0	1,500	0	1,500

Sonoma Tanks Fence Replacement

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Water Transmission System - Storage Fund

Project Description:

Replace the existing cyclone fencing around the Sonoma Tanks site.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	77	Maintenance	0
Furniture	0	Personnel	0
Design	14	Other	0
Other	0		
Proj Cost Total	90	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675406	0	0	0	90	0	0	0	0	90	0	90

Petaluma Aqueduct Cathodic Protection

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2005

End Date: 6/29/2009

Division or Section: Water Transmission System - Pipeline Fund

Project Description:

Upgrade the Petaluma Aqueduct cathodic protection system to an impressed current system.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,000	Maintenance	0
Furniture	0	Personnel	0
Design	200	Other	0
Other	0		
Proj Cost Total	1,200	O/M Total	0

Status:

Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675413	246	200	489	265	0	0	0	0	265	0	1,200

Russian River - Cotati Intertie Cathodic Protection

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2009

End Date: 6/29/2012

Division or Section: Water Transmission System - Pipeline Fund

Project Description:

Upgrade the Russian River - Cotati Intertie cathodic protection system to an impressed current system.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,000	Maintenance	0
Furniture	0	Personnel	0
Design	200	Other	0
Other	0		
Proj Cost Total	1,200	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675413	0	0	0	0	200	800	200	0	1,200	0	1,200

Function Development Services

Requestor: Water Agency

Start Date 1/31/2005

End Date: 12/31/2008

Division or Section: Water Transmission System - Pipeline Fund

Project Description:

Project will secure the Santa Rosa Aqueduct near the Rodgers Creek Fault in Sonoma Avenue against fault rupture during an earthquake and provide safe, reliable water supply.



Status:

Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	33	Utilities	0
Construction	2,670	Maintenance	0
Furniture	0	Personnel	0
Design	537	Other	0
Other	0		
Proj Cost Total	3,240	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission, FEMA HMGP	675413	250	295	1,601	1,094	0	0	0	0	1,094	0	3,240

Santa Rosa Aqueduct Cathodic Protection

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2010

Division or Section: Water Transmission System - Pipeline Fund

Project Description:

Upgrade the Santa Rosa Aqueduct cathodic protection system to an impressed current system.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,000	Maintenance	0
Furniture	0	Personnel	0
Design	197	Other	0
Other	0		
Proj Cost Total	1,197	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675413	0	0	197	800	200	0	0	0	1,000	0	1,197

Sonoma Booster Pump Station Electrical & Pump Redundancy Upgrade

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2011

Division or Section: Water Transmission System - Pipeline Fund

Project Description:

Upgrade the reliability of the existing Sonoma Booster Pump Station to add standby pumping capacity, modify transformer and electrical system to receive high voltage transmission power, and upgrade standby power facilities.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	3,200	Maintenance	0
Furniture	0	Personnel	0
Design	800	Other	0
Other	0		
Proj Cost Total	4,000	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675413	0	0	0	300	3,500	200	0	0	4,000	0	4,000

Santa Rosa Creek Crossing

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2012

End Date: 6/29/2013

Division or Section: Water Transmission System - Pipeline Fund

Project Description:

To enhance reliability of the water transmission system following a major earthquake, modify or construct a new crossing of the water transmission pipeline at the location where the existing 36-inch diameter concrete cylinder pipe (Santa Rosa Aqueduct) crosses Santa Rosa Creek in downtown Santa Rosa.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,700	Maintenance	0
Furniture	0	Personnel	0
Design	300	Other	0
Other	0		
Proj Cost Total	2,000	O/M Total	0

Status:

Requested

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project	
Water Transmission	675413	0	0	0	0	0	0	0	0	2,000	2,000	0	2,000

Function Development Services

Requestor: Water Agency

Start Date 6/30/2009

End Date: tbd

Division or Section: Water Transmission System - Pipeline Fund

Project Description:

To enhance reliability of the water transmission system, construct a new pipeline that hydraulically parallels the existing, and aging, Santa Rosa Aqueduct from the water diversion facilities at the Russian River (near Forestville) to downtown Santa Rosa.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	500	Utilities	0
Construction	90,416	Maintenance	0
Furniture	0	Personnel	0
Design	10,554	Other	0
Other	0		
Proj Cost Total	101,470	O/M Total	0

Status:

Feasibility

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675413	0	0	320	0	150	0	0	0	150	101,000	101,470

Air Valves - Phase 2 Capital

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2011

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

Replace and upgrade air valves throughout the Water Transmission System to meet current standards.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	750	Maintenance	0
Furniture	0	Personnel	0
Design	250	Other	0
Other	0		
Proj Cost Total	1,000	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675421	0	0	0	175	750	75	0	0	1,000	0	1,000

Collector 3 & 5 Liquefaction Mitigation

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2007

End Date: 6/29/2013

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

The project will address potential for structural failure by mitigating the potential for liquefaction induced lateral spread by regrading in the vicinity of the caisson, a buried wall, Deep Mixing Methods or through a combination of approaches.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	4,971	Maintenance	0
Furniture	0	Personnel	0
Design	1,430	Other	0
Other	0		
Proj Cost Total	6,401	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675421	288	43	0	220	1,100	4,275	300	175	6,070	0	6,401

Collector 6 Chlorine Solution Lines

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2011

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

Replace the existing chlorine solution pipelines between the Wohler plant and Collector 6 with a pipe material more resistant against corrosive degradation.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	425	Maintenance	0
Furniture	0	Personnel	0
Design	75	Other	0
Other	0		
Proj Cost Total	500	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675421	0	0	0	25	75	400	0	0	500	0	500

Collector 6 Liquefaction Mitigation

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2007

End Date: 6/29/2013

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

The project will address potential for structural failure by mitigating the potential for liquefaction induced lateral spread by regrading in the vicinity of the caisson, a buried wall, Deep Mixing Methods or through a combination of approaches.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,250	Maintenance	0
Furniture	0	Personnel	0
Design	750	Other	0
Other	0		
Proj Cost Total	3,000	O/M Total	0

Status:

Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675421	0	125	0	0	250	250	2,250	125	2,875	0	3,000

Forestville Storage Tank

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2006

End Date: 6/29/2009

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

Funding agreement with Forestville Water District to construct new 200,000 gallon above-ground steel storage reservoir.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	700	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	0		
Proj Cost Total	800	O/M Total	0

Status:

Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675421	110	10	680	0	0	0	0	0	0	0	800

Westside Facility

Funded

Function Development Services

Requestor: Water Agency

Start Date 12/31/2007

End Date: 6/29/2009

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

Construct a multi-purpose building facility adjacent the Russian River, at Westside Road and the Wohler Bridge, to including public education, fisheries, and public restroom facilities.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	800	Maintenance	0
Furniture	50	Personnel	0
Design	350	Other	0
Other	0		
Proj Cost Total	1,200	O/M Total	0

Status:

Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675421	0	0	0	1,200	0	0	0	0	1,200	0	1,200

Isolation Valve Seismic Hazard Mitigation

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 3/31/2009

End Date: 11/30/2009

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

The project will alleviate maintenance tasks and facilitate repairs in the event of a rupture.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	93	Utilities	0
Construction	2,280	Maintenance	0
Furniture	0	Personnel	0
Design	246	Other	0
Other	0		
Proj Cost Total	2,619	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission, FEMA PDM	675421	15	80	111	133	2,120	160	0	0	2,413	0	2,619

Mirabel Fish Screen/Ladder Replacement

Partially Funded

Function Development Services

Requestor: Water Agency

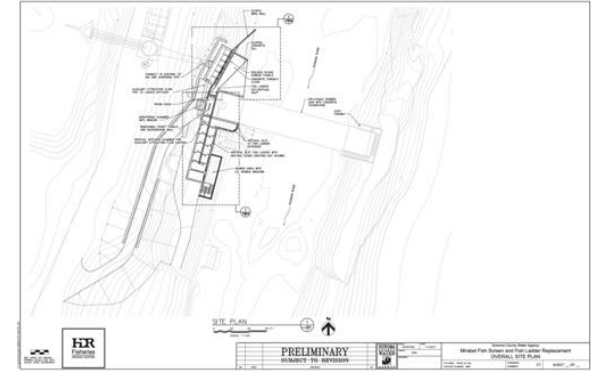
Start Date 3/31/2009

End Date: 9/30/2009

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

Replacement of the Fish Screen is one of the “Reasonable and Prudent Measures” of the BO that will modify operations in the Russian River watershed. The BO requires SCWA to consult with NMFS fish passage engineers and CDFG engineers to ensure the design meets NMFS and CDFG specifications for avoiding impingement or stranding of listed salmonids. Install a new fish ladder that provides attractive flow to fish, eliminating delays in fish passage due to unattractive flow conditions over the Mirabel Inflatable Dam and eliminating the need to alter dam inflation to accommodate fish passage.



Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	6,160	Maintenance	0
Furniture	0	Personnel	0
Design	994	Other	0
Other	0		
Proj Cost Total	7,154	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission, CDFG	675421	436	200	0	6,309	210	0	0	0	6,518	0	7,154

Mirabel Surge Tanks

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2012

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

To reduce the risks of pipeline ruptures/leaks due to transient pressures in the water transmission system following power failures, construct surge control system at the Mirabel production facilities, including three 8,000 gallon surge tanks and appurtenant equipment and controls.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,550	Maintenance	0
Furniture	0	Personnel	0
Design	450	Other	0
Other	0		
Proj Cost Total	3,000	O/M Total	0

Status:

Requested

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675421	0	0	0	200	200	2,400	200	0	3,000	0	3,000

RDS Liquefaction Mitigation

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 3/31/2011

End Date: 5/31/2014

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

The project will address potential for structural failure by mitigating the potential for liquefaction induced lateral spread by regrading in the vicinity of the caisson, a buried wall, Deep Mixing Methods or through a combination of approaches.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	3,910	Maintenance	0
Furniture	0	Personnel	0
Design	1,090	Other	0
Other	0		
Proj Cost Total	5,000	O/M Total	0

Status:

Requested / Concept

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission, FEMA PDM	675421	0	150	0	0	200	400	3,950	300	4,850	0	5,000

Function Development Services

Requestor: Water Agency

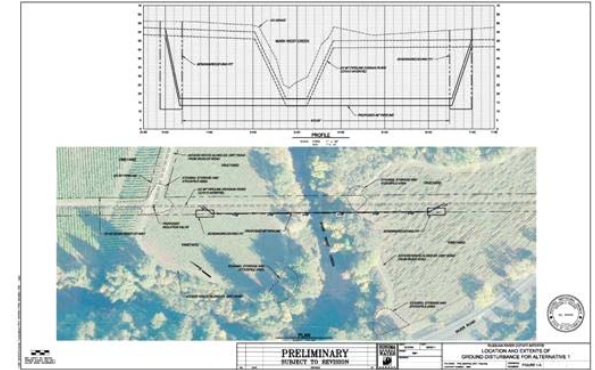
Start Date 3/31/2009

End Date: 8/31/2011

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

Project will mitigate pipe failure due to liquefaction induced lateral spread by installing a new crossing below liquefiable soil layers.



Status:

In Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	75	Utilities	0
Construction	3,300	Maintenance	0
Furniture	0	Personnel	0
Design	406	Other	0
Other	264		
Proj Cost Total	4,045	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission, FEMA PDM	675421	0	10	0	554	3,444	38	0	0	4,036	0	4,046

Function Development Services

Requestor: Water Agency

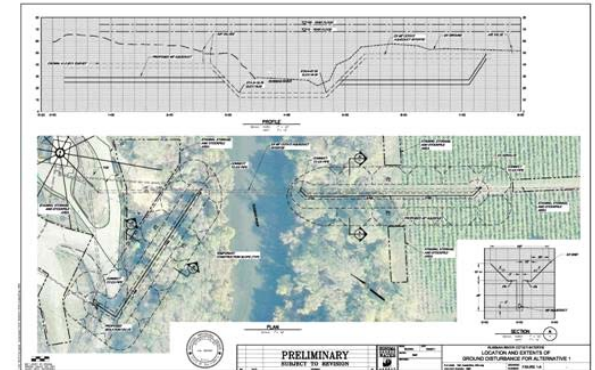
Start Date 3/31/2009

End Date: 8/31/2011

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

Project will mitigate pipe failure due to liquefaction induced lateral spread by lowering at-risk portions of the pipe below liquefiable soil layers.



Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	43	Utilities	0
Construction	3,375	Maintenance	0
Furniture	0	Personnel	0
Design	589	Other	0
Other	0		
Proj Cost Total	4,007	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission, FEMA PDM	675421	114	100	0	405	3,288	100	0	0	3,793	0	4,007

System-wide Meter Replacements

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2011

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

To comply with regulations limiting material constituents contained within infrastructure that is in direct contact with drinking water, replace 150-175 flow meters throughout the water transmission system.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,188	Maintenance	0
Furniture	0	Personnel	0
Design	63	Other	0
Other	0		
Proj Cost Total	1,250	O/M Total	0

Status:

Requested

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675421	0	0	0	400	450	400	0	0	1,250	0	1,250

Mirabel Infiltration Ponds 2 & 3 Rehabilitation

Unfunded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2010

End Date: 6/29/2011

Division or Section: Water Transmission System - Common Facilities Fund

Project Description:

Rehabilitate the infiltration ground surface of Infiltration Ponds 2 & 3 at the Mirabel water production facility to remove silt and restore infiltration capacity.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	950	Maintenance	0
Furniture	0	Personnel	0
Design	50	Other	0
Other	0		
Proj Cost Total	1,000	O/M Total	0

Status:

Unfunded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Water Transmission	675421	0	0	0	0	0	1,000	0	0	1,000	0	1,000

Sanitation Districts/Zones

Airport-Larkfield-Wikiup Sanitation Zone:

The Airport-Larkfield-Wikiup Sanitation Zone (Airport S.Z.) treatment facility was originally designed as a zero discharge facility with the ability to treat wastewater to secondary wastewater treatment standards. The treatment facility was initially constructed in 1983 and has been expanded twice since then (1989 and 1997). Tertiary filters were installed at the treatment facility in 2005 allowing expanded use of the recycled water produced by the Airport Sanitation Zone. The treatment facility currently has a capacity of 0.9 million gallons per day (“m.g.d.”).

Funding is being allocated in F.Y. 2012-13 through F.Y. 2016-17 to, make improvements to the plant wastewater treatment process, the filtration system, future maintenance to remove and dispose of sludge, and to relocate a portion of the collection system trunk main to accommodate new freeway construction at the Airport Boulevard Interchange. The projects in this section of the plan meet the objectives in Section 3.0 (Wastewater and Recycled Water Services) in the Agency’s Strategic Plan.

Geyserville Sanitation Zone:

The Geyserville Sanitation Zone (Geyserville S.Z.) treatment facility became operational in 1981 and is designed to treat an average dry weather flow of up to 92,000 gallons per day. Based on the 1996 Report of Waste Discharge prepared for the Geyserville S.Z., current and future treatment facility inflows are expected to remain less than the treatment and disposal capacity of the Geyserville S.Z. facilities. Accordingly, an

annual maintenance budget has been included, but there are no expansions to the treatment and disposal facilities planned at this time. The projects in this section of the plan meet the objectives in Section 3.0 (Wastewater and Recycled Water Services) in the Agency’s Strategic Plan.

Occidental County Sanitation District:

The Occidental County Sanitation District (OCSD) treatment plant first became operational in 1950 and was upgraded in 1970 and 1975. The plant is designed to treat an average daily dry weather flow of up to 50,000 gallons per day to secondary treatment standards. Each year, between October 1 and May 14, treated wastewater from the OCSD. is discharged into Dutch Bill Creek under a permit from the North Coast Regional Water Quality Control Board (NCRWCB). During the balance of the year, treated wastewater is used for irrigation.

The OCSD is facing very serious financial and operational difficulties. Operating revenues are not sufficient to fund ongoing operations, maintenance and administrative activities; regardless, the OCSD is under orders from the NCRWCB to upgrade its treatment process. Without near term improvement of the facilities and treatment processes, the OCSD’s ability to comply with the conditions of its operating permit remains in doubt.

During F.Y. 1997-98, the OCSD was faced with a Civil Lawsuit under the Clean Water Act and an Administrative Civil Liability (Order No. 97-75) was officially adopted by the NCRWQCB in August of 1997 as a result of violations. Increased requirements for sampling and chemical usage have impacted the OCSD’s operational expenses.

- In addition to the requirements specified above, Cease and Desist Order 97-74 and Time Schedule Order 97-75 required OCS and the Water Agency to address violations at the treatment facility. In response to these orders, the OCS has itself or in cooperation with the Camp Meeker Recreation and Parks District prepared several Environmental Impact Reports (E.I.R.) for projects that would address the NCRWQCB's orders. Such alternatives evaluated have included a standalone treatment plant that would serve the District and Camp Meeker, a leach field disposal project and construction of a pipeline to the Russian River CSD treatment plant. Because of funding and technical constraints, such a project has not been implemented.

The above NCRWQCB orders have been modified several times over the past 10 years in order for the District to pursue these various long-term solutions to its wastewater treatment needs. An interim project (an upgrade to the collection system) was completed in December 2007. The strategy to meet the needs of the District and the regulatory requirements has been determined to be to take the treatment to a zero-discharge status. This will involve several discreet projects to provide storage and irrigation of treated wastewater. The ability to increase rates in this district is limited, and funding for the above projects will be financed mostly through outside funding. The projects in this section of the plan meet the objectives in Section 3.0 (Wastewater and Recycled Water Services) in the Agency's Strategic Plan.

Penngrove Sanitation Zone:

Agency operations in the Penngrove Sanitation Zone (PSZ) are limited to administrative services and operation/maintenance of the collection system and pumping station. The wastewater collected by the PSZ collection system flows through the City of Petaluma's collection system to the City of Petaluma's

wastewater treatment facility. Where it is treated to meet tertiary standards.

The City of Petaluma's new water recycling facility has been completed and is expected to cause a significant increase in the annual service charge over the next five years. These rate increases, when implemented by the City of Petaluma, will be passed on to the PSZ customers.

There are two projects related to pumping upgrades at the lift station included in the capital plan.

Russian River County Sanitation District:

The Russian River County Sanitation District (RRCSD) treatment plant was completed in September of 1980 and began operating in 1982. The RRCSD treatment plant is designed to treat an average dry weather flow (ADWF) of up to 0.71 mgd to advanced (tertiary) wastewater treatment standards.

The RRCSD has an easement on a pproximately 77 acres of forest area adjacent to the treatment plant (referred to as the Burch property). 17 acres of the easement are best suited for irrigation purposes and are currently used for spray irrigation. In addition, approximately 43 acres of turf at the Northwood Golf Course is irrigated with tertiary treated wastewater. Expansion of the dry weather disposal area is necessary in order to ensure adequate disposal of dry weather inflow.

The treatment plant has historically experienced operational difficulties associated with major flooding on the Russian River. Soon after the Water Agency assumed operations of the facility in 1996, engineering and environmental documentation began to address operational problems associated with Russian River flood events, the irrigation system, and obsolete equipment at the RRCSD treatment plant.

The NCRWQCB adopted a series of enforcement orders for the RRCS D in response to violations associated with flood events. In response, the RRCS D began implementation of a series of short- and long-term projects aimed at bringing the facility into compliance. The facility was brought into compliance with the completion of the Third Unit Process project in early 2005. This project, along with modifications to the lift station operations during flooding events in the Guerneville area, allows the treatment plant to pass all influent through the full treatment process. This was not possible during flood events prior to completion of the Third Unit Process Project.

The capital plan for the RRCS D includes the following: (1) treatment process upgrades for disinfection and for removal of nutrients; (2) Capital Replacement of the Main Sewer Trunk; (3) disposal and irrigation of wastewater; and (4) Lift station upgrades. The projects in this section of the plan meet the objectives in Section 7.0 (Wastewater and Recycled Water Services) in the Agency's Strategic Plan.

Sea Ranch Sanitation Zone:

The Sea Ranch Sanitation Zone (SRSZ) consists of two wastewater collection and treatment systems located in Central and North Sea Ranch. The Central and North treatment facilities both provide treatment to secondary wastewater treatment standards. Their collection and disposal systems operate independently and are isolated from each other. The Central and North treatment facilities are designed to treat average daily dry weather flows of up to 27,000 and 160,000 gallons per day, respectively. Treated wastewater from the Central treatment facility is disposed of through irrigation on land that is adjacent to the treatment facility. The North treatment facility treated wastewater is pumped to the Gualala Community Services District's (GCSD) wastewater treatment facility for additional treatment to tertiary standards. The

combined effluent of North and GCSD's treatment facility is disposed of through irrigation on the Sea Ranch Golf Links. The Sea Ranch Water Company is under contract to operate and maintain the SRSZ facilities for the Water Agency.

The Agency and the Sea Ranch Association, owner of the Sea Ranch Water Company, continue to investigate options for the continued operation of the SRSZ. Options being considered include executing an agreement between the Agency and the Sea Ranch Association for the continued operation of the sewer facilities and the transfer of all assets, liabilities, and management responsibilities to the Association.

Sonoma Valley County Sanitation District:

The Sonoma Valley County Sanitation District (SVCS D) provides sewage collection, tertiary level treatment of wastewater, and disposal service for the Sonoma Valley area. Wastewater is collected by a gravity system and flows to the SVCS D wastewater treatment facility for processing. Recycled water is used to irrigate local crops during the summer. During the winter, treated wastewater is discharged to San Pablo Bay via Schell Slough and Hudeman Slough. The SVCS D treatment facility is designed to treat an average daily dry weather flow of up to 3.0 million gallons per day. In April 2002, the SVCS D completed a wet weather overflow prevention study (a study that complied with a San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) issuance of a Notice of Violation for sewer system overflows in April of 1999). This study identified areas within the SVCS D collection system where repair and/or replacement projects were most needed. The study identified \$45 million dollars worth of trunk main and collection system projects. The

SVCS D has implemented a capital replacement program with the long-term intent of replacing these pipeline sections.

The SVCS D has completed a substantial number of repairs and improvements in the last five fiscal years, and has plans to complete a number of significant projects in the next five years to address remaining deficiencies. In the next five years, the following capital projects are programmed: recycled water pipelines and services, including the North Bay Water Reuse Project to install a recycled water pipeline extending to the Napa Salt Marsh; main sewer trunk and collection system repairs and replacements; and upgrades at the wastewater treatment plant to construct a bio-solids handling facility, re-line the equalization basins, coat the chlorine contact basin, and design effluent pumping upgrades. The projects in this section of the plan meet the objectives in Section 3.0 (Wastewater and Recycled Water Services) in the Agency's Strategic Plan.

South Park County Sanitation District:

The South Park County Sanitation District ("S.P.C.S.D.") provides service to the South Park area using a gravity collection system that discharges to the City of Santa Rosa's collection system. Wastewater from S.P.C.S.D. is treated and disposed of by the City of Santa Rosa at the Laguna Sub-regional Treatment Plant on Llano Road. In July of 1996, the City of Santa Rosa accepted responsibility for the operation and routine maintenance of the collection system.

An agreement for transfer of responsibility to the City of Santa Rosa of collection system operation and maintenance, and subsequent dissolution of the S.P.C.S.D., was finalized on February of 1996 and most recently amended in 2011. Under this agreement the S.P.C.S.D. will be dissolved and transferred to the City of Santa Rosa. Negotiations are underway to extend this agreement. The current agreement also requires the S.P.C.S.D. to replace, slip-line, or repair 41,610 feet of the collection system and upgrade the Todd Road lift station before transfer of the SPCSD to the City of Santa Rosa.

S.P.C.S.D. is presently replacing or planning to replace four sections of the collection system between F.Y. 2012-13 through F.Y. 2016-17. Projects identified may include: East Robles and West Robles Avenues, Meekland Ct./Gloria Dr., and the Blackwell Tract. The collection system projects identified above, along with previously completed projects will fulfill South Park C.S.D.'s responsibilities as required in the dissolution agreement with the City of Santa Rosa.

On December 22, 1998, the North County Regional Water Quality Control Board, ("N.C.R.W.Q.C.B.") released a draft Cleanup and Abatement Order (C.A.O.) for halogenated volatile organic compounds (H.V.O.C.s) found in soil and groundwater in the vicinity of Sebastopol Road and West

Avenue in the S.P.C.S.D. service area. The draft C.A.O. specified that H.V.O.C.s found in the soil and groundwater are the result of a release from the S.P.C.S.D. collection system. Potential costs for investigation, remediation, and legal work related to H.V.O.C.s in soil and groundwater are substantial (\$2-10 million) and have not been included in this capital plan. Rather than finalize the draft C.A.O., the S.P.C.S.D., County of Sonoma, and the N.C.R.W.Q.C.B. entered into a cooperative agreement in July of 1999 referred to as the “Plan of Action for H.V.O.C. Investigation and Mitigation in the Roseland Area” (Plan of Action). As part of the Plan of Action, S.P.C.S.D. has performed an investigation of the extent of H.V.O.C.s in groundwater in the vicinity of West Avenue and Sebastopol

Road. A final report summarizing the results of this investigation was submitted to the N.C.R.W.Q.C.B. in February of 2002. The S.P.C.S.D. and the County of Sonoma are currently working with the N.C.R.W.Q.C.B. to coordinate groundwater studies by other parties for related groundwater contamination issues in the Roseland area. Upon completion of these studies, it is anticipated that remediation strategies will be developed by the S.P.C.S.D., County of Sonoma, N.C.R.W.Q.C.B., and other parties associated with these groundwater issues.

The projects in this section of the plan meet the objectives in Section 3.0 (Wastewater and Recycled Water Services) in the Agency’s Strategic Plan.

Filter Modules Replacement

Funded

Function Development Services

Requestor: Water Agency

Start Date FY 15-16

End Date: 2016

Division or Section: Airport-Larkfield-Wikiup Sanitation Zone

Project Description:

Replace filter modules at regular intervals as they wear out.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	400	Maintenance	0
Furniture	0	Personnel	0
Design	30	Other	0
Other	0		
Proj Cost Total	430	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
ALWSZ	682302	0	0	0	0	0	0	430	0	430	0	430

Sludge Removal

Funded

Function Development Services

Requestor: Water Agency

Start Date FY 12-13

End Date: N/A

Division or Section: Airport-Larkfield-Wikiup Sanitation Zone

Project Description:

Removal of sludge that accumulates in the settling ponds.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	250	Maintenance	0
Furniture	0	Personnel	0
Design	50	Other	0
Other	0		
Proj Cost Total	300	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
ALWSZ	682302	0	0	0	0	300	0	0	0	300	0	300

Solids Handling

Funded

Function Development Services

Requestor: Water Agency

Start Date 2011

End Date: 2014

Division or Section: Airport-Larkfield-Wikiup Sanitation Zone

Project Description:

Improve solids handling.



Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	450	Maintenance	0
Furniture	0	Personnel	0
Design	177	Other	0
Other	0		
Proj Cost Total	627	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
ALWSZ	682302	0	27	0	100	500	0	0	0	600	0	627

Trunk Main Relocation at Airport Blvd. Interchange

Funded

Function Development Services

Requestor: Water Agency

Start Date 2011

End Date: 2012

Division or Section: Airport-Larkfield-Wikiup Sanitation Zone

Project Description:

Relocation of Trunk Main to accommodate freeway interchange project.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	120	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	120	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
ALWSZ	682302	40	80	0	0	0	0	0	0	0	0	120

Capital Replacement Projects

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2009

End Date: 6/29/2013

Division or Section: Geyserville Sanitation Zone

Project Description:

Construction of improvements to repair, rehabilitate, or replace portions of the collection and/or treatment systems that are deteriorated or have insufficient capacity for existing flows.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	108	Maintenance	0
Furniture	0	Personnel	0
Design	12	Other	0
Other	0		
Proj Cost Total	120	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Geyserville Sanitation Zone	681304	0	0	0	0	30	30	30	30	120	0	120

Drain Improvement for Microfiltration Building

Unfunded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Airport-Larkfield-Wikiup Sanitation Zone

Project Description:

Improve drainage in the vicinity of the filter building.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	65	Maintenance	0
Furniture	0	Personnel	0
Design	10	Other	0
Other	0		
Proj Cost Total	75	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
ALWSZ	682302	0	0	0	75	0	0	0	0	75	0	75

Sludge Drying Bed

Unfunded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2009

End Date: 6/29/2010

Division or Section: Airport-Larkfield-Wikiup Sanitation Zone

Project Description:

Construction of a sludge drying bed to facilitate ease of transport.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	45	Maintenance	0
Furniture	0	Personnel	0
Design	5	Other	0
Other	0		
Proj Cost Total	50	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
ALWSZ	682302	0	0	0	50	0	0	0	0	50	0	50

Chlorination System Upgrade

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Geyserville Sanitation Zone

Project Description:

Implement modifications to improve the existing chlorination system.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	45	Maintenance	0
Furniture	0	Personnel	0
Design	15	Other	0
Other	0		
Proj Cost Total	60	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Geyserville Sanitation Zone	681304	0	0	0	60	0	0	0	0	60	0	60

Lateral Replacement Project

Funded

Function Development Services

Requestor: Water Agency

Start Date 2012

End Date: 2013

Division or Section: Occidental County Sanitation Dist.

Project Description:

A program to replace leaking laterals on private property to reduce inflow into the treatment plant.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	80	Maintenance	0
Furniture	0	Personnel	0
Design	98	Other	0
Other	0		
Proj Cost Total	178	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
OCSD	651505	88	10	0	40	40	0	0	0	80	0	178

Lift Station Upgrade

Funded

Function Development Services

Requestor: Water Agency

Start Date 2012

End Date: 2013

Division or Section: Occidental County Sanitation Dist.

Project Description:

Construction of improvements to repair or replace deteriorated portions of the existing wastewater lift station.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	70	Maintenance	0
Furniture	0	Personnel	0
Design	30	Other	0
Other	0		
Proj Cost Total	100	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Reduction, due to decreased maintenance needs

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
OCSD	651505	0	10	90	0	0	0	0	0	0	0	100

Storage & Reclamation Project

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 2008

End Date: 2016

Division or Section: Occidental County Sanitation Dist.

Project Description:

The project objective is to satisfy regulatory requirements by eliminating discharges to Dutch Bill Creek through storage and reuse of all recycled water produced by the treatment facility. To achieve this objective, the project will: 1) Improve existing storage and/or add new storage, making it sufficient to store all of the WWTF effluent through the rainy season. 2) Expand the existing irrigation system to a size that is sufficient to dispose of the entire year's WWTF effluent during the irrigation season.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	700	Utilities	0
Construction	3,500	Maintenance	0
Furniture	0	Personnel	0
Design	1,401	Other	0
Other	0		
Proj Cost Total	5,601	O/M Total	0

Status:

Design

Net Impact on Operating Budget:

Reduction, by eliminating NPDES permit

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
EPA STAG Grant	651505	72	487	0	500	942	2,800	800	0	5,042	0	5,601

Motor Control Cabinets

Funded

Function Development Services

Requestor: Water Agency

Start Date 2012

End Date: 2013

Division or Section: Penngrove Sanitation Zone

Project Description:

Replacement of Motor Control Cabinets in the Pump Station.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	40	Maintenance	0
Furniture	0	Personnel	0
Design	10	Other	0
Other	0		
Proj Cost Total	50	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
PSZ	680306	0	0	0	50	0	0	0	0	50	0	50

Replace Lift Station Pumps

Funded

Function Development Services

Requestor: Water Agency

Start Date 2012

End Date: 2013

Division or Section: Penngrove Sanitation Zone

Project Description:

Construction of improvements to replace existing wastewater pumps that are inadequate to pump existing inflow quantities.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	10	Maintenance	0
Furniture	0	Personnel	0
Design	0	Other	0
Other	0		
Proj Cost Total	10	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Reduction, due to reduced maintenance

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
PSZ	680306	0	0	0	10	0	0	0	0	10	0	10

Disinfection Upgrade

Funded

Function Development Services

Requestor: Water Agency

Start Date tbd

End Date: 2013

Division or Section: Russian River County Sanitation District

Project Description:

Replacement of existing chlorine disinfection with UV disinfection.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,756	Maintenance	0
Furniture	0	Personnel	0
Design	1,346	Other	0
Other	0		
Proj Cost Total	4,102	O/M Total	0

Status:

Construction

Net Impact on Operating Budget:

Increase due to increase in power use

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
RRCSD/State	652305	3,682	293	0	127	0	0	0	0	127	0	4,102

Biological Nutrient Removal (BNR)

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2010

Division or Section: Russian River County Sanitation District

Project Description:

Construct improvements to the biological treatment process at the Treatment Plant to remove nutrients for compliance with NPDES discharge permit requirements.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,763	Maintenance	0
Furniture	0	Personnel	0
Design	488	Other	0
Other	0		
Proj Cost Total	3,250	O/M Total	0

Status:

Requested

Net Impact on Operating Budget:

Unknown at this time

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	652305	0	0	0	425	2,825	0	0	0	3,250	0	3,250

Function Development Services

Requestor: Water Agency

Start Date tbd

End Date: 2018

Division or Section: Russian River County Sanitation District

Project Description:

Construct improvements to the wastewater reclamation system.



Status:

Planning

Net Impact on Operating Budget:

Unknown at this time

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	50	Utilities	0
Construction	7,460	Maintenance	0
Furniture	0	Personnel	0
Design	400	Other	0
Other	0		
Proj Cost Total	7,910	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	652305	0	10	0	50	50	50	300	7,450	7,900	0	7,910

Lift Station Improvements

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Russian River County Sanitation District

Project Description:

Construct improvements to replace deteriorated portions of the piping/pumping equipment at the Vacation Beach Lift Station to reduce the risks of failures, leaks, and spills.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	200	Maintenance	0
Furniture	0	Personnel	0
Design	50	Other	0
Other	0		
Proj Cost Total	250	O/M Total	0

Status:

Requested

Net Impact on Operating Budget:

Reduction due to reduced maintenance

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
RRCSD	652305	0	150	0	100	0	0	0	0	100	0	250

Capital Replacement(Main Sewer Trunk Repair)

Unfunded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2010

End Date: 6/29/2013

Division or Section: Russian River County Sanitation District

Project Description:

Construction of improvements to repair, rehabilitate, or replace portions of the collection system that are deteriorated or have insufficient capacity for existing flows.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	800	Maintenance	0
Furniture	0	Personnel	0
Design	200	Other	0
Other	0		
Proj Cost Total	1,000	O/M Total	0

Status:

Unfunded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
RRCSD	652305	0	0	0	0	0	500	0	500	1,000	0	1,000

Future Capital Replacements

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2013

Division or Section: Sea Ranch Sanitation Zone

Project Description:

Construction of improvements to repair, rehabilitate, or replace portions of the collection and/or treatment systems that are deteriorated or have insufficient capacity for existing flows.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	123	Maintenance	0
Furniture	0	Personnel	0
Design	22	Other	0
Other	0		
Proj Cost Total	145	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SRSZ	678300	0	0	0	10	20	30	30	55	145	0	145

Biosolids Handling Facility

Funded

Function Development Services

Requestor: Water Agency

Start Date 2009

End Date: 2012

Division or Section: Sonoma Valley County Sanitation Dist.

Project Description:

The Sonoma Valley County Wastewater treatment plant is in need of upgrading its current biosolids system because it is old and inefficient. The project will increase its biosolids process performance. Construction consists of a new screw press with area to dispose of dewatered sludge (cake), new system electrical, instrumentation, controls and demolition of existing biosolids process.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,800	Maintenance	0
Furniture	0	Personnel	0
Design	842	Other	0
Other	0		
Proj Cost Total	3,642	O/M Total	0

Status:

Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SVCS, SRF	653303	428	178	0	3,036	0	0	0	0	3,036	0	3,642

CL2 Contact Chamber Coating

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2009

Division or Section: Sonoma Valley County Sanitation Dist.

Project Description:

Provide a protective interior coating for the concrete chlorine contact basin at the wastewater treatment plant to inhibit the degradation of the concrete and reinforcing steel.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	360	Maintenance	0
Furniture	0	Personnel	0
Design	40	Other	0
Other	0		
Proj Cost Total	400	O/M Total	0

Status:

Requested

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SVCS	653303	0	0	0	400	0	0	0	0	400	0	400

Collection System Creek Crossings

Funded

Function Development Services

Requestor: Water Agency

Start Date 2011

End Date: 2015

Division or Section: Sonoma Valley County Sanitation Dist.

Project Description:

Upgrade of crossing of waterways by the collection system to prevent damage during floods.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	300	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	0		
Proj Cost Total	400	O/M Total	0

Status:

Planning

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SVCS	653303	0	100	0	100	100	100	0	0	300	0	400

Future Sewer Trunk/Collection System Repairs

Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2012

End Date: 6/29/2013

Division or Section: Sonoma Valley County Sanitation Dist.

Project Description:

Construction of improvements to repair, rehabilitate, or replace portions of the collection system that are deteriorated or have insufficient capacity for existing flows.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	60	Utilities	0
Construction	2,490	Maintenance	0
Furniture	0	Personnel	0
Design	450	Other	0
Other	0		
Proj Cost Total	3,000	O/M Total	0

Status:

Unfunded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SVCS	653303	0	0	0	0	0	0	0	0	3,000	0	3,000

New Recycled Water Service

Funded

Function Development Services

Requestor: Water Agency

Start Date 2011

End Date: 2012

Division or Section: Sonoma Valley County Sanitation Dist.

Project Description:

Addition of recycled water services to existing main



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	240	Maintenance	0
Furniture	0	Personnel	0
Design	60	Other	0
Other	0		
Proj Cost Total	300	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SVCSD	653303	0	100	0	200	0	0	0	0	200	0	300

Trunk Sewer Replacement MH90-3 to MH 136-5

Funded

Function Development Services

Requestor: Water Agency

Start Date 2009

End Date: 2015

Division or Section: Sonoma Valley County Sanitation Dist.

Project Description:

The existing 21-inch Reinforced Concrete Pipe trunk sewer, and its appurtenant manholes, was constructed around 1958. This project will replace approximately 9,100 feet of the sewer trunk and appurtenance manholes with new 27-inch diameter sewer trunk from the intersection of 6th St. West at Studley St. to Happy Lane, including a double siphon crossing of Agua Caliente Creek. Due to funding limitations, the overall project has been split into 3 portions of roughly the same cost to be constructed incrementally as the District's rate based funding allows. The Double Siphon crossing of Agua Caliente Creek is also being designed as a separate stand alone project that is combined the the 3 phases of the trunk replacement. The 2001 Sonoma Valley County Sanitation District wet Weather Sewer Analysis of the existing trunk system found that much of the existing sewer trunk was inadequately sized to carry the discharge for future District buildout plus the inflow and infiltration from a 20-year frequency design storm. Additionally, the original RCP trunk sewer is reaching the end of its service life. The original FY 09-10 Budget indicated funding requirements of \$434,000 for design, \$262,000 for CEQA and Permits, \$478,000 for Right-of Way, \$373,000 for Construction Contract Administration, and \$5,270,000 for Construction. The project being split into 4 separate projects will increase the design, construction contract administration, and construction costs as indicated in the spread sheet.

Status:

Design

Net Impact on Operating Budget:



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	962	Utilities	0
Construction	11,217	Maintenance	0
Furniture	0	Personnel	0
Design	2,043	Other	0
Other	0		
Proj Cost Total	14,222	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SVCS	653303	380	1,027	0	5,460	4,111	3,244	0	0	12,815	0	14,222

Effluent Pump Station

Partially Funded

Function Development Services

Requestor: Water Agency

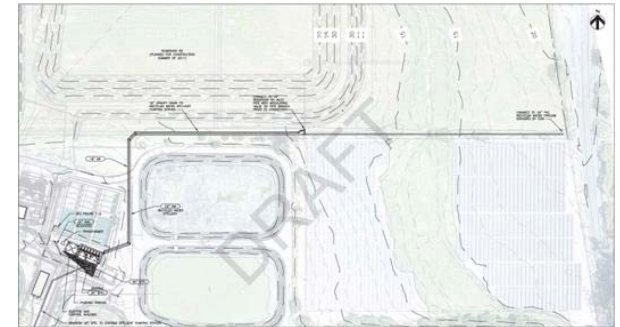
Start Date 2011

End Date: 2013

Division or Section: Sonoma Valley County Sanitation Dist.

Project Description:

Replace the pump station at the wastewater treatment facility in order to pump higher quantities of recycled water to recycled water system storage reservoirs, existing recycled water users, new recycled water users to the north of the Sonoma Valley County Sanitation District, WWTF and to the Napa Sonoma Salt Marsh.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	683	Other	0
Other	0		
Proj Cost Total	683	O/M Total	0

Status:

Design

Net Impact on Operating Budget:

Some increase due to additional pumping costs and system maintenance.

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Bureau of Reclamation ARRA grant	653303	533	75	0	75	0	0	0	0	75	0	683

North Bay Water Recycling Program Construction - Phase 1

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 2005

End Date: 2014

Division or Section: Sonoma Valley County Sanitation Dist.

Project Description:

Construction of approximately 3.5 miles of a new 18- to 24-inch recycled water pipeline to convey recycled water from the existing Sonoma Valley County Sanitation District Reclamation Distribution System to the Napa River Unit of the Napa-Sonoma Marshes Wildlife Area mixing chamber located at the northeastern edge of San Pablo Bay.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	245	Utilities	0
Construction	6,847	Maintenance	0
Furniture	0	Personnel	0
Design	157	Other	0
Other	11		
Proj Cost Total	7,260	O/M Total	0

Status:

Design

Net Impact on Operating Budget:

Some increase due to additional pumping costs and system maintenance.

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SVCSO, Bureau of Reclamation (Title 16 Watersmart Development Grant)	653303	0	0	0	7,035	225	0	0	0	7,260	0	7,260

Reline Equalization Ponds

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2008

End Date: 6/29/2010

Division or Section: Sonoma Valley County Sanitation Dist.

Project Description:

Replace the impermeable liners for the existing equalization basins at the wastewater treatment plant to prevent seepage out of the basins.



Status:

Requested

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	648	Maintenance	0
Furniture	0	Personnel	0
Design	72	Other	0
Other	0		
Proj Cost Total	720	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SVCS	653303	0	0	0	50	670	0	0	0	720	0	720

Sonoma Valley Recycle Project (E 8th St. to Napa Rd.)

Unfunded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2011

End Date: 6/29/2013

Division or Section: Sonoma Valley County Sanitation Dist.

Project Description:

Construct new recycled water distribution piping along Eighth Street East, from the wastewater treatment plant north to Napa Road.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
		Utilities	0
Construction	1,469	Maintenance	0
		Personnel	0
Design	259	Other	0
Other	0		
Proj Cost Total	1,728	O/M Total	0

Status:

Unfunded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project	
SVCS	653303	0	0	0	0	0	0	0	288	1,440	1,728	0	1,728

Sonoma Valley Recycle Project (Watmaugh to Arnold)

Unfunded

Function Development Services

Requestor: Water Agency

Start Date 6/30/2009

End Date: 6/29/2011

Division or Section: Sonoma Valley County Sanitation Dist.

Project Description:

Construct new recycled water distribution piping along Watmaugh Road, from east of Broadway to Arnold Drive.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,836	Maintenance	0
Furniture	0	Personnel	0
Design	324	Other	0
Other	0		
Proj Cost Total	2,160	O/M Total	0

Status:

Unfunded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SVCS	653303	0	0	0	0	360	1,800	0	0	2,160	0	2,160

East Robles Collection System Replacement

Funded

Function Development Services

Requestor: Water Agency

Start Date 2011

End Date: 2013

Division or Section: South Park County Sanitation Dist.

Project Description:

Funding agreement with the City of Santa Rosa to replace existing collection system.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	800	Maintenance	0
Furniture	0	Personnel	0
Design	200	Other	0
Other	0		
Proj Cost Total	1,000	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SPCSD	654301	0	0	0	250	750	0	0	0	1,000	0	1,000

Gloria/Meekland Collection System Replacement

Funded

Function Development Services

Requestor: Water Agency

Start Date 7/1/1905

End Date: 12/30/2008

Division or Section: South Park County Sanitation Dist.

Project Description:

Replace approximately 6500 feet of existing 6-inch Vitrified Clay Pipe (VCP) and Asbestos Cement Pipe (ACP) sewer mains and appurtenant laterals, manholes, and main line cleanouts with new 8-inch plastic sewer pipe, laterals, mainline cleanouts, and precaste concrete manholes. Additionally, approximately 2,070 feet of 4-inch water main and appurtenance will be replaced through an agreement with the City of Santa Rosa. The existing sewer facilities were originally constructed in the early 1950's to the early 1970's and will be replaced for several reasons: 1) The City of Santa Rosa and the SPCSD entered into a Dissolution Agreement; 2) the facilities are reaching the end of their service and are requiring increased maintenance efforts; and 3) the North Costh Regional Water Quality Control Board issued a Cleanup and Abatement Order.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	55	Utilities	0
Construction	4,431	Maintenance	0
Furniture	0	Personnel	0
Design	887	Other	0
Other	0		
Proj Cost Total	5,373	O/M Total	0

Status:

Design

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SPCSD	654301	272	4,873	0	228	0	0	0	0	228	0	5,373

West Robles Collection System Replacement

Funded

Function Development Services

Requestor: Water Agency

Start Date 2011

End Date: 2013

Division or Section: South Park County Sanitation Dist.

Project Description:

Funding agreement with City of Santa Rosa to replace existing collection system.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	350	Maintenance	0
Furniture	0	Personnel	0
Design	100	Other	0
Other	0		
Proj Cost Total	450	O/M Total	0

Status:

Funded

Net Impact on Operating Budget:

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SPCSD	654301	0	0	0	450	0	0	0	0	450	0	450

Blackwell Tract Collection System Replacement

Partially Funded

Function Development Services

Requestor: Water Agency

Start Date 7/1/1905

End Date: 7/9/1905

Division or Section: South Park County Sanitation Dist.

Project Description:

Replace approximately 5600 feet of existing 6-inch Vitrified Clay Pipe (VCP) and Asbestos Cement Pipe (ACP) sewer mains and appurtenant laterals, manholes, and main line cleanouts with new 8-inch plastic sewer pipe, laterals, mainline cleanouts, and precaste concrete manholes. Additionally, approximately 580 feet of existing 4-inch water main and appurtenance will be replaced with 8-inch plastic water through an agreement with the City of Santa Rosa. The existing sewer facilities were originally constructed in approximately the mid-1950's and are being replaced for several reasons: 1) The City of Santa Rosa and the SPCSD entered into a Dissolution Agreement; 2) the facilities are reaching the end of their service and are requiring increased maintenance efforts; and 3) the North Costh Regional Water Quality Control Board issued a Cleanup and Abatement Order.

Status:

Design

Net Impact on Operating Budget:



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	36	Utilities	0
Construction	2,979	Maintenance	0
Furniture	0	Personnel	0
Design	233	Other	0
Other	0		
Proj Cost Total	3,248	O/M Total	0

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
SPCSD	654301	163	10	0	0	0	0	0	20	20	3,055	3,248

Regional Parks

Overview

Department Mission:

The Sonoma County Regional Parks Department leads in the preservation, conservation, restoration and promotion of natural, scenic, historical, and cultural resources in Sonoma County. We provide recreational, educational, social, and cultural opportunities for the public.

Facility Objectives:

The Sonoma County Regional Parks Department is charged under the Sonoma County General Plan to acquire, plan, and develop park properties for regional, community, and neighborhood parks and trails. Regional Parks currently operates and maintains forty-five park and trail facilities consisting of 8,825 acres.

The Five-Year Capital Project Plan reflects the goals and projects identified in the County General Plan. These capital improvement projects are designed to meet the increased demand for outdoor recreation facilities from both residents and visitors to Sonoma County. It is estimated that park and trail facilities operated by Regional Parks serve the recreation needs of more than five million visitors a year.

Recreation and Resource Plan:

Guidance for the acquisition and development of parks and trails is currently derived from the Sonoma County General Plan. Staff is seeking funding to complete the development of a Recreation and Resource Plan (R.R.P.), formerly known as the Outdoor Recreation Plan (O.R.P.), which will supplement the General Plan as the guiding document for the acquisition and development of parks and trails. Once the Board of Supervisors approves the R.R.P., it will be incorporated into the General Plan.

The Sonoma County Regional Parks Department is responsible as the "lead agency" under the California Environmental Quality Act (C.E.Q.A.), for environmental compliance of park and recreation

improvement projects. The Department, through its Park Planning Division, acquires property and develops master plans for park facilities that address recreation, preservation, and conservation of natural and historic resources.

Scheduling of Projects:

In 2002, the Regional Parks Department developed a set of project ranking criteria for the annual Five-Year Work Plan to assist the Board in establishing priorities and setting expectations for new park and trail development. The criteria are:

1. Strategic Importance
2. Meeting Unmet Community Needs
3. Meeting Deadlines Imposed By Grant Funding Agency
4. Readiness of Project
5. Legal Requirements
6. Health And Safety Requirements
7. Availability of Funds
8. Estimates of Grant Funds for Recreation That Can Be Leveraged with Local Funds.
9. Community Benefit / Estimated Public Use
10. Long Term Operations and Maintenance Requirements.

Changes from Prior Plans:

The principal changes to the proposed Five-Year Capital Project Plan are:

1. Deferral of unfunded capital projects beyond F.Y. 2011-12 because of lack of funding for operation and maintenance.
2. Reduction in anticipated future year funds from Park Mitigation Fees based on flat fees and limited housing development.
3. Inclusion of the Environmental Discover Center redevelopment and expansion to the area 4 project list.

Cost and Financing:

The Five-Year Capital Project Plan for 2011-12 to 2015-16 identifies 54 projects for acquiring, planning, and developing new park and trail facilities. Since the 1986 institution of Park Mitigation Fees on new residential development, the Regional Parks Department's strategy has been to maximize the value of those fees by using them as leverage for grants. Competitive grant programs often serve specific needs, such as river access, habitat restoration, tree planting, trails, and boating facilities. Therefore it is often necessary to adjust priorities to take advantage of the primary purpose of these funding opportunities.

The economic recession has impacted local and state revenue sources traditionally used by Regional Parks for acquisition, planning, and development. Local revenue from Park Mitigation Fees has slowed with a reduction in new housing starts. Local sales-tax generated Measure M and Sonoma County Agricultural Preservation and Open Space District funding has been reduced, which has slowed the availability of funding for trails and parks projects. With State bond sales being significantly curtailed, bond-funded grants have also been reduced. Some existing grant programs have been slowed and the launch of new grant programs has been limited. To account for the current trend in revenue reductions, this Five-Year Capital Project Plan (C.P.P.) estimates revenues below F.Y. 2009/10 actual revenue for the first three years with slow revenue growth thereafter.

The Five-Year C.P.P. for 2012-13 to 2016-17 totals \$38,957,750, of which \$15.4 million is for regional trails, \$6.4 million for river and coastal access parks, \$3 million for community and regional parks, \$5.3 million for regional open space parks & preserves, \$1.9 million for dredging of county facilities in Bodega Bay harbor, \$2.3 million for renovations to the Healdsburg Veteran's Memorial Beach Park and dam, \$1.1 million for renovating and adding visitor facilities to Mason's Marina, \$500,000 to redevelop Occidental Community Center, \$3.1 million for renovating and expanding the Environmental

Discovery Center, and \$8,000 for Hood Mansion use feasibility study.

Transportation funding of \$1.3 million from the Sonoma County Transportation Authority and Metropolitan Transportation Commission for bikeway projects is included in the C.P.P. \$35.5 million of the Five-Year Capital Plan is unfunded, but this includes over \$3.4 million of grant applications pending for F.Y. 2010-11, \$7 million in identified funding sources to be applied for in F.Y. 2010-11 and F.Y. 2011-12.

The maintenance and operation costs of the new park and trail facilities have been funded by funds set aside by the Board of Supervisors from the General Fund Interest Earnings (G.F.I.E.) and Sonoma County Transient Occupancy Tax (T.O.T.) support. The cost of operation and maintenance of several of the parks and facilities to be developed this year will be proposed in the department's Parkland Management figures for F.Y. 2011-12. In addition, the Board of Supervisors identified funding in the F.Y. 2010-11 Advertising Program plan for future years based on estimated available funds.

Sources of Funding:

1. State Bond Funding.

In the past, allocations and competitive grants from Bond Measure funding offered opportunities to secure funding for park or trail acquisition and development. These included the 2000 Parks Bond (Prop 12), the 2000 Clean Water Bond (Prop 13), the 2002 Resources Bond (Prop 40), the 2002 Clean Water Bond (Prop 50), the 2006 Safe Drinking Water Bond (Prop 84), and the 2006 Housing Bond Act (Prop 1C).

However, with the State budget crisis initially freezing bond funding in late 2008 through June 2009 and subsequently stalling most new funding programs, this Capital Project Plan emphasizes local and federal sources. State funding has typically supported park acquisition and development projects. These types of projects have been reduced and a greater emphasis has been made on future grants

for regional trail projects. This Plan does not include any new State bond-funded projects because it is not currently known what types of projects would be funded or when funding would be available.

That being said, there are a few active grant projects. The State Coastal Conservancy is currently funding the Timber Cove California Coastal Trail feasibility study for \$200,000. The Conservancy is also funding \$75,000 for the Bodega Bay Trail and \$300,000 for the Tolay Lake Regional Park Master Plan.

New Prop 84 funding opportunities will be available in 2011 for a second round of a program managed by State Parks, the Statewide Park Development and Community Revitalization Program.

2. Other State Funding.

Boating & Waterways

The State Department of Boating and Waterways (Cal Boating) funding has not been impacted by the bond freeze. Cal Boating awarded a Boating Trails Access Facility Grant (\$323,208) for access to the Russian River at Guerneville River Park. Discussions are underway for funding a restroom and boat ramp improvements at Wohler Bridge Fishing Access.

Boating and Waterways also provides Boat Launching Facility Grants. Regional Parks has pending grant applications with Cal Boating for access and boat ramp improvements at both Westside Regional Park and Doran Beach Regional Park.

3. Federal Funding.

a. Coastal Impact Assistance Program (C.I.A.P.)

The Energy Policy Act of 2005 authorized the disbursement of Outer Continental Shelf revenues (oil drilling) to impacted states and coastal counties. The California Resources Agency is the lead state agency for implementing the federal C.I.A.P. with the Minerals Management Service. In August 2007, the Board approved planning and development projects in the Bodega Bay Trail Plan for inclusion in the State's CIAP. Sonoma County's share is approximately

\$114,000. The State's C.I.A.P. was completed in 2009 and funding should be available for disbursement in 2010.

b. Community Development Block Grant (C.D.B.G.)

Grants for \$50,000 for Healdsburg Beach A.D.A. improvements and \$26,000 for Ernie Smith Community Park A.D.A. improvements were awarded. A \$75,000 grant for Doran Park A.D.A. improvements is pending approval. Priorities for Regional Parks grant requests are based on the Sonoma County Self-Evaluation and Transition Plan, approved in 2009. It should be noted that this is the primary source of funding for A.D.A. improvements at existing Regional Parks facilities.

c. North American Wetlands Conservation Act (N.A.W.C.A.)

The U.S. Fish & Wildlife Service provides matching grants to organizations and individuals who have developed partnerships to carry out wetland conservation projects in the United States, Canada, and Mexico. The grant program requires a dollar for dollar match. Using past Tolay acquisition funds as a match, \$250,000 was secured for creek restoration at Tolay Lake Regional Park. N.A.W.C.A. is also a possible source for future creek and lake restoration funding.

d. Recreational Trails Program

The Recreational Trails Program (R.T.P.) provides funds annually for recreational trails and trails-related projects. The R.T.P. is Federal Highway Administration funding administered for competitive grants at the state level by State Parks. Several projects that could potentially be funded by the Recreational Trails Program have been identified in the C.P.P. A \$117,500 grant for constructing the Lower Johnson Ridge Trail at Hood Mountain was secured in 2009.

e. Land and Water Conservation Program

The Land and Water Conservation Fund Program (L.W.C.F.) annually funds the acquisition and development of outdoor recreation areas and facilities. L.W.C.F. is National Parks Service funding administered for competitive grants at the state level by State Parks.

In recent years, approximately \$2 million has been available state-wide. Current legislation could increase the funding of this program next year. Projects that could potentially be funded by this program, such as acquisition of remaining property for Mark West Creek Regional Park, have been identified in the C.P.P.

4. Local Funding.

The Park Mitigation Fee Trust fund is essential to the success of applying for competitive grants at the state and federal level as a source of local matching funds. This is the fee paid by developers of new residential housing units in the unincorporated areas of the County. The downturn in building activity and foreclosures has reduced the number of new housing units constructed in the unincorporated areas of Sonoma County.

Trends in the residential construction industry, a limit to fee increases, and a delay in receiving fees were factored into projections of park mitigation fee revenue. No fee increase was made for F.Y. 2010-11 and no fee increase is proposed for F.Y. 2011-12 or F.Y. 2013-14. The reduced level of building activity experienced in F.Y. 2008-09 and F.Y. 2009-10 is projected for F.Y. 2010-11 and the next two years with less than a 10% increase in new residential housing units estimated in the following years. Also in F.Y. 2010-11, the Board of Supervisors approved the delay of collecting park mitigation fees to encourage development.

5. Transportation Funding.

With the county passage of Measure M, three Regional Parks Class 1 bikeway projects are being funded. These include the Central Sonoma Valley Trail (\$1,900,000), Sonoma-Schellville Trail (\$650,000), and the Bodega Bay Bicycle and Pedestrian Trail (\$950,000). Funding allocations for these three projects are included in the Five-Year Capital Project Plan and will require approval by the Sonoma County Transportation Authority.

Managed by the Metropolitan Transportation Commission (M.T.C.), Transportation Development Act (T.D.A.) Article 3 funds will be

used for Class 1 Bikeways for the Central Sonoma Valley Trail project (\$50,000).

The Southwest Redevelopment Agency has funded (\$501,460) construction of portions of a trail within the Sonoma-Marin Area Rail Transit (SMART) right-of-way on the southern boundary of Santa Rosa. This SMART Trail is also funded (\$620,000) by Congestion Mitigation/Air Quality and Surface Transportation Funds (C.M.A.Q./S.T.P.) managed by M.T.C.

Also managed by M.T.C., Transportation for Livable Communities grants were awarded for the Bodega Bay Bicycle and Pedestrian Trail project (\$535,000).

6. Sonoma County Agricultural Preservation & Open Space District.

With the reauthorization of the ¼ cent sales tax by voters in November 2006, the District secured funding for the acquisition, preservation and protection of land within the County for the next 25 years. A number of Regional Parks' projects have been supported by the District's annual Matching Grant Program. In 2008, the District's Open Space Authority recommended a \$252,000 grant for Riverfront Park Phase 3.

The District also leads in the acquisition of land for future Open Space Parks. Regional Parks is working with the District to plan for the transfer of recreation properties designated as future regional parks. In addition to funding acquisition, the District provides funds for initial public access and initial operation and management.

The District acquired the 340-acre Cresta Property in 2007 and the first 461 acres of the McCullough Property in 2008 for a future 1,095-acre Mark West Creek Regional Park. The McCulloughs donated \$850,000 to the Sonoma County Regional Park Foundation for the planning, restoration, enhancement, development, maintenance and/or operations of McCullough and Cresta properties. \$250,000 of this funding is designated for raising the estimated \$6 million needed for the final 275-acre acquisition.

The District and Regional Parks completed Interim Public Access Improvements for the 823-acre Taylor Mountain. With funding from the District, Regional Parks is leading the Master Plan process for future development of the park. The Taylor Mountain Master Plan is scheduled to be completed by the end of 2011.

The District is contracting with Regional Parks for park planning and development services. Agreements are being developed for specific projects. Regional Parks is managing trail construction projects including the first phase of the Laguna de Santa Rosa Trail and the North Slope Sonoma Mountain Trail. Regional Parks is also continuing to work with the District on Hood Mountain Regional Park expansion projects that improve access and provide additional recreational opportunities.

7. Sonoma County Water Agency.

Regional Parks is working with the Sonoma County Water Agency (S.C.W.A.) to complete a feasibility study of their Matanzas Lake property for potential park development. If the property can be developed for public use, a Master Plan and environmental document will be prepared.

Regional Parks will also continue to work with S.C.W.A. to develop bikeways along channels under their jurisdiction, such as Santa Rosa Creek, and pursue joint grant funding opportunities for those projects, along with projects at Riverfront Regional Park, Spring Lake Park, and Wohler Bridge Fishing Access.

8. Other Sources of Funding.

The Russian River Redevelopment Agency funded the construction of a new restroom, picnic sites, and pathways for the Guerneville River Park and provided additional funding to plan a stage. Regional Parks will request additional funding for acquisition for boating access as part of Phase 2 of Guerneville River Park.

Regional Parks Capital Projects Plan Funding Summary

FUNDING SOURCE	NAME	5-Year Total Funding	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
PARK ACQUISITION AND DEVELOPMENT							
FEDERAL & STATE GRANTS*							
FEMA/OES Storm Damage Projects	Hood Mt. Access	\$0	\$0	\$0	\$0	\$0	\$0
State Coastal Conservancy	Various Projects	\$50,000	\$50,000	\$0	\$0	\$0	\$0
Total Federal/State Funds		\$50,000	\$50,000	\$0	\$0	\$0	\$0
DONATIONS Cities & Private							
City of Healdsburg	Healdsburg Dam	\$55,000	\$55,000	\$0	\$0	\$0	\$0
Regional Parks Foundation	Hood Mansion, Occidental Ctr.	\$104,000	\$104,000	\$0	\$0	\$0	\$0
Federated Indians of Graton Rancheria	Tolay	\$350,000	\$150,000	\$200,000	\$0	\$0	\$0
Total Donations Cities and Private		\$509,000	\$309,000	\$200,000	\$0	\$0	\$0
COUNTY GENERAL FUND							
County General Fund		\$0	\$0	\$0	\$0	\$0	\$0
Total County General Fund		\$0	\$0	\$0	\$0	\$0	\$0
OTHER COUNTY FUNDS							
Park Mitigation Funds	Various Projects	\$1,563,175	\$282,175	\$251,000	\$495,000	\$350,000	\$185,000
Major Maintenance Funding	Hudeman	\$20,000	\$20,000	\$0	\$0	\$0	\$0
CSA 41	Larson	\$18,000	\$18,000	\$0	\$0	\$0	\$0
Total Other County Funds		\$1,601,175	\$320,175	\$251,000	\$495,000	\$350,000	\$185,000
TRANSPORTATION FUNDS							
Transportation Funds	SCTA, MTC, ABAG	\$1,150,000	\$300,000	\$100,000	\$750,000	\$0	\$0
Total Transportation Funds		\$1,150,000	\$300,000	\$100,000	\$750,000	\$0	\$0
UNDETERMINED FUNDS							
Unidentified Funding Sources	Incl. pending and proposed grants	\$35,647,575	\$3,886,575	\$10,075,000	\$11,320,000	\$6,216,000	\$4,150,000
Total Undetermined Funds		\$35,647,575	\$3,886,575	\$10,075,000	\$11,320,000	\$6,216,000	\$4,150,000
TOTALS		\$38,957,750	\$4,865,750	\$10,626,000	\$12,565,000	\$6,566,000	\$4,335,000

* Funds applied for under competitive programs are shown in "Undetermined" until grants approved; \$2.2 million pending and \$1.6 million possible grants.

Bodega Bay Bike & Pedestrian Trail - Coastal Prairie Trail

Funded

Function Development Services

Requestor: Regional Parks

Start Date 2007

End Date: 2013

Division or Section: 1 - Sonoma Coast

Project Description:

Phase 1, sections 1B and 1C, will construct the northern 1.1 mile of Class 1 trail from Keefe Ave south to Bell Tower site. Project crosses Bodega Dunes State Parks land and County land and includes trailhead parking and boardwalk over wetland areas. Project identified as high priority in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways. Construction funding includes Sonoma County Transportation Authority Measure M funding. This project would complete part of the California Coastal Trail.



Status:

In Progress

Net Impact on Operating Budget:

Completion estimated 2013

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	880	Maintenance	29
Furniture	0	Personnel	0
Design	529	Other	-3
Other	0		
Proj Cost Total	1,409	O/M Total	26

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	140962	939	170	0	300	0	0	0	0	300	0	1,409

Estero Trail

Funded

Function Development Services

Requestor: Regional Parks

Start Date 2012

End Date: 2014

Division or Section: 1 - Sonoma Coast

Project Description:

Planning for a trail connection on the Open Space District's conservation easement on Bordessa Ranch. Planning work will identify a trail easement location and include a preliminary evaluation of public access. Planning funding from the State Coastal Conservancy.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	50	Other	0
Other	0		
Proj Cost Total	50	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

Create plan for future trail

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State	140509	0	0	0	50	0	0	0	0	50	0	50

Function Development Services

Requestor: Regional Parks

Start Date 2010

End Date: 2015

Division or Section: 1 - Sonoma Coast

Project Description:

Phase 2, Segments 3D-2, 5B & 6B would construct 1 mile of Class I trail connecting the Tides and Lucas Warf south to Smith Brothers Road, to Highway 1, and connecting to the existing southern section of the trail at Birdwalk Coastal Access. Project identified as high priority in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways. This project would complete part of the California Coastal Trail.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,643	Maintenance	16
Furniture	0	Personnel	0
Design	425	Other	0
Other	0		
Proj Cost Total	2,068	O/M Total	16

Status:

In Progress

Net Impact on Operating Budget:

Completion estimated 2016

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	140962	110	38	0	20	0	1,900	0	0	1,920	0	2,068

Function Development Services

Requestor: Regional Parks

Start Date 2010

End Date: 2017

Division or Section: 1 - Sonoma Coast

Project Description:

Phase 3, Segments 3D-1 & 2B would construct 1 mile of Class 1 trail connecting the Phase 1 project at the Bell Tower site to the Tides. The project would cross Bodega Dunes campground and follow Bay Flat Road. Boardwalk would be included to cross the tidelands and drainage areas. Project identified as high priority in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways. This trail would complete part of the California Coastal Trail.



Status:

In Progress

Net Impact on Operating Budget:

Completion estimated 2017

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	868	Maintenance	16
Furniture	0	Personnel	0
Design	350	Other	0
Other	0		
Proj Cost Total	1,218	O/M Total	16

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project	
State, Federal, Other	140962	80	38	0	0	0	0	0	575	525	1,100	0	1,218

Bodega Bay Sport Fishing Center

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2016

End Date: 2018

Division or Section: 1 - Sonoma Coast

Project Description:

Construct a permanent restroom to replace temporary portable facility to meet current park and Party Boat user needs. This would save funding used for regular pumping service and improve public health and safety by providing water for visitors along with eliminating clean up issues associated with vandalism of portable restroom.



Status:

Request

Net Impact on Operating Budget:

Increase for maintaining new structure

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	240	Maintenance	16
Furniture	0	Personnel	0
Design	60	Other	0
Other	0		
Proj Cost Total	300	O/M Total	16

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140996	0	0	0	0	0	0	0	300	300	0	300

Function Development Services

Requestor: Regional Parks

Start Date 2009

End Date: 2016

Division or Section: 1 - Sonoma Coast

Project Description:

Planning and design is underway for the Boat Launch to improve vehicle and pedestrian circulation, along with improvements to the boat ramp, dock, fish cleaning station, and parking to comply with accessibility requirements. This area is highly congested during fishing seasons. This is funded with a California Boating & Waterways grant. Construction of Boat Launch improvements are planned for F.Y. 14-15. A new restroom and shower building between the Gull and Shell campgrounds is planned for F.Y. 13-14. Currently these campsites are served by composting toilets. The sewer line is in place and the new facility will be fully accessible and serve the existing park user needs.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,121	Maintenance	14
Furniture	0	Personnel	0
Design	365	Other	0
Other	0		
Proj Cost Total	1,486	O/M Total	14

Status:

In Progress

Net Impact on Operating Budget:

No change for Boat Launch improvements; Increase for maintaining new structure

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140137	247	65	0	0	375	800	0	0	1,175	0	1,486

Gualala Park Expansion

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2016

End Date: 2019

Division or Section: 1 - Sonoma Coast

Project Description:

This future project includes planning for potential park expansion, providing improved access to the Gualala River along with new camping opportunities.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	29
Furniture	0	Personnel	0
Design	300	Other	-5
Other	0		
Proj Cost Total	300	O/M Total	24

Status:

Request

Net Impact on Operating Budget:

Increase for maintaining expanded facility; new use increases revenue

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140228	0	0	0	0	0	0	0	300	300	0	300

Sea Ranch Bluff Top Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2007

End Date: 2013

Division or Section: 1 - Sonoma Coast

Project Description:

This project includes developing license agreements with The Sea Ranch Association for relocating sections of the Bluff Top Trail public access easement, which have eroded into the commons areas, and access to Walk On Beach, which has been closed for several years due to erosion. After completing the license agreements and final design, the appropriate C.E.Q.A. documents will be prepared and filed, followed by completing improvements.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	9	Maintenance	0
Furniture	0	Personnel	0
Design	12	Other	0
Other	0		
Proj Cost Total	21	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No change

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140111	22	-1	21	0	0	0	0	0	0	0	42

Stillwater Park Expansion

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2016

End Date: 2019

Division or Section: 1 - Sonoma Coast

Project Description:

This future project would expand the park into lands designated for Stillwater Cove Regional Park, but currently held through a life estate. An exact date is not proposed. Also included are constructing trail connections including developing new sections of the California Coastal Trail.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	241	Maintenance	68
Furniture	0	Personnel	0
Design	60	Other	0
Other	0		
Proj Cost Total	301	O/M Total	68

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining expanded facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140236	2	0	0	0	0	0	0	300	300	0	301

Timber Cove California Coastal Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2009

End Date: 2017

Division or Section: 1 - Sonoma Coast

Project Description:

Trail feasibility work is underway to identify a 3 mile trail alignment parallel to Highway 1 for the California Coastal Trail. The goal is to safely connect Stillwater Cove Regional Park to Fort Ross State Historic Park for pedestrian and bicycle access. Trail design is planned for 2014 with implementation as funding is available, through 2016. Project included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	110	Utilities	0
Construction	1,745	Maintenance	30
Furniture	0	Personnel	0
Design	300	Other	0
Other	0		
Proj Cost Total	2,155	O/M Total	30

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining new facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140327	205	0	0	0	50	900	1,000	0	1,950	0	2,155

Watson School

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2006

End Date: 2015

Division or Section: 1 - Sonoma Coast

Project Description:

Watson School Building Restoration is currently underway with funding from the Parks Foundation. The work will restore the original structure of the building and refurnish the interior as a complete example of an early one-room schoolhouse. Watson School would then be reopened to the public for historical interpretation, school programs, public meetings and historical society and non-profit use. Additional parking is needed to support the increased use of the facility and this work is planned for F.Y. 13-14.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	190	Maintenance	18
Furniture	0	Personnel	0
Design	79	Other	-3
Other	0		
Proj Cost Total	269	O/M Total	15

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining improved and expanded facility; new use adds revenue

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	140947	200	24	0	0	45	0	0	0	45	0	269

Function Development Services

Requestor: Regional Parks

Start Date 2011

End Date: 2015

Division or Section: 1 - Sonoma Coast

Project Description:

This project will plan for access to public and publicly-used open space including trailheads, access easements, use agreements, and transportation operating agreements. This project includes trails identified in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways. Project facilitated with National Parks Services' planning assistance.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	52	Maintenance	50
Furniture	0	Personnel	0
Design	30	Other	-20
Other	0		
Proj Cost Total	82	O/M Total	30

Status:

In Progress

Net Impact on Operating Budget:

Increase for managing improved and expanded facilities; new use increases revenue

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	140459	0	7	0	25	50	0	0	0	75	0	82

Function Development Services

Requestor: Regional Parks

Start Date 2009

End Date: 2015

Division or Section: 1 - Sonoma Coast

Project Description:

The Westside Boat Launch Expansion includes a third launch lane, new boarding floats, new pathways, and parking and fish cleaning station reconfiguration. This will accommodate heavy use during opening days of fishing seasons. The new facilities will be fully accessible and meet park obligations identified in the transition plan. Planning work is underway, funded with a California Boating & Waterways grant. Future construction is proposed for 2014 with grant funding to be requested from Boating & Waterways.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,500	Maintenance	3
Furniture	0	Personnel	0
Design	273	Other	-10
Other	0		
Proj Cost Total	1,773	O/M Total	-7

Status:

In Progress

Net Impact on Operating Budget:

Improvements will increase revenue

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140558	240	33	0	0	1,500	0	0	0	1,500	0	1,773

Bodega Bay Dredging

Unfunded

Function Development Services

Requestor: Regional Parks

Start Date 2013

End Date: 2015

Division or Section: 1 - Sonoma Coast

Project Description:

Project includes planning, permitting, and implementing marina and Bodega Harbor channel dredging. Project is necessary to support full access to and revenue collected from County facilities.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,200	Maintenance	0
Furniture	0	Personnel	0
Design	670	Other	0
Other	0		
Proj Cost Total	1,870	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

No change

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	140830	0	0	0	400	270	1,200	0	0	1,870	0	1,870

Mason's Marina

Unfunded

Function Development Services

Requestor: Regional Parks

Start Date 2012

End Date: 2015

Division or Section: 1 - Sonoma Coast

Project Description:

This project includes planning and developing a new Visitor Center and existing renovating docks at Mason's Marina. Work would improve accessibility and create an opportunity for a Bodega Bay "Water Taxi." Project funding requested from California Boating & Waterways. Project facilitated with National Parks Services' Rivers, Trails and Conservation Assistance Program for planning assistance.



Status:

Request

Net Impact on Operating Budget:

Improvements will increase revenue

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	895	Maintenance	75
Furniture	0	Personnel	0
Design	170	Other	-486
Other	0		
Proj Cost Total	1,065	O/M Total	-411

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	tbd	0	0	0	170	895	0	0	0	1,065	0	1,065

Function Development Services

Requestor: Regional Parks

Start Date 2011

End Date: 2015

Division or Section: 1 - Sonoma Coast

Project Description:

Redevelop existing building as an Adventure Day Lodge, centralizing recreational support services and information and providing a tourism base for recreational access to public and private properties in West County. This redeveloped facility would offer shuttle service, visitor support services, outdoor recreation equipment, food service, commercial kitchen, restrooms, and gathering areas. Project facilitated with National Parks Services' Rivers, Trails and Conservation Assistance Program for planning assistance.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	400	Maintenance	80
Furniture	0	Personnel	0
Design	100	Other	-50
Other	0		
Proj Cost Total	500	O/M Total	30

Status:

Request

Net Impact on Operating Budget:

Increase for maintaining improved and expanded facility; new use adds revenue

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	140517	0	0	0	100	400	0	0	0	500	0	500

Function Development Services

Requestor: Regional Parks

Start Date 2014

End Date: 2016

Division or Section: 2 - North County

Project Description:

Construct a permanent restroom to replace temporary portable facility to meet current park and trail user needs. This would save funding used for regular pumping service and improve public health and safety by providing water for group picnic area along with eliminating clean up issues associated with vandalism of portable restroom. This restroom would be connected with sewer and would follow the proposed McCray Road subdivision development.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	300	Maintenance	14
Furniture	0	Personnel	0
Design	35	Other	0
Other	0		
Proj Cost Total	335	O/M Total	14

Status:

Request

Net Impact on Operating Budget:

Increase for maintaining new structure

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140665	0	0	0	0	0	35	300	0	335	0	335

Function Development Services

Requestor: Regional Parks

Start Date 2008

End Date: 2014

Division or Section: 2 - North County

Project Description:

Phase 4 includes construction of a well, restroom, connections to utilities, and picnic area. Phase 5 proposed for F.Y. 1314 includes Pond C renovation and construction of a fishing pier. Completion of these phases will conclude park development included in the adopted the Master Plan.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	310	Maintenance	25
Furniture	0	Personnel	0
Design	78	Other	0
Other	0		
Proj Cost Total	388	O/M Total	25

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining new improvements

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140442	114	0	0	74	200	0	0	0	274	0	388

Geyserville Community Park

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2016

End Date: 2019

Division or Section: 2 - North County

Project Description:

Includes planning work for a new park and Russian River access in the Geyserville area. The Sonoma County General Plan 2020, Public Facilities and Services Element, supports the National Recreation and Parks Association recommendations for community parks. This park classification includes a variety of activities within a 30 minute drive of population centers at a rate of 2.5 acres per 1,000 persons.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	250	Other	0
Other	0		
Proj Cost Total	250	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

Study for future project

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	tbd	0	0	0	0	0	0	0	250	250	0	250

Healdsburg Veterans Memorial Beach

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2010

End Date: 2014

Division or Section: 2 - North County

Project Description:

Regional Parks installs the Healdsburg Veterans Memorial Dam each summer to provide for recreational opportunities for the community. When installed, the dam forms the Healdsburg Pool from approximately mid-June to following the Labor Day weekend. Over the years, the concrete footing that supports the flashboard dam has eroded. To repair this erosion, Regional Parks plans to clean the area around the footing and pour new concrete over the sections of the dam sill. Regional Parks is working to obtaining the required permits to complete these repairs. Funding for renovation includes contributions from the City of Healdsburg.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,025	Maintenance	0
Furniture	0	Personnel	0
Design	385	Other	0
Other	0		
Proj Cost Total	2,410	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No change

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140897	120	20	0	270	2,000	0	0	0	2,270	0	2,410

Riverfront Park Phase 3

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2006

End Date: 2014

Division or Section: 2 - North County

Project Description:

Construct Lake Benoist and Russian River access including trails, park driveway extension, picnic and rest areas, boat portages, entry kiosk, and lakeshore and river planting restoration. Project is funded with and Open Space District Matching Grant, California Boating & Waterways grant, park mitigation fees, and Aggregate Resources Mitigation funds. Additional funding from the State Coastal Conservancy is requested. This project may include some of the marsh restoration planting and interpretive signs identified as Phase 4 in the Master Plan.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	460	Maintenance	55
Furniture	0	Personnel	0
Design	151	Other	-12
Other	0		
Proj Cost Total	611	O/M Total	43

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining expanded facility; new use increases revenue

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140889	305	56	0	250	0	0	0	0	250	0	611

Riverfront Park Phase 5

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2014

End Date: 2017

Division or Section: 2 - North County

Project Description:

Phase 5 improvements would develop access to the Russian River, including trail development and a boat portage. Improvements would include roadway improvements, additional parking, and portable restroom. Two trail sections are proposed including the .6 mile River Trail, extending north from the Lake Trail, and the North River Access Trail connecting to the boat portage. The boat portage would provide river access for non-motorized boats.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	400	Maintenance	29
Furniture	0	Personnel	0
Design	100	Other	0
Other	0		
Proj Cost Total	500	O/M Total	29

Status:

Request

Net Impact on Operating Budget:

Increase for maintaining expanded facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140889	0	0	0	0	0	500	0	0	500	0	500

Russian River Access Sites - upper

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2009

End Date: 2014

Division or Section: 2 - North County

Project Description:

Information has been gathered on existing conditions along the Russian River. The next step is preparing an Acquisition Plan and complete C.E.Q.A. for sites for future acquisition. This study area includes potential Russian River access sites from the Mendocino County line to Healdsburg Memorial Beach. This furthers the findings from the State Coastal Conservancy's Russian River Access and Trespass Management Plan.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	110	Other	0
Other	0		
Proj Cost Total	110	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

Create plan for future trail

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140970	10	0	0	100	0	0	0	0	100	0	110

Wohler Bridge Fishing Access

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2015

End Date: 2019

Division or Section: 2 - North County

Project Description:

This project includes adding a restroom and improving the existing boat launch. The permanent restroom would reduce the costs for regular pumping service and improve public health and safety by eliminating clean up issues associated with vandalism of portable restroom. The existing boat launch sees heavy seasonal use and ramp restoration is needed to maintain access. California Boating and Waterways has expressed interest in helping to fund these improvements.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	200	Maintenance	14
Furniture	0	Personnel	0
Design	50	Other	0
Other	0		
Proj Cost Total	250	O/M Total	14

Status:

Requested

Net Impact on Operating Budget:

Increase for maintaining new structure

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140400	0	0	0	0	0	0	250	0	250	0	250

Dutch Bill Creek Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2013

End Date: 2017

Division or Section: 3 - Russian River

Project Description:

Planning for 5.46 miles of Class I along portions of the North Pacific Coast Railroad right-of way. This trail would connect Occidental to the planned Russian River Trail at Monte Rio. This project is included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,030	Maintenance	0
Furniture	0	Personnel	0
Design	155	Other	0
Other	0		
Proj Cost Total	2,185	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

Study for future project

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	tbd	0	0	0	0	155	0	0	0	155	2,030	2,185

Graton Community Park

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2014

End Date: 2017

Division or Section: 3 - Russian River

Project Description:

Includes planning work for a new community park in the Graton area. The Sonoma County General Plan 2020, Public Facilities and Services Element, supports the National Recreation and Parks Association recommendations for community parks. This park classification includes a variety of activities within a 30 minute drive of population centers at a rate of 2.5 acres per 1,000 persons.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	285	Other	0
Other	0		
Proj Cost Total	285	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

Study for future project

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	tbd	0	0	0	0	0	285	0	0	285	0	285

Guerneville River Park Phase 2

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2009

End Date: 2014

Division or Section: 3 - Russian River

Project Description:

Phase 2 includes construction of an entry driveway on the east side of Highway 116, parking, boat turn around, boat launch ramp/portage, trail connecting to the first phase, picnic area, trash cans, and signage, and a trail connecting underneath the highway bridge to the first phase of park development. Additional property acquisition is needed for driveway access. California Boating & Waterways has awarded a grant for most of the construction funding. Acquisition and remaining development funding has been requested from the Open Space District's Matching Grant program.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	285	Utilities	0
Construction	340	Maintenance	13
Furniture	0	Personnel	0
Design	105	Other	-7
Other	0		
Proj Cost Total	730	O/M Total	6

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining expanded facility; new use increases revenue

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140772	347	10	0	373	0	0	0	0	373	0	730

Guerneville River Park Phase 3

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2013

End Date: 2015

Division or Section: 3 - Russian River

Project Description:

Phase 3 includes planning and construction of camping and additional parking to serve expanded park use.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	375	Maintenance	36
Furniture	0	Personnel	0
Design	25	Other	-36
Other	0		
Proj Cost Total	400	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining expanded facility; new use increases revenue offsetting maintenance costs

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140772	0	0	0	0	400	0	0	0	400	0	400

Function Development Services

Requestor: Regional Parks

Start Date 2012

End Date: 2015

Division or Section: 3 - Russian River

Project Description:

Construct a permanent restroom near the volleyball and tennis courts. This would reduce funding used for regular pumping service and improve public health and safety by providing water for group picnic area along with eliminating clean up issues associated with vandalism of portable restroom. This restroom would be located adjacent to the popular volleyball and tennis courts and would be connected to septic system.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	250	Maintenance	14
Furniture	0	Personnel	0
Design	25	Other	0
Other	0		
Proj Cost Total	275	O/M Total	14

Status:

Request

Net Impact on Operating Budget:

Increase for maintaining new structure

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	140285	0	0	0	25	250	0	0	0	275	0	275

Russian River Access Sites - lower

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2012

End Date: 2015

Division or Section: 3 - Russian River

Project Description:

A Feasibility Study is needed to identify Russian River access areas for Russian River below Wohler Bridge. This furthers the findings from the State Coastal Conservancy's Russian River Access and Trespass Management Plan. A future project outside this C.P.P. will be an access study for the middle reach of the Russian River.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	25	Other	0
Other	0		
Proj Cost Total	25	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

Study for future project

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140251	0	0	0	25	0	0	0	0	25	0	25

Russian River Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2013

End Date: 2016

Division or Section: 3 - Russian River

Project Description:

Planning for trail paralleling the Russian River in West Sonoma County from Rio Nido to the Sheridan area. Planning work proposed for F.Y. 13-14 and initial acquisition planned for F.Y. 14-15. This project is included in the 2009 SCTA Lower Russian River Community Based Transportation Plan and the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	845	Utilities	0
Construction	7,450	Maintenance	0
Furniture	0	Personnel	0
Design	850	Other	0
Other	0		
Proj Cost Total	9,145	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

Create plan for future trail

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	tbd	0	0	0	0	400	525	0	0	925	8,220	9,145

Steelhead Beach Phase 3

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2011

End Date: 2014

Division or Section: 3 - Russian River

Project Description:

A camping analysis for Steelhead Beach was completed in 2011 at the request of the State Coastal Conservancy as Phase 2 construction was being completed. This Phase 3 project would develop a walk-in campground area and park entry improvements, and meet the walk-in portion of the camping needs identified in the approved Master Plan.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	410	Maintenance	39
Furniture	0	Personnel	0
Design	100	Other	-25
Other	0		
Proj Cost Total	510	O/M Total	14

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining improved facility; new use increases revenue

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140657	22	34	0	455	0	0	0	0	455	0	510

"SMART" Trail Phase 1

Funded

Function Development Services

Requestor: Regional Parks

Start Date 2009

End Date: 2013

Division or Section: 4 - Santa Rosa

Project Description:

Work is underway for planning and construction 1.3 miles of Class I trail from Hearn Ave to Rodota Trail along "SMART" rail corridor. Project included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways. This is funded by Metropolitan Transportation Commission's Congestion Management/Clean Air grant and Santa Rosa Southwest Area Redevelopment.



Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining new facility

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,003	Maintenance	13
Furniture	0	Personnel	0
Design	118	Other	0
Other	0		
Proj Cost Total	1,121	O/M Total	13

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	140319	1,121	0	0	0	0	0	0	0	0	0	1,121

Function Development Services

Requestor: Regional Parks

Start Date 2009

End Date: 2013

Division or Section: 4 - Santa Rosa

Project Description:

Funded by the Open Space District, this project includes studies, planning, master plan amendment, and development to add 247 acres to Hood Mountain Regional Park and Open Space Preserve. Work includes transfer of the property from the District to the County.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	121	Maintenance	9
Furniture	0	Personnel	0
Design	60	Other	-5
Other	0		
Proj Cost Total	181	O/M Total	4

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining expanded facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	140095	181	0	0	0	0	0	0	0	0	0	181

Hood Mountain Ridge Trail

Funded

Function Development Services

Requestor: Regional Parks

Start Date 2008

End Date: 2013

Division or Section: 4 - Santa Rosa

Project Description:

The project will construct a 0.3 mile multi-use pathway from the existing end of the Ridge Trail within Los Guilicos County Center to Highway 12. With crosswalks, ramps, and new push button signals, the project will facilitate a safe and accessible crossing of Highway 12. The project will complete a critical link in the Ridge Trail, ultimately connecting Hood Mountain Regional Park and Open Space Preserve with the City of Santa Rosa and Annadel State Park. The Bay Area Ridge Trail envisions a 550 mile trail open for hikers, equestrians, and cyclists.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	200	Maintenance	0
Furniture	0	Personnel	0
Design	34	Other	0
Other	0		
Proj Cost Total	234	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No chage

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140095	118	117	0	0	0	0	0	0	0	0	234

Colgan Creek Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2014

End Date: 2019

Division or Section: 4 - Santa Rosa

Project Description:

The Sonoma County Water Agency applied for grant funding that, if successful, could include trailhead development on the western trail extension between Stony Point Road to Llano. This project also includes planning for .24 miles of Class I trail on the eastern trail extension from Santa Rosa City limits to Taylor Mountain Regional Park proposed for F.Y. 14-15, acquisition for F.Y. 15-16, and environmental review for F.Y. 16-17. Construction would be in future years. This project is included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	175	Utilities	0
Construction	280	Maintenance	0
Furniture	0	Personnel	0
Design	135	Other	0
Other	0		
Proj Cost Total	590	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

No change

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140798	0	0	0	0	0	20	250	220	490	100	590

Hood Mountain Expansion

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2007

End Date: 2016

Division or Section: 4 - Santa Rosa

Project Description:

Project includes assisting the Open Space District with feasibility studies for acquisition for park expansion, planning for access improvements, and construction for Hood Mountain Regional Park and Open Space Preserve.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	915	Maintenance	24
Furniture	0	Personnel	0
Design	67	Other	0
Other	0		
Proj Cost Total	982	O/M Total	24

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining expanded facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140095	59	0	0	48	515	360	0	0	923	0	982

Laguna De Santa Rosa Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2009

End Date: 2017

Division or Section: 4 - Santa Rosa

Project Description:

New trail development is underway with funding from the Open Space District. Phase 1 construction is underway at Kelly farm. Phase 2 trail planning and construction is proposed for F.Y. 15-16. Project is included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways.



Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining new facility

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	800	Utilities	0
Construction	3,306	Maintenance	95
Furniture	0	Personnel	0
Design	850	Other	0
Other	0		
Proj Cost Total	4,956	O/M Total	95

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140160	688	187	0	0	0	0	870	0	870	3,211	4,956

Function Development Services

Requestor: Regional Parks

Start Date 2009

End Date: 2017

Division or Section: 4 - Santa Rosa

Project Description:

This is a proposed new regional park and preserve in the Mark West Creek watershed. In partnership with Sonoma Land Trust and the Open Space District, fundraising is underway to acquire land that, added to the properties already acquired by the District for the public, will create a 1,100-acre Regional Park and Open Space Preserve that will provide recreational and educational opportunities and protect scenic, natural, and agricultural resources. The first phase of development is planned for F.Y. 15-16 including public access improvements and visitor-serving facilities.



Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining new facility; new use creates revenue

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	150	Utilities	0
Construction	1,050	Maintenance	225
Furniture	0	Personnel	0
Design	500	Other	-45
Other	0		
Proj Cost Total	1,700	O/M Total	180

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	140145	850	0	0	50	0	0	800	0	850	0	1,700

Peterson Creek Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2016

End Date: 2019

Division or Section: 4 - Santa Rosa

Project Description:

Planning for a 1.4 mile Class I trail connection between Fulton Road and Santa Rosa Creek Trail along Sonoma County Water Agency flood control channel. Project included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	544	Maintenance	0
Furniture	0	Personnel	0
Design	20	Other	0
Other	0		
Proj Cost Total	564	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

Create plan for future trail

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	tbd	0	0	0	0	0	0	0	20	20	544	564

Roseland Creek Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2016

End Date: 2019

Division or Section: 4 - Santa Rosa

Project Description:

Planning for a 1.41 mile Class I trail connection between Ludwig Road and Laguna de Santa Rosa Trail along the Sonoma County Water Agency flood control channel. Project is included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	313	Maintenance	0
Furniture	0	Personnel	0
Design	250	Other	0
Other	0		
Proj Cost Total	563	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

Create plan for future trail

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	tbd	0	0	0	0	0	0	0	20	20	543	563

Santa Rosa Creek Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2007

End Date: 2017

Division or Section: 4 - Santa Rosa

Project Description:

Construction of 2.14 miles of Class 1 trail from Fulton to Willowside roads was completed in 2012. Trail extension to Laguna de Santa Rosa Trail planned for 2015 with construction in 2016. Project is included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,153	Maintenance	18
Furniture	0	Personnel	0
Design	350	Other	0
Other	0		
Proj Cost Total	1,503	O/M Total	18

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining new facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	140541	701	146	0	0	0	20	636	0	656	0	1,503

Taylor Mountain Phase 1 and 2

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2009

End Date: 2019

Division or Section: 4 - Santa Rosa

Project Description:

The Open Space District and Regional Parks are leading the Master Plan for this new park and preserve. \$750,000 has been awarded from State Parks to design and construct Phase 1 including the driveway, parking, trails, restroom, picnic areas, and a natural play course off of Petaluma Hill Road. The project site is chosen as the first phase of development because of its ease of access off of an arterial road. The site has the fewest limitations to development and is close to equestrian areas and facilities. This project will create the first non-restricted public access to the 1,100-acre park. Phase 2 planning is proposed for F.Y. 15-16 with construction in F.Y. 16-17.



Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining new facility; increase for maintaining expanded facility; new use creates revenue

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,050	Maintenance	250
Furniture	0	Personnel	0
Design	170	Other	-40
Other	0		
Proj Cost Total	1,220	O/M Total	210

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140806	10	0	0	755	0	0	105	350	1,210	0	1,220

Function Development Services

Requestor: Regional Parks

Start Date 2012

End Date: 2015

Division or Section: 4 - Santa Rosa

Project Description:

The existing Environmental Education Center houses the most highly attended environmental education program in the county in a facility that will require approximately \$1,000,000 of repairs and renovation in the near future. The current building structure shows significant signs of deterioration in the windows and exterior. This project will renovate an existing facility and build a 2,000 square foot addition. The construction will double the education space, allowing room for volunteer training and the transformation of programs reflecting California's changing demographics. The expanded space will allow for increased programming and building rentals.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	2,480	Maintenance	0
Furniture	0	Personnel	0
Design	620	Other	-50
Other	0		
Proj Cost Total	3,100	O/M Total	-50

Status:

Request

Net Impact on Operating Budget:

No increase in maintenance; additional programming and revenue offsets costs

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	tbd	0	0	0	0	100	3,000	0	0	3,100	0	3,100

Matanzas Creek Park

Unfunded

Function Development Services

Requestor: Regional Parks

Start Date 2016

End Date: 2019

Division or Section: 4 - Santa Rosa

Project Description:

Planning a trail connection to Taylor Mountain from Matanzas Creek Park. This could provide a trail link between Bennett Valley, the Water Agency's Matanzas Creek property, and the proposed Taylor Mountain Regional Park and Open Space Preserve.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	0
Furniture	0	Personnel	0
Design	10	Other	0
Other	0		
Proj Cost Total	10	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

Study for future project

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140020	0	0	0	0	0	0	0	10	10	0	10

West County Trail

Unfunded

Function Development Services

Requestor: Regional Parks

Start Date 2009

End Date: 2014

Division or Section: 4 - Santa Rosa

Project Description:

The West County Trail surface is settling at the three bridge crossings due to erosion around the bridge supports. Regular patching of the trail surface has provided a temporary fix. The deteriorated wood retaining walls supporting the bridges need to be replaced with concrete. Replacement of three of three bridges between Petaluma Ave and Merced Ave would provide a lasting restoration. This will reduce maintenance costs, and will improve safety and accessibility.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	604	Maintenance	0
Furniture	0	Personnel	0
Design	120	Other	0
Other	0		
Proj Cost Total	724	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No change

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	140376	124	0	0	100	500	0	0	0	600	0	724

Tolay Lake Regional Park Master Plan

Funded

Function Development Services

Requestor: Regional Parks

Start Date 2006

End Date: 2013

Division or Section: 5 - South County

Project Description:

The project is to complete a comprehensive master plan for a major regional park in Sonoma County. The plan includes two unique properties, Tolay Lake Regional Park and Tolay Creek Ranch. They are adjacent properties totaling 3,434 acres located between the City of Petaluma and Sonoma Valley. A number of resource studies and baseline assessments have already been completed. This project is funded by contributions from Federated Indians of Graton Rancheria, State Coastal Conservancy, and the Sonoma County Regional Parks Foundation.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	0	Maintenance	126
Furniture	0	Personnel	0
Design	2,303	Other	-25
Other	0		
Proj Cost Total	2,303	O/M Total	101

Status:

In Progress

Net Impact on Operating Budget:

Create plan for future park

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140707	1,759	194	0	150	200	0	0	0	350	0	2,303

Bay Trail - Petaluma

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2006

End Date: 2016

Division or Section: 5 - South County

Project Description:

Trail acquisition, planning, and Phase I construction for approximately 2 miles of Class 1 Trail. Project identified as high priority in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways. Once completed, this trail would complete part of the San Francisco Bay Trail which envisions a 500 mile shoreline trail around the Bay. This project will create a safe non-motorized transportation and recreation route parallel to Highway 37, from Sears Point west to Marin County.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	20	Utilities	0
Construction	1,776	Maintenance	9
Furniture	0	Personnel	0
Design	251	Other	0
Other	0		
Proj Cost Total	2,047	O/M Total	9

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining new facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	140836	6	0	0	0	0	550	550	0	1,100	941	2,047

Bellevue Creek Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2016

End Date: 2020

Division or Section: 5 - South County

Project Description:

Feasibility Study for 4.74 mile Class 1 trail from Petaluma Hill Road to Stony Point Road. Trail would cross under Highway 101 and connect to the Laguna de Santa Rosa Trail. Project included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways. This project will create a safe non-motorized transportation and recreation route, connecting Rohnert Park to trails to the west including the Laguna de Santa Rosa Trail.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	1,327	Maintenance	0
Furniture	0	Personnel	0
Design	560	Other	0
Other	0		
Proj Cost Total	1,887	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

Study for future project

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project	
State, Other	tbd	0	0	0	0	0	0	0	10	20	30	1,857	1,887

Copeland Creek Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2010

End Date: 2015

Division or Section: 5 - South County

Project Description:

Plan and develop a trail connecting Sonoma State University to Crane Creek Regional Park. Funding includes Open Space District Matching Grant to Rohnert Park and Sonoma County Water Agency grant requests, and is associated with the separate Crane Creek Park Expansion project. This project is included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	600	Maintenance	31
Furniture	0	Personnel	0
Design	177	Other	0
Other	0		
Proj Cost Total	777	O/M Total	31

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining new facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140178	55	0	0	0	30	0	0	0	30	692	777

Petaluma-Sebastopol Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2011

End Date: 2018

Division or Section: 5 - South County

Project Description:

Feasibility Study for a 12 mile Class I trail connecting Petaluma with Sebastopol included for F.Y. 1213. Funding is requested from Caltrans. Project planning, acquisition, C.E.Q.A., and the first phase of construction are planned for the following years. Project included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	320	Utilities	0
Construction	3,350	Maintenance	93
Furniture	0	Personnel	0
Design	832	Other	0
Other	0		
Proj Cost Total	4,502	O/M Total	93

Status:

Request

Net Impact on Operating Budget:

Increase for maintaining new facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140525	0	0	0	206	306	320	320	1,100	2,252	2,250	4,502

Tolay Lake Regional Park Phase 1

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2014

End Date: 2017

Division or Section: 5 - South County

Project Description:

The Tolay Lake Master Plan project, currently underway, will identify the first phase of construction improvements for this new Regional Park. The first phase of park improvements is proposed for F.Y. 14-15. This project will create the first non-restricted public access to the 3,434-acre park.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	920	Maintenance	115
Furniture	0	Personnel	0
Design	230	Other	-102
Other	0		
Proj Cost Total	1,150	O/M Total	13

Status:

Request

Net Impact on Operating Budget:

O&M increase for full opening of park and adding Tolay Creek property; future facility O&M to be determined with Master Plan

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140707	0	0	0	0	0	1,150	0	0	1,150	0	1,150

Tolay Lake Regional Park Phase 2

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2015

End Date: 2018

Division or Section: 5 - South County

Project Description:

The Tolay Lake Master Plan project, currently underway, will identify the second phase of construction improvements for this new Regional Park. The second phase of park improvements is proposed for F.Y. 15-16.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	280	Maintenance	0
Furniture	0	Personnel	0
Design	70	Other	0
Other	0		
Proj Cost Total	350	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

O&M to be determined with facilities identified in Master Plan

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140707	0	0	0	0	0	0	350	0	350	0	350

Crane Creek Park Expansion

Unfunded

Function Development Services

Requestor: Regional Parks

Start Date 2012

End Date: 2015

Division or Section: 5 - South County

Project Description:

The Sonoma County Water Agency applied for grant funding that, if successful, could fund acquisition of a 75-acre expansion to the existing Crane Creek Regional Park. This acquisition would allow for a sustainably designed trail alignment for the planned Copeland Creek Trail project and not developing a trail following the property line directly up the hill.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	15	Maintenance	0
Furniture	0	Personnel	0
Design	5	Other	0
Other	0		
Proj Cost Total	20	O/M Total	0

Status:

Request

Net Impact on Operating Budget:

O&M is captured under Copeland Creek Trail

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140434	0	0	0	0	0	0	0	0	0	20	20

Bay Trail - Sonoma

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2006

End Date: 2016

Division or Section: 6 - Sonoma Valley

Project Description:

Trail acquisition, planning, and Phase I construction of approximately 7.3 miles of Class 1 Trail. Project identified as high priority in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways. Once completed, this trail would complete part of the San Francisco Bay Trail which envisions a 500 mile shoreline trail around the Bay. This project will create a safe non-motorized transportation and recreation route parallel to Highway 37, from Napa/Solano County west to Sears Point along with connections across Skaggs Island north to Highway 12 and the planned Sonoma Schellville Trail.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	100	Utilities	0
Construction	8,456	Maintenance	31
Furniture	0	Personnel	0
Design	801	Other	0
Other	0		
Proj Cost Total	9,357	O/M Total	31

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining new facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	140836	6	0	0	0	0	550	550	0	1,100	8,251	9,357

Central Sonoma Valley Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2006

End Date: 2013

Division or Section: 6 - Sonoma Valley

Project Description:

Regional Parks completed Central Sonoma Valley Trail construction in Larson Park in 2011. The next step, planned for 2012, is to construct a connection to the adjacent Flowery Elementary School and trail continuing to Highway 12. Construction would include a bridge crossing of Pequeno Creek between the school and park. This project identified as high priority in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	364	Maintenance	0
Furniture	0	Personnel	0
Design	75	Other	0
Other	0		
Proj Cost Total	439	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No change

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140921	224	50	0	105	0	0	0	0	105	60	439

Function Development Services

Requestor: Regional Parks

Start Date 2012

End Date: 2015

Division or Section: 6 - Sonoma Valley

Project Description:

Feasibility Study for a 13 mile Class I trail connecting Sonoma with Santa Rosa is included for F.Y. 1213. Study area starts at Agua Caliente Road (Springs Area) and follows the Highway 12 corridor to Melita Road (Santa Rosa). Funding is requested from Caltrans. Project planning, acquisition, C.E.Q.A., and the first phase of construction are planned for the following years. Project included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	500	Utilities	0
Construction	4,036	Maintenance	0
Furniture	0	Personnel	0
Design	742	Other	0
Other	0		
Proj Cost Total	5,278	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

Study for future project

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140491	0	0	0	222	20	0	0	0	242	5,036	5,278

Ernie Smith Park

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2014

End Date: 2016

Division or Section: 6 - Sonoma Valley

Project Description:

Phase 2 includes park development for 2.4 acre expansion area, donated by the Elizabeth Park Homeowners Association. This is followed by developing a trail connecting Ernie Smith Park to Maxwell Farms Regional Park in F.Y. 16-17. This is identified as a high priority project in the adopted 2010 County Bikeway Plan. Regional Parks will work with Transportation and Public Works for this combined Class I and Class II bikeway.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	750	Maintenance	13
Furniture	0	Personnel	0
Design	250	Other	0
Other	0		
Proj Cost Total	1,000	O/M Total	13

Status:

Request

Net Impact on Operating Budget:

Increase for maintaining expanded facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140038	0	0	0	0	600	0	0	400	1,000	0	1,000

Hudeman Slough

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2011

End Date: 2014

Division or Section: 6 - Sonoma Valley

Project Description:

Site improvements are needed to support ongoing public fishing and boating access to Hudeman Slough. The boat launch provides access to San Pablo Bay and is identified in the San Francisco Bay Area Water Trail Plan as part of the network of boating access sites for single and multi-day trips around the Bay. Community Development Block Grant for accessibility Improvements was requested. Planning for Boat Launch Redevelopment is started and discussions are underway for funding by California Department of Fish & Game.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	150	Maintenance	0
Furniture	0	Personnel	0
Design	20	Other	0
Other	0		
Proj Cost Total	170	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

No change

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140368	0	0	0	170	0	0	0	0	170	0	170

Larson Park Improvements

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2012

End Date: 2014

Division or Section: 6 - Sonoma Valley

Project Description:

Complete boundary survey and provide planning assistance for creek restoration work. Sonoma Ecology Center has requested Resources Agency Urban Greening funding for the restoration in Larson Park and the adjacent Flowery School. Community Development Block Grant funding has been requested for accessibility improvements at Larson Park.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	20	Maintenance	14
Furniture	0	Personnel	0
Design	28	Other	-14
Other	0		
Proj Cost Total	48	O/M Total	0

Status:

In Progress

Net Impact on Operating Budget:

Increased maintenance offset by new revenue

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	635342	0	0	0	48	0	0	0	0	48	0	48

Function Development Services

Requestor: Regional Parks

Start Date 2009

End Date: 2015

Division or Section: 6 - Sonoma Valley

Project Description:

Phase 1 Trail construction is underway, funded by the Open Space District. Planning for and construction of picnic area, camping, and possible event sites is planned for F.Y. 12-13 and F.Y. 13-14. Land transfer from the District to County also proposed.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	924	Maintenance	128
Furniture	0	Personnel	0
Design	600	Other	-32
Other	0		
Proj Cost Total	1,524	O/M Total	96

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining new facility; new use creates revenue

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	140194	1,324	0	0	50	150	0	0	0	200	0	1,524

Sonoma Schellville Trail

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2006

End Date: 2016

Division or Section: 6 - Sonoma Valley

Project Description:

Planning continues in F.Y. 12-13 for this 4.8 mile trail. Acquisition is planned for F.Y. 13-14 and the first phase of Class 1 trail construction planned for F.Y. 14-15. Project is included in the adopted 2010 County Bikeway Plan, which also designates Regional Parks as responsible for establishing and maintaining Class I bikeways. Project funding includes Sonoma County Transportation Authority Measure M funding.



Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining new facility

Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	150	Utilities	0
Construction	1,383	Maintenance	64
Furniture	0	Personnel	0
Design	270	Other	0
Other	0		
Proj Cost Total	1,803	O/M Total	64

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Federal, Other	140475	118	0	0	20	1,215	450	0	0	1,685	0	1,803

Function Development Services

Requestor: Regional Parks

Start Date 2008

End Date: 2014

Division or Section: 6 - Sonoma Valley

Project Description:

The Open Space District acquired 41 acres of former Sonoma Developmental Center an expansion to Sonoma Valley Regional Park in 2007. This project is to plan and develop a trail extension into the expanded park area, opening it for public use.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	21	Maintenance	2
Furniture	0	Personnel	0
Design	8	Other	0
Other	0		
Proj Cost Total	29	O/M Total	2

Status:

In Progress

Net Impact on Operating Budget:

Increase for maintaining expanded facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	140269	19	0	0	20	0	0	0	0	20	0	39

Function Development Services

Requestor: Regional Parks

Start Date 2016

End Date: 2019

Division or Section: 7 - Larkfiled Wikiup

Project Description:

This project includes planning and construction of informal fields, parking, and restroom. This would complete improvements in the approved park Master Plan.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	416	Maintenance	26
Furniture	0	Personnel	0
Design	104	Other	0
Other	0		
Proj Cost Total	520	O/M Total	26

Status:

Request

Net Impact on Operating Budget:

Increase for maintaining expanded facility

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
State, Other	140426	0	0	0	0	0	0	0	520	520	0	520

Schopflin Fields Phase 3

Partially Funded

Function Development Services

Requestor: Regional Parks

Start Date 2011

End Date: 2014

Division or Section: 7 - Larkfiled Wikiup

Project Description:

This project will construct an additional baseball/soccer field, meeting current community needs. This would complete park development identified in the adopted Master Plan.



Values are presented in Thousands (1 x 1000)

Project Cost		O and M Cost	
Acquisition	0	Utilities	0
Construction	225	Maintenance	40
Furniture	0	Personnel	0
Design	60	Other	-20
Other	0		
Proj Cost Total	285	O/M Total	20

Status:

In Progress

Net Impact on Operating Budget:

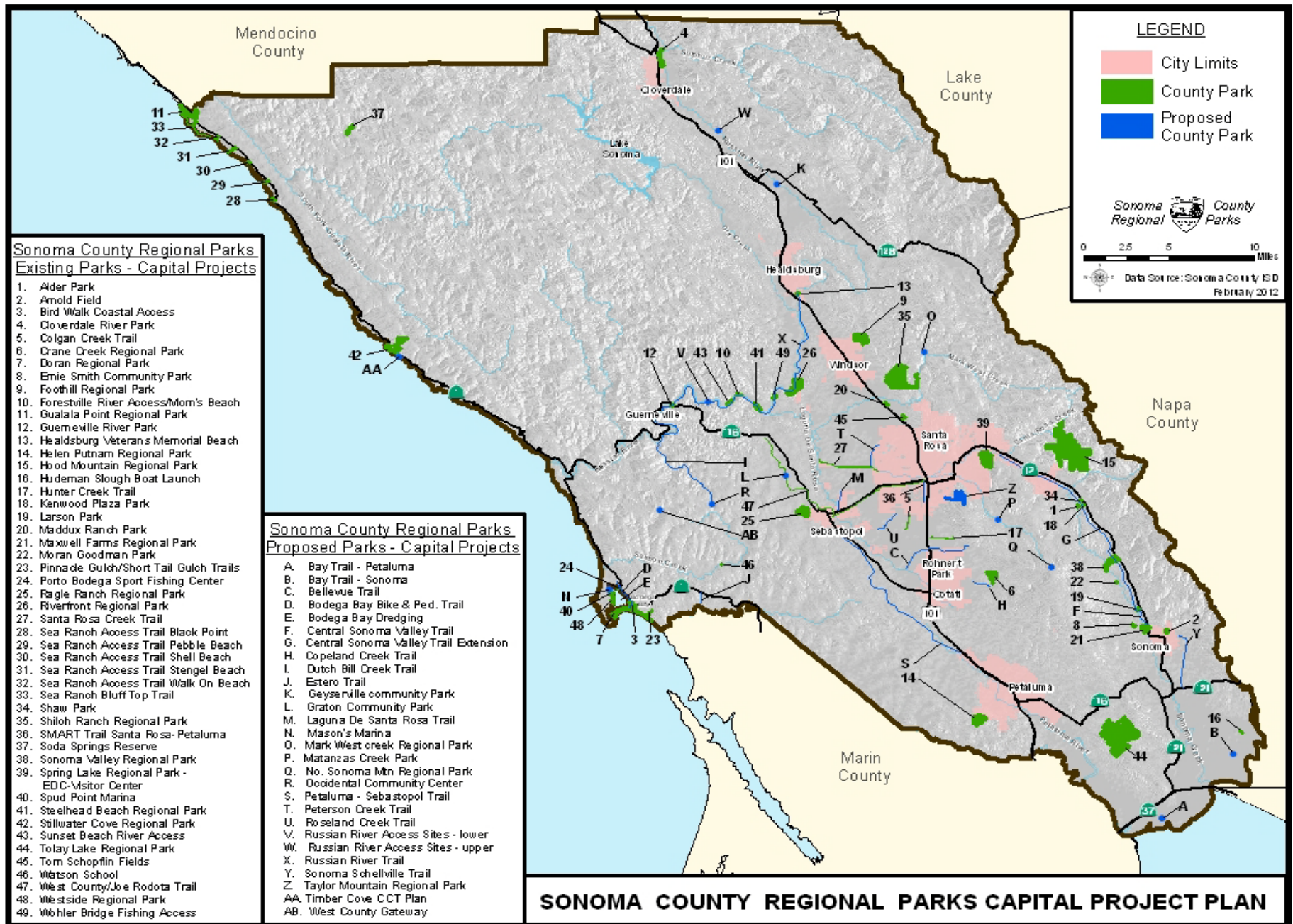
Increase for maintaining improved facility; new use increases revenue

Values are presented in Thousands (1 x 1000)

Funding Summary

eTons:

FUNDING SOURCES	Index	Prior Year(s) Pre 2011-12	Estimated Actual 2011-12	Est Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YEAR TOTAL FUNDING	Future Year(s)	Total Project
Other	140715	0	0	0	285	0	0	0	0	285	0	285



Appendix

Glossary of Terms

Appendix 1

Data Dictionary

The following is a list of descriptions of fields used in the Capital Project Plan Spreadsheets.

FIELD	DESCRIPTION
Request No	An automatically generated number for all requests in the centralized SOMAX database
Project No	An open field used for any additional identifying number or code to uniquely identify projects
First Year Requested	Enter year = YYYY
MID YR	Identifies a request submitted after, or separate from, the annual C.P.P. due date: <ul style="list-style-type: none"> • Y = Indicates project is submitted after or separate from the annual C.P.P. process. • Left blank if project was timely submitted for inclusion with the C.P.P.)
Project	Title of project: Brief descriptor (less than 50 characters) that includes key project attributes, typically starting with Location or Type.
Project Description	Detailed description to include: <ul style="list-style-type: none"> • Nature of the project (action, location or other key data). • Justification (code change, risk factor, failure...). • Project deliverable/measure (goal, goal etc).
Status	Indicates the status of the project, including what stage the project is at: <ul style="list-style-type: none"> • Request – All initial project requests; ongoing status prior to commencement of work. • Modify – Projects needing additional data to analyze or prioritize (not reported in C.P.P.) • Hold – Projects pending other actions such as strategic plans, client decision (not reported in C.P.P.) • In Progress – Projects that have been funded and have commenced, and which may be interrupted or stopped at the end of a phase of work if additional requested funding is not available. • Complete – Projects that are complete, or will be completed by the end of the current F.Y. • Withdrawn – Projects that are no longer valid due to other project activity, rescinded justification, or if requestor no longer wants to pursue (not reported in C.P.P.).
Net Impact on Operating Budget	Operating cost impact, if anticipated or if clarification is needed.
Funding Status	Funding status differs from project status: <ul style="list-style-type: none"> • F=Fully funded • FBO=Funded by Others (non-General Government Funds) • PF=Partially Funded • U=Unfunded by either General Government Funds or other

FIELD	DESCRIPTION
Capital	<ul style="list-style-type: none"> • C = Capital project • N = Non-Capital project <p>Projects will be determined Capital or Non-Capital by the Auditor’s office defintions. Generally, this determination is based on a combination of Project Type and Project Costs.</p>
Project Type	<ul style="list-style-type: none"> • L&B = All construction and acquisition associated with new infrastructure including buildings, trails, parks, etc. Includes all costs incurred to prepare the asset for use, including planning, design, land acquisition, etc. [Capital]. • ME = Major Equipment includes significant system replacements and first-time purchase of both significant and small equipment purchases. [Capital]. • IMP = Improvements and renovations of existing buildings, facilities and infrastructure. [may be Capital or Non-Capital]. • MT = Maintenance, that maintains but does not appreciably extend useful life (i.e. carpet and flooring replacement, minor roofing replacement and repair, electrical systems upgrades, HVAC repair, painting, minor parking lot/sidewalk replacement/repair, plumbing repair and replacement and signs/doors/hardware/cabinets/window repair/replacement. [Non-Capital]. • P = Planning projects that may/may not result in a construction project [may be Capital or Non-Capital].
Start Date	Anticipated Start Date of the Project, or actual start date if known.
End Date	Projected end date for the project.
Funding Sources	General Fund, State, Federal, Grant, Multiple, Other.
Index	Unique number assigned by accounting for the source of funds .
Source of Funds	Title of the corresponding Index(es) identified to fund the project.
CH	<p>Character code:</p> <ul style="list-style-type: none"> • 80+ = Capital • 60 = Non Capital

FIELD	DESCRIPTION
Function	<p>Functional areas identified in the County Budget that groups together Departments for financial reporting:</p> <p>ADMINISTRATIVE SUPPORT AND FISCAL SERVICES:</p> <ul style="list-style-type: none"> • Board of Supervisors/County Administrator • County Counsel • Human Resources • General Services • Information Systems • Non-Departmental • Auditor-Controller-Treasurer-Tax Collector • County Clerk-Recorder-Assessor <p>JUSTICE SERVICES:</p> <ul style="list-style-type: none"> • Court Support and Grand Jury • Probation • District Attorney • Public Defender • Sheriff <p>HEALTH AND HUMAN SERVICES:</p> <ul style="list-style-type: none"> • Health Services • Human Services • IHSS Public Authority • Child Support Services • Hospital Enterprise Closeout <p>DEVELOPMENT SERVICES:</p> <ul style="list-style-type: none"> • Permit and Resource Management • Community Development Commission • Fire and Emergency Services • Transportation & Public Works • Water Agency • Economic Development Board • Regional Parks <p>OTHER COUNTY SERVICES:</p> <ul style="list-style-type: none"> • Agricultural Preservation and Open Space District • Agricultural Commissioner • U.C. Cooperative Extension • Library • Fairgrounds • Advertising

FIELD	DESCRIPTION
DEPARTMENT	Department Name under the Functional Area (typically the department requesting the project).
DIV/SEC	Division or Section name associated with project.
GEO	Geographic Location or Zone: <ul style="list-style-type: none"> • CAC=County Admin Center • CHA=Chanate • LG=Los Guilicos • COM=Radio Communications • VET= Vets Halls • UCP=Unincorporated County Property or land • OTH=Other
Dist	Supervisorial District Number: 1,2,3,4, or 5.
Acquisition	Costs associated with acquiring new land/building or with decommissioning.
Construction	Cost of Construction ("hard costs").
Furniture-Reloc	Cost of Furniture and Relocation.
Design	Cost for design, engineering and project/construction management.
Other	All other associated project costs.
Con Total	Calculated Project Cost for: Acquisition, Construction, Furniture/Reloc, Design and Other.
Utilities	Estimated increase or decrease in utilities baseline. Note comments in Net impacts on Operating particularly for short term changes or unusual situations.
Maintenance	Ongoing Annual Maintenance Cost change due to project.
Personnel	Cost of FTE (+ or -) associated with project.
Other	All other operating costs associated with project.
O&M Total	Calculated O&M Total for: Utilities, Maintenance, Personnel, Other.
Total Project	Calculated Funding Total needed for the life of the project including: past, current estimate, FY1 through FY5 and Future Years.
Prior Year(s) Expenditures	All costs spent in years prior to the current year and not including the current year.
Est Current Year 2011-12	Total estimated expenditures for the current F.Y.
Estimated Carryover	Estimated balance available to augment subsequent phases .
Future Years(s)	Amount of Funding needed beyond the five year current CPP.
5 Year Total Funding	Calculated 5 Yr Total Funding including: FY1, FY2, FY3, FY4 and FY5. Does not include Past, Current or Future funding requirements. Rolls forward annually with each C.P.P.

FIELD	DESCRIPTION
FY1	Total Funding identified/needed for the First Year in the Plan (i.e. 2012-13).
FY2	Total Funding identified/needed for the Second Year in the Plan (i.e. 2013-14).
FY3	Total Funding identified/needed for the Third Year in the Plan (i.e. 2014-15).
FY4	Total Funding identified/needed for the Fourth Year in the Plan (i.e. 2015-16).
FY5	Total Funding identified/needed for the Fifth Year in the Plan (i.e. 2016-17).
Image Filename	Name of file for photo/image submitted for this project.
Image Alt	Alternate text needed for A.D.A. compliance.
PM Comments	Notes added by Project manager regarding project details. (Not reported in the CPP.)

Appendix 2

Table of Acronyms

Acronym	Translation
ADA	Americans with Disabilities Act
Bldgs	Buildings
CAC	County Administration Center
CAO	County Administrative Office
CCC	Community Corrections Center
CCFP	Consolidated County Facilities Plan
CEP	Consolidated Energy Plan
CFL	Compact Fluorescent Lamp/Light
CJP	Criminal Justice Precinct
CPP	Capital Project Plan
CRA	Clerk Recorder Assessor
CSA	California Service Area?
CSA	Correction Standard Authority
FY	Fiscal Year
GFIE	General Fund Interest Earnings
GGCPP	General Government Capital Project Plan
HOJ	Hall Of Justice
HS	Health Services

Acronym	Translation
HVAC	Heating Ventilation Air Condition
IMP	Improvement
ISD	Information Systems Department
JJC	Juvenile Justice Center
KV	Kilo Volt(s)
L&B	Land and Building
LED	Light Emitting Diode
LG	Los Guilicos
MADF	Main Adult Detention Facility
ME	Major Equipment
MT	Maintenance
NCDF	North County Detention Facility
PL	Planning
TOT	Transient Occupancy Tax
Vets	Veterans Halls
VMCH	Valley of the Moon Children's Home
Yr	Year

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Background:

As reported to the Board during the FY 11-12 Budget hearings, the State's Human Services Budget Trailer Bill (SB 72), adopted in March 2011, made the county IHSS Advisory Committee optional and eliminated the \$52,966 allocation. However, the Public Authority Advisory Committee continues to be mandated. Beginning in FY 11-12, funding for the PA Advisory Committee will be \$5,660 (state and federal).

Consistent with the change in State law, the Human Services Department and IHSS Public Authority recommend eliminating the existing IHSS Advisory Committee and establishing a Public Authority Advisory Committee. The PA Advisory Committee will meet annually and for special meetings as needed. On 04/02/2012, the existing IHSS Advisory Committee met and, after receiving public input, voted to support the recommendation to establish a PA Advisory Committee. The Human Services Department, Public Authority, and Advisory Committee also recommend adoption of By-laws for the PA Advisory Committee similar to those of the IHSS Advisory Committee. Some of the key changes include:

- the appointment term for committee members shall increase from two-years to four-years; and
- the length of term for officers shall increase from annually to every three years.

The resolution authorizing the Public Authority Advisory Committee also provides for a per diem compensation for members of the Committee at a rate of \$35 for each meeting, as well as reasonable meeting-related expenses (e.g., transportation, personal attendant, etc.).

On 09/12/2000, in compliance with the then existing State law, the Board of Supervisors established an IHSS Advisory Committee. The Advisory Committee was originally responsible for recommending to the Board of Supervisors the preferred administrative model of employer of record for IHSS providers in Sonoma County, as well as providing ongoing advice and recommendations to the Board and any IHSS administrative and service delivery entities.

On 06/12/2001, the Board of Supervisors approved an Ordinance to establish the Sonoma County IHSS Public Authority. Section I, 2-362 of the Ordinance specifies that "The existing IHSS Advisory Committee shall serve as the advisory committee to the Authority and shall fulfill the roles and responsibilities required by Welfare and Institutions Code section 12301.6."

The change to establish a PA Advisory Committee will require an amendment to Sonoma County Code Section 2-362, changing the name to the Public Authority Advisory Committee.

Once the ordinance is amended, the Human Services Department and Public Authority will return to the Board to recommend appointing the members of the existing IHSS Advisory Committee to the Public Authority Advisory Committee.

Attachments:

1. Concurrent Resolution to eliminate IHSS Advisory Committee and to establish Public Authority Advisory Committee.
2. Public Authority Advisory Committee By-laws.
3. Resolution to Introduce Ordinance and Waving Further Reading
4. Ordinance draft to amend Sonoma County Code Section 2-362 with strikeouts.
5. Ordinance draft to amend Sonoma County Code Section 2-362 without strikeouts.

On File With Clerk:

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Concurrent Resolution of the Board of Supervisors of the County of Sonoma, and the Board of Directors of the Sonoma County In-Home Supportive Services (IHSS) Public Authority to Approve the Elimination of the IHSS Advisory Committee, and to Establish a Public Authority Advisory Committee, and to Approve By-laws for a Public Authority Advisory Committee, and to Authorize Per Diem Compensation for Advisory Committee Members.

Whereas, the Board of Supervisors established the Advisory Committee on In-Home Supportive Services (IHSS) on September 12, 2000; and

Whereas, the Board of Supervisors established by ordinance on June 12, 2001, the Sonoma County IHSS Public Authority to act as the employer of record for individual IHSS care providers for the purpose of collective bargaining over wages, hours, and other conditions of employment, and to provide State-mandated functions (referral, registry, screening and training); and

Whereas, the Board of Supervisors, acting as the Board of Directors of the IHSS Public Authority, is the governing body of the IHSS Public Authority; and

Whereas, the State's Human Services Budget Trailer Bill (SB 72), adopted in March 2011, made the county IHSS Advisory Committee optional and eliminated the \$52,966 allocation; and

Whereas, the Public Authority Advisory Committee continues to be mandated; and

Now, Therefore, Be It Resolved, that the Sonoma County Board of Supervisors and the Sonoma County IHSS Public Authority Board of Directors hereby approves the elimination of the Advisory Committee on In-Home Supportive Services;

Be It Further Resolved, that the Sonoma County Board of Supervisors and the Sonoma County IHSS Public Authority Board of Directors hereby approve the establishment of the Public Authority Advisory Committee;

Be It Further Resolved, that the Sonoma County Board of Supervisors and the Sonoma County IHSS Public Authority Board of Directors hereby approve the By-laws for the Public Authority Advisory Committee;

Be It Further Resolved, that the Sonoma County Board of Supervisors and the Sonoma County IHSS Public Authority Board of Directors hereby authorize per diem compensation for Advisory Committee members at a rate of \$35 per meeting, as well as reasonable meeting-related expenses (e.g., transportation, personal attendant, etc.).

Resolution #
Date: 5/15/2012
Page 2

Supervisors/Directors:

Brown: Rabbitt: McGuire: Carrillo: Zane:

Ayes: Noes: Absent: Abstain:

So Ordered.

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution of the Board of Supervisors of the County of Sonoma, State of California, Introducing, Reading the Title Of, and Waving Further Reading, of An Ordinance of the County of Sonoma, Amending Section 2-362 of the Sonoma County Code to Eliminate the IHSS Advisory Committee and Establish the Public Authority Advisory Committee.

Whereas, an ordinance entitled, "An Ordinance of the Board of Supervisors of the County of Sonoma, State of California, Amending Section 2-362 of the Sonoma County Code to eliminate the IHSS Advisory Committee and establish the Public Authority Advisory Committee" has been introduced and the title read;

Now, Therefore, Be It Resolved, that further reading of the proposed ordinance is waved.

Supervisors:

Brown: Rabbitt: McGuire: Carrillo: Zane:

Ayes: Noes: Absent: Abstain:

So Ordered.

DRAFT

**PUBLIC AUTHORITY (PA)
ADVISORY COMMITTEE
OF SONOMA COUNTY**

**BY-LAWS
March 2012**

**ARTICLE I
NAME**

The name of this committee shall be the Public Authority Advisory Committee of Sonoma County (“Committee”).

**ARTICLE II
PURPOSE**

The purpose of the Committee is to provide ongoing advice and recommendations regarding In-Home Supportive Services (IHSS) to the County Board of Supervisors, any administrative body in the County that is related to the delivery and administration of IHSS, and the Directors and administrative agency of the IHSS Public Authority.

**ARTICLE III
COMMITTEE MEMBERSHIP**

1. The Board of Supervisors shall appoint Committee members.
2. The Committee shall consist of ten members:
 - 5 Members who are current or previous users (consumers) of personal assistance services, paid for through public or private funds;

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- 2 Member who is a current or former IHSS provider;
 - 2 Members with experience in program development, administration, and fiscal management who represent or advocate for home-care service-delivery organizations and their consumers; and
 - 1 Ex-officio member from the Human Services Department of Sonoma County.
3. **Terms:** All Committee terms begin on the date appointed by the Board of Supervisors, and continue for four-years. Members may submit their request for reappointment to the Executive Committee of the Advisory Committee. Following the Executives Committee's review and recommendation, the Board of Supervisors may re-appoint the member for another term.

The term of the ex-officio representative from the Human Services Department shall be ongoing.

4. **Procedures for Filling Vacancies on the Committee**

Recruitment of members to serve on the Committee shall be made consistent with the Maddy Act which requires reasonable written notice to and reasonable response time by, members of the general public, interested individuals, and organizations. The Executive Committee of the Advisory Committee will review applications and select candidates to be invited for interview. The Executive Committee will select a candidate(s) to be recommended to the Board of Supervisors for appointment.

5. **Procedures for Resigning from the Committee**

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Any member may resign at any time by giving verbal or written notice to the Chair of the Advisory Committee who forwards the notice to the Board of Supervisors. In the event of a verbal resignation, the Chair of the Advisory Committee shall send a confirming letter to the resigned member. Such resignation shall take effect on the date of receipt of such notice by the Board of Supervisors.

6. **Procedures for Removing Members from the Committee**

The Committee, by a two-thirds (2/3) affirmative vote, not counting the vote of the member in question, may recommend to the Board of Supervisors that a member be removed from the Committee. A reason for removal includes, but is not limited to, three consecutive absences from noticed meetings. Before a recommendation is made, the Chair will contact the member concerned to discuss the issue/situation.

ARTICLE IV OFFICERS

1. The officers of the Committee shall be a Chair, a Vice Chair and a Secretary. The officers shall constitute the Executive Committee. The officers of the Committee will serve three (3) year terms and shall be elected, by majority vote of the Committee. Officers may serve no more than two consecutive terms in any one office.
2. Every three years the full Committee will convene a three member nominating work group. The nominating work group will submit a written slate of officers at the first regular meeting of the calendar year, every three

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years. Additional nominations will be solicited from the floor, if any, prior to a final vote. Nominating work group members may be nominated for office. A member of the nominating work group may not nominate his/her self from the floor.

3. Should a vacancy occur in one or more officer positions, then a special election to fill the vacated position(s) will be held at the next regular meeting that a quorum is present. Such specially elected officers will fill the designated vacancies until the next regular election, and are eligible for election into the offices they are filling, or into other offices, at that time.
4. Chair: presides at committee meetings, calls special meetings, prepares and distributes meeting agendas in consultation with In-Home Supportive Services Public Authority staff, and performs other such duties as pertain to the office.
5. Vice-Chair: performs the duties of the Chair in his/her absence. The Vice Chair shall also assist the Chair in the performance of such duties as may be appropriately assigned.
6. Secretary: reads all correspondences addressed to the Committee at each meeting, and performs other such duties as pertain to the office. In the absence of the Chair and Vice-Chair, the Secretary shall perform the duties and exercise the power of the Chair.

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ARTICLE V ADMINISTRATION

In-Home Supportive Services Public Authority staff provides administrative functions for the Committee.

ARTICLE VI MEETINGS

1. **Brown Act:** All committee meetings are open to the public and governed by the Brown Act.
2. **Regular Meetings and Agendas:** Notice to the public will be given at least 72 hours before each committee meeting. Meeting notice shall include the posting of the agenda for the meeting. The agenda shall contain a brief general description of each item of business to be transacted or discussed at the meeting.

Committee members who wish to place items on the agenda shall give those items to the Chair. The Chair must receive agenda items at least six (6) business days in advance of the meeting.
3. **Special Meetings:** Special meetings may be called by the Chair or a majority of the members and are also subject to all Brown Act requirements.
4. **Public Comment:** At each meeting, members of the public will be given the opportunity to directly address the Committee on agenda matters before being voted on, and on matters within the jurisdiction of the Committee.
5. **Quorum:** A majority of the Committee members is a quorum.

A quorum is necessary to vote on an item of business.

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ARTICLE VII VOTING

1. Every member must be present in person or by speaker phone to vote, and no proxies are to be recognized.
2. A Committee member will abstain from voting where a Conflict of Interest exists.

ARTICLE VIII APPROVAL OF BY-LAWS

The Board of Supervisors shall approve these By-laws, and any amendments.

ARTICLE IX AMENDMENTS TO BY-LAWS

The By-laws may be amended at any meeting of the Committee by a majority vote of the members of the Committee present at the meeting, provided that written notice of such change has been sent to each member at least seven days prior to the meeting, and the amendments are approved by the Board of Supervisors.

ARTICLE X PARLIAMENTARY AUTHORITY

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On items not covered by these By-laws, Robert's Rules of Order shall be the final authority.

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS, OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE SONOMA COUNTY CODE SECTION 2-362

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

SECTION I. Section 2-362 of the Sonoma County Code is amended to read:

Sec. 2-362 Advisory Committee

~~The County's In-Home Supportive Services (IHSS) Advisory Committee was established by the Sonoma County Board of Supervisors by Resolution No. 00-1115 in accordance with the requirements of Welfare and Institutions Code section 12301.6(b)(C), (D). The existing IHSS Advisory Committee shall serve as the advisory committee to the Authority and shall~~ *To fulfill the roles and responsibilities required by Welfare and Institutions Code section 12301.6., there shall be an Advisory Committee.*

The IHSS Advisory Committee will be composed of ten (10) members at least 50% of whom are current or past recipients of personal assistance services paid for through public or private funds and shall be appointed by the Board of Supervisors.

- (a) Membership on the IHSS Advisory Committee shall be as follows:
- 5 Members who are current or previous users of personal assistance services paid for through public or private funds ~~who are representative of the Sonoma County IHSS caseload.~~
 - 2 Members who are current or former IHSS providers.
 - 2 Members with experience in program development, administration, and fiscal management who represent or advocate for home care service delivery organizations and their consumers.
 - 1 Ex officio member from the Human Services Department of Sonoma County.
- (b) The IHSS Advisory Committee shall provide ongoing advice and recommendations regarding in-home supportive services to the County Board of Supervisors, any administrative body in the County that is related to the delivery and administration of in-home supportive services, and the Directors and administrative agency of the Authority.

SECTION II.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION III.

This ordinance shall be declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on _____, 2012 and finally passed and adopted on _____, 2012, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

BROWN ___ **RABBIT** ___ **MCGUIRE** ___ **CARRILLO** ___ **ZANE** ___
AYES ___ **NOES** ___ **ABSTAIN** ___ **ABSENT** _____

WHEREUPON, the Chair declared the above ordinance adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS, OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE SONOMA COUNTY CODE SECTION 2-362

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

SECTION I. Section 2-362 of the Sonoma County Code is amended to read:

Sec. 2-362 Advisory Committee

To fulfill the roles and responsibilities required by Welfare and Institutions Code section 12301.6., there shall be an Advisory Committee.

The Advisory Committee will be composed of ten (10) members at least 50% of whom are current or past recipients of personal assistance services paid for through public or private funds and shall be appointed by the Board of Supervisors.

- (a) Membership on the Advisory Committee shall be as follows:
- 5 Members who are current or previous users of personal assistance services paid for through public or private funds.
 - 2 Members who are current or former IHSS providers.
 - 2 Members with experience in program development, administration, and fiscal management who represent or advocate for home care service delivery organizations and their consumers.
 - 1 Ex officio member from the Human Services Department of Sonoma County.
- (b) The Advisory Committee shall provide ongoing advice and recommendations regarding in-home supportive services to the County Board of Supervisors, any administrative body in the County that is related to the delivery and administration of in-home supportive services, and the Directors and administrative agency of the Authority.

SECTION II.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors

hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION III.

This ordinance shall be declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on _____, 2012 and finally passed and adopted on _____, 2012, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

BROWN___ **RABBIT**___ **MCGUIRE**____ **CARRILLO**___ **ZANE**___
AYES ____ **NOES** ____ **ABSTAIN** ____ **ABSENT** _____

WHEREUPON, the Chair declared the above ordinance adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

<h1>County Of Sonoma</h1> <h2>Agenda Item</h2> <h3>Summary Report</h3>		<p>Clerk of the Board Use Only Meeting Date / /</p> <p>Agenda Item No: <u>26</u></p>
Department: Permit and Resource Management Department		4/5 Vote Not Required
Name and Phone Number: Steve Padovan - (707) 565-1352	Board Date: 5/15/2012	Deadline for Board Action: 5/15/2012
<p>AGENDA SHORT TITLE: Continued decision: Mesa Beverages, DRH06-0005.</p> <p>REQUESTED BOARD ACTION: Adopt a Resolution approving a modification to the hourly operations for Mesa Beverages to accommodate Saturday deliveries on a 15.52 acre parcel located at 3200 N. Laughlin Road, Santa Rosa; APN 059-190-004; Supervisorial District No.4.</p>		
<p align="center">CURRENT FISCAL YEAR FINANCIAL IMPACT - None.</p> <p>Explanation (if required): None.</p>		
<p>Prior Board Action: On April 17, 2012 the Board of Supervisors closed the public hearing, took a straw vote and continued the matter to May 15, 2012 for final Resolution.</p>		
<p>Alternatives – Results of Non-Approval: None.</p>		

Background: On July 19, 2006, the applicant submitted a Design Review Permit for a 155,294 square foot warehouse/distribution facility and a detached 8,400 square foot repair shop on a 12.5 acre portion of a vacant 19.54 acre site for Mesa Beverage. On June 6, 2007, a Design Review Committee public hearing was held and eight residents presented their concerns. After substantial discussions with the applicant and residents, the Design Review Committee unanimously decided to continue the hearing pending additional information on hours of operation, sound, lighting, storm water and traffic. The project was re-noticed and a Design Review Committee public hearing was held on September 19, 2007. The Design Review Committee acknowledged the concerns of the residents and determined that it was appropriate to apply several additional conditions for landscaping, lighting and sound walls that exceeded the design standards in the Specific Plan but provided additional buffers to the residential uses. The Committee voted 3-0 to approve the project.

On September 27, 2007, the Design Review Committee approval was appealed to the Planning Commission by a nearby resident living. At its regularly scheduled meeting on February 7, 2008, the Planning Commission, with a 5-0 vote, adopted the Mitigated Negative Declaration and upheld the Design Review Committee's approval of the Design Review Permit. On February 15, 2008, an appeal of the decision was filed with the Board of Supervisors, stating that an Environmental Impact Report was necessary in order to fully evaluate traffic, noise, biological and visual impacts along with possible alternatives to the proposed project.

The May 13, 2008 Board of Supervisors public hearing on the appeal was opened and testimony provided by the appellant, their attorney and the applicant and their representatives. The Board voted 5-0 to continue the item to June 10, 2008 to allow the applicant the ability to respond to letters and public comment.

On September 23, 2008 the Board reopened the public hearing on the appeal and after receiving oral and written testimony and evidence, closed the public hearing, discussed the appeal, and on a 5-0 straw vote, denied the appeal, adopted the September 2, 2008 Revised Mitigated Negative Declaration and approved the project subject to conditions of approval. On October 21, 2008 the Board of Supervisors took final action to deny the appeal and approve the project.

Following the approval of the project by the Board of Supervisors, a Petition for Writ of Mandate, Injunction and Attorney's Fees was filed with the Superior Court of California, County of Sonoma on November 18, 2008. A preliminary injunction was not granted and the applicant/owner was allowed to proceed with construction at their own risk. The facility was completed in July 2009. A final hearing was conducted by the court on October 2, 2009 and the court order, dated December 29, 2009, found that the County failed to properly notify the Bay Area Air Quality Management District of the preceding public hearing on the project. To comply with the order, the County sent a "Notice of Intent to Adopt a Mitigated Negative Declaration" to the air district on January 11, 2010, allowing the district the ability to comment on the project's environmental document. On February 18, 2010, the air district responded that the project's operational criteria emissions are below existing thresholds and that they supported the adopted mitigation measures. No further actions were required of the County.

On November 3, 2010 the applicant submitted a request for a revision to the previously approved Design Review application operational conditions to allow for Friday night loading and Saturday deliveries.

Given the history of appeals on this project and the extensive consideration previously given by the Board, staff recommended that the Board take original jurisdiction on the modification request. On June 7, 2011, the Board voted 4-0-1 to take original jurisdiction.

The final revision to the project proposal was received on February 15, 2012 and staff deemed the project complete for processing on February 16, 2012. The County reviewed the proposed project application documents and additional technical information and concluded that the increased hours of operation are a minor change to the previously-approved project and that the Friday night/Saturday operations will not result in a new significant environmental impact or a significant increase in a previously identified significant impact. Therefore, a Subsequent Mitigated Negative Declaration was prepared by the Permit and Resource Management Department.

At its regularly scheduled meeting on April 17, 2012 the Board of Supervisors Board opened the public hearing and after receiving oral and written testimony and evidence, closed the public hearing. The public raised issues related to noise, increased traffic and visual impacts. In an effort to address these issues, the applicant agreed to limitations on trucking operations along the southerly portion of the site from Friday night to Sunday evening and to install additional landscaping using fast growing trees. Following discussion of the project, the Board adopted the Subsequent Mitigated Negative Declaration and approved the project on a 5-0 straw vote. The Board continued the matter to May 15, 2012 for final decision.

Attachments: Resolution to be provided separately by County Counsel.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No. _____

**County of Sonoma
Santa Rosa, CA 95403**

**Date: May 15, 2012
DRH06-0005 Steve Padovan**

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Adopting A Subsequent Mitigated Negative Declaration And Mitigation Monitoring Program, And Approving A Modification In The Hours Of Operation For An Existing Beverage Distribution Facility On Property Located At 3200 North Laughlin Road, Santa Rosa, APN 059-190-040; Supervisorial District No. 4.

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

**Section 1.
Application and Project Modification.**

1.1 On November 3, 2010, Liquid Investments, Inc., dba Mesa Beverage Co. (“the Applicant”), filed a revision to Application DRH06-0005 with the County’s Permit and Resource Management Department (“PRMD”) requesting an increase in the hours of operation allowed by a previously approved design review permit for a 155,294 square foot beverage distribution facility with a detached 8,400 square foot repair shop (collectively “the Existing Use”). The increased hours would allow for night loading on Friday and deliveries on Saturday until 4:00 p.m. (“Project Modification”). In addition, the use of the “truck circulation area” at the southern end and southwest corner of the main building for any loading, driving, or distribution would be prohibited from Friday at 5:00 p.m. until Sunday at 6:00 p.m. The Existing Use, as modified, would continue to be limited to 122 employees. No grading, construction, increase in the building area, or other physical changes to the Existing Use are proposed. The Existing Use is located at 3200 North Laughlin Road, Santa Rosa, APN 059-190-040 (“the Project Site”); zoned MP (Industrial Park), 2 acre average density, BR (Biotic Resource), F2 (Floodplain), VOH (Valley Oak Habitat); Supervisorial District No. 4 (collectively “the Project Modification”).

Section 2. Procedural History.

2.1 On July 19, 2006, the Applicant filed Application DRH06-0005 requesting design review approval for the Existing Use (“the Original Project”). On October 21, 2008, after lower level approvals by the Sonoma County Design Review Committee and the Sonoma County Planning Commission, and two public hearings before the Board, the Board adopted Resolution No. 08-0904 denying the appeal from the decision of the Planning Commission, adopting a mitigated negative declaration (“the Mitigated Negative Declaration”) and mitigation monitoring program, and approving the Original Project.

2.2 On November 18, 2008, litigation was brought in Sonoma County Superior Court (Sonoma County Superior Court Case No. SCV-244017) against the Board and the Applicant challenging the Board’s adoption of the Mitigated Negative Declaration and approval of the Original Project. On July 19, 2010, the Sonoma County Superior Court issued a final judgment upholding the Board’s adoption of the Mitigated Negative Declaration and approval of the Original Project. On August 26, 2011, the First District Court of Appeal affirmed the Sonoma County Superior Court’s judgment.

2.3 On November 3, 2010, the Applicant filed the Project Modification.

2.4 On June 7, 2011, the Board took original jurisdiction over the Project Modification, as recommended by PRMD staff.

2.5 On February 16, 2012, PRMD staff deemed the Project Modification complete for processing. PRMD staff reviewed the Project Modification and the Mitigated Negative Declaration and determined, pursuant to CEQA Guideline section 15162, that subsequent environmental review was required for the Project Modification to comply with the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines, and that a subsequent mitigated negative declaration was the appropriate environmental document to analyze the Project Modification. Consistent with CEQA and the CEQA Guidelines, PRMD staff further determined that the Subsequent Mitigated Negative Declaration was only required to address the changes proposed in the Project Modification and not re-evaluate the environmental impacts already analyzed in the Mitigated Negative Declaration that would not change with the Project Modification.

2.6 On March 22, 2012, PRMD staff completed the Subsequent Mitigated Negative Declaration. PRMD staff set the Subsequent Mitigated Negative Declaration and the Project Modification for a public hearing before the Board (“the Board hearing”), gave notice of the Board hearing and the intent to

adopt the Subsequent Mitigated Negative Declaration, and made the Subsequent Mitigated Negative Declaration available for public and agency review.

2.7 On April 12, 2012, a PRMD staff memorandum describing the Project Modification and discussing issues related to the Project Modification was distributed to the Board and made available to the public. The memorandum requested that the Board conduct the Board hearing and recommended that at the conclusion of the hearing the Board adopt the Subsequent Mitigated Negative Declaration and approve the Project Modification. Attached to the memorandum were the Subsequent Mitigated Negative Declaration, and other relevant documents.

2.8 On April 17, 2012, the Board conducted the Board hearing. At the hearing, the Board heard and received all relevant testimony and evidence presented orally or in writing regarding the Subsequent Mitigated Negative Declaration and the Project Modification. All interested persons were given the opportunity to hear and be heard. At the conclusion of public testimony, the Chairperson of the Board closed the public hearing, the Board considered and discussed the adequacy of the Subsequent Mitigated Negative Declaration and the merits of the Project Modification, and, on a 5-0-0 straw vote, the Board determined to adopt the Subsequent Mitigated Negative Declaration and approve the Project Modification. County Counsel and PRMD staff were directed to return to the Board with a resolution and conditions of approval reflecting the consideration and actions of the Board.

2.9 The Board has had an opportunity to review this resolution and hereby finds that it accurately sets forth the intentions of the Board regarding the Subsequent Mitigated Negative Declaration and the Project Modification.

2.10 The Board's decisions herein are based upon the testimony and evidence presented to the County orally or in writing prior to the close of the public hearing ("the record of these proceedings"). Any information submitted after the close of the public hearing was deemed late and not considered by the Board.

Section 3. CEQA Compliance.

3.1 The Board finds that the Mitigated Negative Declaration was determined to be legally adequate by the Sonoma County Superior Court in Sonoma County Superior Court Case No. SCV-244017, and affirmed by the First District Court of Appeal.

3.2 The Board concurs with PRMD staff's determinations that subsequent environmental review is required for the Project Modification and that the Subsequent Mitigated Negative Declaration is the appropriate environmental document to analyze the changes proposed in the Project Modification. The Project Modification's increased hours of operation are: (i) a minor change in the Original Project that will not result in any new or substantially more severe significant environmental effects; (ii) there is no change in the circumstances of the Original Project that requires revisions to the Mitigated Negative Declaration due to new, significant environmental effects; and (iii) there is no new information of substantial importance about the Original Project that was not known or that could not reasonably have been known at the time of the adoption of the Mitigated Negative Declaration. Therefore, the Board concurs with PRMD staff's determination that the Subsequent Mitigated Negative Declaration is only required to address the changes proposed in the Project Modification and not re-evaluate the environmental impacts already analyzed in the Mitigated Negative Declaration. The Board certifies that the Subsequent Mitigated Negative Declaration has been prepared, noticed, made available for public and agency review, and considered, together with comments received during the public review process, in compliance with CEQA and the CEQA Guidelines, and finds that the Subsequent Mitigated Negative Declaration reflects the independent judgment and analysis of the Board. The Board further finds that the Subsequent Mitigated Negative Declaration represents a good faith effort to provide full and adequate disclosure of the environmental impacts of the Project Modification. The Board further finds, based upon the entire record of these proceedings, there is substantial evidence supporting the Board's decision to issue a Subsequent Mitigated Negative Declaration. Changes or alterations have been required in, or incorporated into, the Project Modification through the conditions of approval imposed herein that avoid or substantially lessen the potentially significant environmental effects of the Project Modification identified in the Subsequent Mitigated Negative Declaration.

3.3 The Board makes the following additional findings regarding the Subsequent Mitigated Negative Declaration:

(a) The Subsequent Mitigated Negative Declaration determined that the Project Modification will result in an increase in greenhouse gas emissions. The Board concurs with the Subsequent Mitigated Negative Declaration's determination and finds that this increase will not result in a cumulatively considerable contribution towards global climate change for the reasons stated in the Subsequent Mitigated Negative Declaration.

(b) The Subsequent Mitigated Negative Declaration determined that the Project Modification will result in impacts on traffic. The Board finds that

the Subsequent Mitigated Negative Declaration utilized conservative numbers in its traffic analysis, and that the change in operating hours will not result in any significant traffic impacts for the reasons stated in the Subsequent Mitigated Negative Declaration. The expanded hours of operation and the resulting increase in the number of trips generated by the Project Modification will not result in intersection delays or a decrease in the Level of Service on the surrounding road system based on the fact that peak hour volumes on Saturday are much lower than on weekdays and the additional trips generated are well below the thresholds established in the Sonoma County General Plan 2020. Trucks related to the Existing Use will continue to be prohibited south of the North Laughlin/Laughlin Road intersection and additional signage, paid for by the Applicant, will be provided along River Road at Laughlin Road to warn trucks related to the Existing Use not to use Laughlin Road to access the Airport Industrial Area.

(c) The Subsequent Mitigated Negative Declaration determined that there were three instances documented in the Applicant's Noise Assessment when trucks operating in the truck circulation area, on the southern end of the Project Site, created noise levels that could potentially be above the night-time limits established in the Noise Element of the Sonoma County General Plan 2020 for nearby residential receptors. The Applicant, however, does not propose to utilize the truck circulation area from Friday at 5:00 p.m. until Sunday at 6:00 p.m., when the night-time limits would be applicable. All vehicular and truck traffic shall utilize the driveway at the northwest corner of the Project Site. The Board finds that the restriction from using the truck circulation area adequately mitigates the potentially significant impact, and further finds that the limitation has been incorporated into Condition 48 of the conditions of approval imposed herein, which states: "The use of the 'truck circulation area' at the southern end and southwest corner of the building shall be prohibited for any loading, driving, or distribution from Friday at 5:00 p.m. until Sunday at 6:00 p.m." There are no other potentially significant noise impacts from the Project Modification. With the requirement of Condition 48, the Board finds that noise impacts from the Project Modification will not be significant.

3.4 The Board finds that the Mitigation Measures in the Mitigation Monitoring Program ("Mitigation Monitoring Program") for the Original Project remain in full force and effect. The Board finds that the Applicant submitted three conditions of approval as part of the Project Modification. These three conditions were revised during the April 17, 2012 public hearing on the Project Modification. The final version of these conditions of approval is included in Exhibit A hereto.

Section 4.
General Plan, Specific Plan, and Zoning Compliance.

4.1 The Board finds that the Project Modification is consistent with the applicable goals, objectives, and policies of the Sonoma County General Plan 2020 and the Airport Industrial Area Specific Plan for the following reasons:

(a) The Project Site is designated Limited Industrial in the General Plan. The Limited Industrial land use category is intended to accommodate development to meet service and employment needs where the range or scale of industrial uses is limited due to environmental issues or incompatible land uses. Industrial parks are included in this category and the Existing Use is a beverage distribution facility, which is a permitted use type in this category. The Existing Use is similar in nature to adjacent industrial uses located to the north and east.

(b) The Project Site is designated Industrial Park in the Airport Industrial Area Specific Plan. The Industrial Park land use category is intended to attract and accommodate light industrial uses such as warehousing and distribution, research and development, administrative activities, light manufacturing and assembly, machine shops and professional uses. The Existing Use is a beverage distribution facility meeting the requirements of the Airport Industrial Area Specific Plan. The Project Modification is a minor increase in the hours of operation of the Existing Use to allow for delivery of time/temperature sensitive products on Saturdays.

4.2 The Board finds that the Project Modification is consistent with the applicable requirements of the Sonoma County Zoning Code. The Project Site is zoned MP (Industrial Park). The MP zoning district allows for research and development facilities, light manufacturing, assembly and office uses. The Existing Use is listed as a permitted use in the MP zoning district (warehousing and wholesale distribution of goods, wares, merchandise and substances which are not flammable or hazardous to surrounding property). The MP zoning district does not expressly limit hours of operation for permitted uses and many of the existing businesses in the industrial park where the Project Site is located operate on a 24-hour basis. The Project Modification is a minor increase in the hours of operation of the Existing Use to allow for delivery of time/temperature sensitive products on Saturdays.

4.3 The establishment, maintenance, and operation of the Existing Use, as modified by the Project Modification, will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be

detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area, for the following reasons:

(a) As is further discussed in Section 3.4(c) of this resolution, above, noise levels from the Project Modification are below the General Plan noise standards outlined in Table NE-2 of the General Plan based on noise measurement levels from the existing operations and the prohibition on truck circulation and parking along the south boundary of the Project Site from Friday at 5:00 p.m. through Sunday at 6:00 p.m.

(b) As is previously discussed in Section 3.4(b) of this resolution, above, the traffic generated by the Project Modification will not have a significant impact on local public roads.

(c) No additional lighting will be placed on the Project Site.

(d) No expansion of the building, new grading, or new exterior improvements are proposed as part of the Project Modification.

(e) An additional three fast growing trees shall be placed in the planter area along North Laughlin and ten more fast growing trees shall be placed along the southerly side of the sound wall as shown in the April 2012 annotated site plan to increase screening to adjacent residential uses.

(f) Greenhouse gas emissions resulting from the Project Modification will continue to be below the thresholds established by the Bay Area Air Quality Management District.

Section 5. Evidence in the Record.

5.1 The findings and determinations set forth in this resolution are based upon the record of these proceedings. References to specific statutes, ordinances, regulations, reports, or documents in a finding or determination are not intended to identify those sources as the exclusive bases for the finding or determination.

Now, Therefore, Be It Further Resolved, that based upon the foregoing findings and determinations and the record of these proceedings, the Board hereby certifies, declares, and orders as follows:

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

2. The Subsequent Mitigated Negative Declaration is adopted. PRMD is directed to file a notice of determination in accordance with CEQA and the CEQA Guidelines.

3. The Project Modification is approved, subject to the conditions of approval set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

4. Unless modified by Exhibit "A" hereto, the Mitigation Monitoring Program for the Existing Use remains in full force and effect and is attached to this resolution as Exhibit "B." PRMD is directed to continue undertaking monitoring in accordance with the Mitigation Monitoring Program to ensure that the Applicant complies with the required mitigation measures and project revisions.

5. The Board designates the Clerk of the Board as the custodian of the documents and other materials that constitute the record of the proceedings upon which the Board's decisions herein are based. These documents may be found at the office of the Clerk of the Board of Supervisors, 575 Administration Drive, Room 100A, Santa Rosa, CA 95403.

Supervisors:

Brown: _____ **Rabbit:** _____ **McGuire:** _____ **Carrillo:** _____ **Zane:** _____

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

So Ordered.

Background: Staff recommends that a 25-mile-per-hour speed limit be established on Fulton Road in the town of Fulton from postmile 13.74 to River Road at postmile 14.05. The California Highway Patrol has concurred with the proposed 25-mile-per-hour speed limit on Fulton Road. There is no cost because the necessary signs are already in place.

The California Highway Patrol requested an Engineering and Traffic Survey for Fulton Road in the town of Fulton, which currently has a posted speed limit of 25 mph. A subsequent review of department records indicates that no ordinance was ever adopted by the Board of Supervisors to establish the posted 25-mile-per-hour speed limit zone in this area. The signs were installed before 1972.

County staff has completed an Engineering and Traffic Survey for the portion of Fulton Road under consideration here. That study shows the 85th percentile on this roadway segment was 32 miles per hour. The pace range was 23-32 mph, with 82% of the vehicles moving in the pace range. The pace is the 10 mph range of speeds containing the largest number of observations.

This segment of Fulton Road is within the community of Fulton itself. The area is a mixed use of residential and business, generating a considerable amount of pedestrian and bicycle traffic. This portion of the roadway carries a significant volume of vehicular traffic and is frequently congested due to its proximity to the signalized intersection with River Road. This segment of Fulton Road also has a higher than average collision rate, which is a reflection of the traffic volume and congestion. Given these circumstances, it is reasonable and appropriate to establish a speed zone of 25 miles per hour, which is 5 miles per hour below what the 85th percentile value alone would support.

Attachments: Ordinance.

On File With Clerk: None

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ESTABLISHING A PRIMA FACIE SPEED LIMIT ON FULTON ROAD IN THE TOWN OF FULTON AND AMENDING SONOMA COUNTY ORDINANCE NO. 664.

THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION I:

Pursuant to the authority provided by California Vehicle Code Section 22358, the Board of Supervisors hereby determines, on the basis of an Engineering and Traffic Survey completed in compliance with the requirements set forth in California Vehicle Code Section 627 made upon those certain portions of the County highways as set out in this Ordinance and upon the basis of the findings of these investigations, that each portion of the County highway as set out in this Ordinance should have a prima facie speed limit as herein designated. The Board further determines that these prima facie speed limits are reasonable and safe and are most appropriate to facilitate the safe and orderly movement of traffic on the portions of the County highways as are herein listed under each of the prima facie speed limits.

SECTION II:

Subsection 118 is hereby added to Section IV of Sonoma County Ordinance No. 664 (said Section establishes a prima facie speed limit of 25 miles per hour on certain highways in the County of Sonoma) to read:

Fulton Road (#7804B) from postmile 13.74 to the southerly right of way of River Road (#8802B), postmile 14.05.

SECTION III:

The Board of Supervisors finds and determines that this ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. The Director of Transportation and Public Works is directed to file a notice of determination that this ordinance is exempt from CEQA and the State CEQA Guidelines.

SECTION IV:

This Ordinance shall be, and the same is hereby declared to be in full force and effect from and after thirty (30) days after its passage, and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in a newspaper of general circulation published in the County of Sonoma, State of California.

SECTION V:

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION VI:

This Ordinance shall not be codified.

In regular session of the Board of Supervisors of the County of Sonoma introduced on the 8th day of May, 2012, and finally passed and adopted this 15th day of May, 2012, on regular roll call of the members of said Board by the following vote:

Supervisors:

Brown: _____ **Rabbitt:** _____ **McGuire:** _____ **Carrillo:** _____ **Zane:** _____

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

Whereupon, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED.

By:

Chair, Board of Supervisors
County of Sonoma, State of California

ATTEST:

By:

Clerk of the Board of Supervisors
County of Sonoma, State of California

<h1>County Of Sonoma</h1> <h2>Agenda Item</h2> <h3>Summary Report</h3>		<p>Clerk of the Board Use Only Meeting Date / /</p> <p>Agenda Item No: 28</p>
<p>Department: Transportation and Public Works</p>		<p>4/5 Vote Not Required</p>
<p>Name and Phone Number: Tom O’Kane - (707) 565-2231</p>	<p>Board Date: 5/15/2012</p>	<p>Deadline for Board Action:</p>
<p>AGENDA SHORT TITLE: Certified Mileage of County Maintained Roads</p> <p>REQUESTED BOARD ACTION: Adopt the attached resolution petitioning the Department of Transportation in connection with the provisions of Section 2121 of the Streets and Highways Code that the certified mileage of maintained roads in the County of Sonoma is a total of 1,382.85 miles of maintained roads.</p>		
<p>CURRENT FISCAL YEAR FINANCIAL IMPACT - None.</p> <p>Explanation (if required): None.</p>		
<p>Prior Board Action: The Board certifies the mileage of maintained roads to the state of California every year.</p>		
<p>Alternatives – Results of Non-Approval: There is no alternative within the law. The County would be in violation of Section 2121 of the Streets and Highways Code.</p>		

Background: Every May, the Transportation and Public Works Department, in compliance with Section 2121 of the Streets and Highways Code, submits the additions and deletions to the mileage of maintained county highways to the State of California, Department of Transportation.

The maintained mileage is 1,382.85 miles from January 2011 to January 2012. There was no significant change from the prior year's submission.

The Board must approve the certified mileage before it is submitted to the state.

Attachments: Resolution.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

**County of Sonoma
Santa Rosa, CA 95403**

Date: 5/15/2012

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Petitioning The State Department Of Transportation In Connection With The Provisions Of Section 2121 Of The Streets And Highways Code, That The Certified Mileage Of Maintained Roads In The County Of Sonoma Is 1,382.85 Miles.

Whereas, Section 2121 of the Streets and Highways Code provides that in May of each year the County shall submit to the state Department of Transportation any additions to, or exclusions from, its mileage of maintained County roads, specifying the termini and mileage of each route added or excluded; and

Whereas, the County Department of Transportation and Public Works certified to the State Controller in May 2011 that the total mileage of maintained County roads in Sonoma County was 1,382.85 miles; and

Whereas, the County of Sonoma now finds that the total mileage of maintained roads is 1,382.85 miles.

Now, Therefore, Be It Resolved, by this Board of Supervisors that the County of Sonoma, State of California, requests that the petition be granted and that the collected mileage of County maintained roads be certified to the State Controller.

Supervisors:

Brown: Rabbitt: McGuire: Carrillo: Zane:

Ayes: Noes: Absent: Abstain:

So Ordered.

County Of Sonoma Agenda Item Summary Report

Clerk of the Board Use Only
Meeting Date
/ /
Agenda Item No:
29

Department: Transportation and Public Works

4/5 Vote Not Required

Name and Phone Number:
Susan Klassen - (707) 565-2231

Board Date:
5/15/2012

Deadline for Board Action:

AGENDA SHORT TITLE: Fifth Amendment to the Agreement with Paradigm Software, LLC.

REQUESTED BOARD ACTION: Authorize the Chair to execute the Fifth Amendment to the System Implementation Agreement with Paradigm Software, LLC, to add an accounts receivable aging module to increase efficiencies in tracking Refuse accounts in the amount not to exceed \$16,750; resulting in a not-to-exceed total agreement of \$141,379; with a term ending on November 05, 2012, with option to renew for an additional 10-year term. (All Supervisorial Districts)

CURRENT FISCAL YEAR FINANCIAL IMPACT

EXPENDITURES:

ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:

Estimated Cost	\$16,750	Contingencies (Fund Name:)	\$0
Amount Budgeted	\$16,750	Unanticipated Revenue (Source:)	\$0
Other Available Appropriations (Explain Below)	\$0	Other Transfers (Source:)	\$0
Additional Requested	\$0	Additional Funds Requested	\$0

Explanation (if required): None.

Prior Board Action: 10/04/11: Board approved the Fourth Amendment to the System Implementation and Escrow Agreements with Paradigm Software, LLC, (“Agreements”) in the amount of \$18,500. 07/12/11: Board approved the Third Amendment to the Agreements in the amount of \$37,980. 11/05/02: Board approved and authorized the Chair to execute the Agreements for the purchase of new gatehouse/scale software program and annual maintenance for a 10-year term for all County Refuse Disposal Sites in the amount of \$60,295.

Alternatives – Results of Non-Approval: The Department could continue to integrate the existing accounts receivable program with the operating software program. However, in doing so staff would also continue to resolve reoccurring system failures and inefficiencies.

Background: The Integrated Waste Division (IWD) is recommending the approval of the Fifth Amendment to the Agreement with Paradigm Software, LLC, to add an accounts receivable aging module to the existing Compu-Weigh software package used by the gatehouses and scales at the Central Disposal Site and the four rural transfer stations. The current software, RIMS, manages IWD's accounts receivable by interfacing with the Compu-Weigh operating system to collect over 75% of the total tipping fee revenue. The Fortran based RIMS interface is over twenty years old and has been failing, causing delays in billing. Adding the accounts receivable aging module to the Compu-Weigh operating system software will increase efficiencies, significantly reduce system failures, and decrease staff time needed to manage accounts receivables.

Compu-Weigh is currently used to collect over \$26 million in disposal fees annually from an average of 43,000 transactions per month. Under the existing System Implementation Agreement, this software system has been operational for over 8-1/2 years. The initial 10-year term will expire in November 2012, and the original agreement authorizes one additional 10-year term as long as IWD continues to pay the annual maintenance cost for the software.

The Compu-Weigh software package was chosen through a competitive process in the fall of 2000, which included the evaluation of three different software systems. The Compu-Weigh software system was chosen because it was (1) the most flexible system that included many features that were considered custom in the other evaluated programs; (2) rated the highest for ease of use (quick transactions, fewer key strokes, easiest to learn); and (3) was the only software program that had customers who had successfully interfaced a third-party billing system with their software.

Funding for the Fifth Amendment to the Agreement, in the amount of \$16,750, is included in the FY 11-12 Solid Waste Enterprise Fund budget (286112-6889).

The Original Agreement was reviewed and approved by the Information Services Department (ISD), County Counsel, and the Auditor's Office. The department is working with ISD in regards to the installation and maintenance of the new module. This Fifth Amendment has been reviewed as to form by County Counsel.

Attachments: None.

On File With Clerk: Fifth Amendment.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / /
		Agenda Item No: <u>30</u>
Department: BOS		
Name and Phone Number: David Rabbitt-(707) 565-2241	Board Date: 05/15/2012	Deadline for Board Action: 05/15/2012
AGENDA SHORT TITLE: Appointment		
<p>REQUESTED BOARD ACTION: Appoint Faith Ross to the Commission on Human Rights, representing the Second District.</p> <p>Term: 2 years, beginning May 15, 2012</p>		
CURRENT FISCAL YEAR FINANCIAL IMPACT-None		
Explanation (if required): None		
Prior Board Action: None		
Alternatives – Results of Non-Approval: None		

Background: None

Attachments: None

On File With Clerk: None

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Background: The State relinquished the northernmost portion of Geysers Road to the county after Hwy 101 was relocated to the west. There was no existing speed limit on this portion of Geysers Road, and investigations by staff indicated a need to establish a speed limit.

County staff has completed an Engineering and Traffic Survey for this portion of Geysers Road as requested by the CHP. That study shows that the 85th percentile on this roadway segment was 50 miles per hour, the pace range was 41-50 mph, and 56% of the vehicles were moving within the pace range. The pace is the 10 mph range of speeds containing the largest number of observations.

The 50-mile-per-hour speed zone is the nearest 5-mile-per-hour increment to the 85th percentile speed of free flowing traffic. As such, it is a reasonable and appropriate speed over this portion of the roadway.

Staff recommends that a 50-mile-per-hour speed limit be established on Geysers Road from postmile 36.959 to the Mendocino county line at postmile 38.540. The California Highway Patrol has concurred with the proposed 50-mile-per-hour speed limit on this portion of Geysers Road.

The estimated cost of installing the required signs for this speed zone is \$1,250.00. Appropriations are available in the 2011-12 Road Maintenance budget.

Attachments: Location Map, CHP Concurrence Letter, Engineering & Traffic Survey, Resolution, Ordinance.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Resolution No.

Administrative Center
Santa Rosa, CA 95403

Date: May 15, 2012

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY
OF SONOMA, INTRODUCING, READING THE TITLE OF
AND WAIVING FURTHER READING OF AN ORDINANCE
OF THE COUNTY OF SONOMA, ESTABLISHING A
50 MILE PER HOUR PRIMA FACIE SPEED LIMIT
ON GEYSERS ROAD, NORTH OF CLOVERDALE, FROM
POSTMILE 36.959 TO THE MENDOCINO COUNTY LINE
AT POSTMILE 38.540.

WHEREAS, a proposed ordinance has been introduced and the title read; now
THEREFORE, BE IT RESOLVED that further reading of the ordinance is waived.

Supervisors:

Brown: _____ Rabbitt: _____ McGuire: _____ Carrillo: _____ Zane: _____

Ayes: _____ Noes: _____ Absent: _____ Abstain: _____

SO ORDERED.

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ESTABLISHING A PRIMA FACIE SPEED LIMIT ON GEYSERS ROAD AND AMENDING SONOMA COUNTY ORDINANCE NO. 664

THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION I:

Pursuant to the authority provided by California Vehicle Code Section 22358, the Board of Supervisors hereby determines, on the basis of an Engineering and Traffic Survey completed in compliance with the requirements set forth in California Vehicle Code Section 627 made upon those certain portions of the County highways as set out in this Ordinance and upon the basis of the findings of these investigations, that each portion of the County highway as set out in this Ordinance should have a prima facie speed limit as herein designated. The Board further determines that these prima facie speed limits are reasonable and safe and are most appropriate to facilitate the safe and orderly movement of traffic on the portions of the County highways as are herein listed under each of the prima facie speed limits.

SECTION II:

Subsection 36 is hereby added to Section IX of Sonoma County Ordinance No. 664 (said Section establishes a prima facie speed limit of 50 miles per hour on certain highways in the County of Sonoma) to read:

Geysers Road (#0901A) from postmile 36.959 to the Mendocino county line at postmile 38.540.

SECTION III:

The Board of Supervisors finds and determines that this ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. The Director of Transportation and Public Works is directed to file a notice of determination that this ordinance is exempt from CEQA and the State CEQA Guidelines.

SECTION IV:

This Ordinance shall be, and the same is hereby declared to be in full force and effect from and after thirty (30) days after its passage, and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in a newspaper of general circulation published in the County of Sonoma, State of California.

SECTION V:

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION VI:

This Ordinance shall not be codified.

In regular session of the Board of Supervisors of the County of Sonoma introduced on the _____ day of _____, 2012, and finally passed and adopted this _____ day of _____, 2012, on regular roll call of the members of said Board by the following vote:

Supervisors:

Brown: _____ **Rabbitt:** _____ **McGuire:** _____ **Carrillo:** _____ **Zane:** _____

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

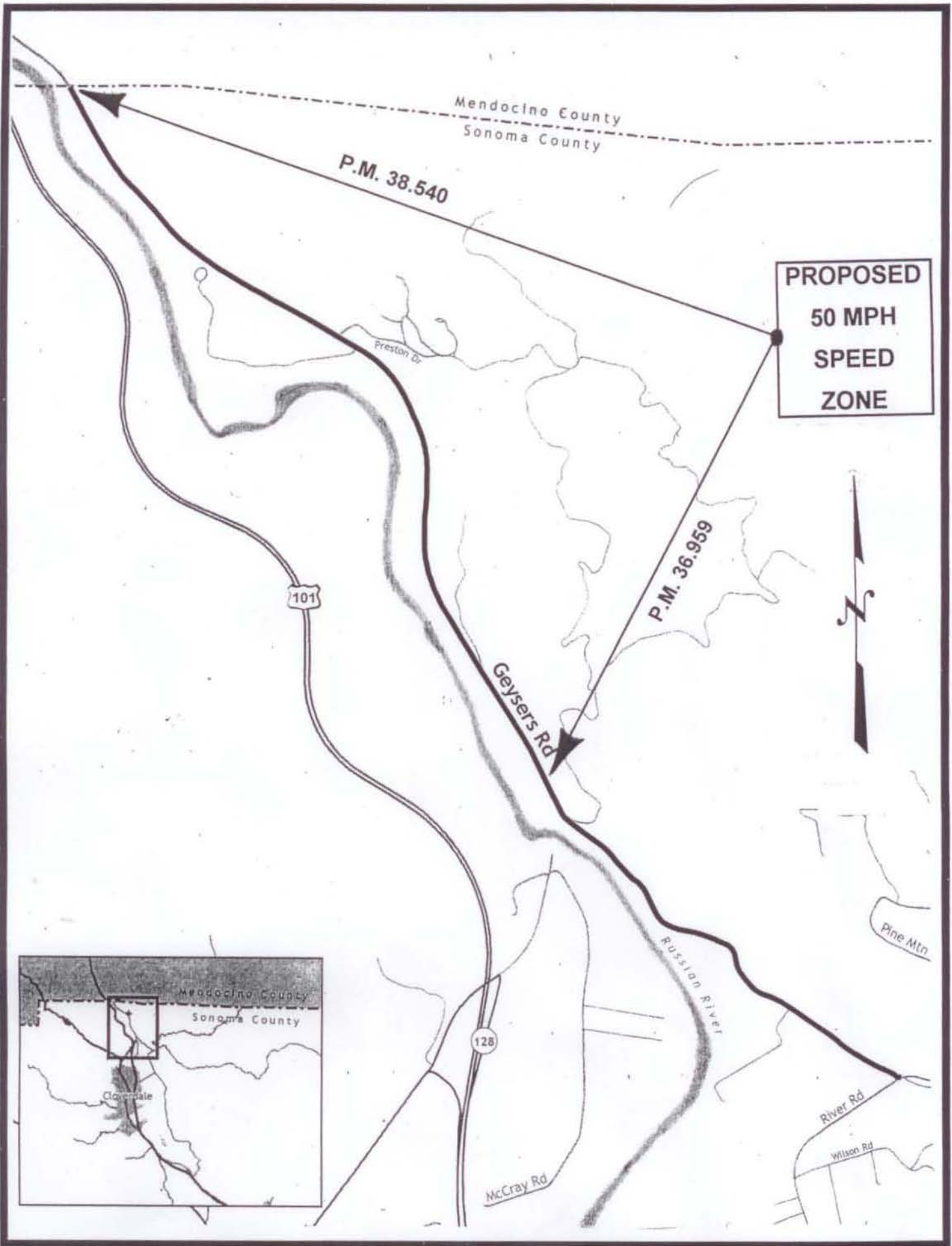
Whereupon, the Chair declared the above and foregoing ordinance duly adopted and

So Ordered.

By: _____
Chair, Board of Supervisor
County of Sonoma, State of California

ATTEST:

By: _____
Veronica A. Ferguson, Clerk of the
Board of Supervisors of said County



LOCATION MAP

**SONOMA COUNTY
ENGINEERING AND TRAFFIC SURVEY**

Speed Limit On: Geysers Road **Post Mile:** 36.96 **to** 38.54
Road Number: 0901A **Length:** 1.58 **Miles**

Roadway and Traffic Characteristics

Lane Configuration: 1 NB, 1 SB, EB, WB,
Road Width-Travel Lanes: 12 Feet;
Paved Shoulder: 1 - 4 Feet; Graded Shoulder: 0 - 6 Feet;
Condition of Surface: Good Fair X Poor
Parking: N, S, * E, * W, *Parking available where shoulder width allows
Driveways: N, S, 2 E, 4 W, Sidewalk N, S, E, W
Terrain: Flat Vertical Curves X Horizontal Curves X
School Zone: No Posted Bike Route: No Number of Intersections: 1
Roadside Land Use: Recreational / River Access / Rural Residential

FHWA Classification: Local
Average Daily Traffic: 309 Count Date: 09/07/11 Posted Speed: NP MPH
85th Percentile Speed: 50 MPH Pace Range: 41 - 50 Radar Date: 06/24/11
Reported Accidents: 0 Accident Rate: 0 Per MVM Time Period: 3 Years

COMMENTS: The 50 mph speed zone is the nearest 5 mph increment of the 85th percentile speed of free flowing traffic. As such, it is a reasonable and appropriate speed over this portion of the roadway.

CONCLUSION: On the basis of an engineering survey and traffic investigation, as reported above, and in accordance with the provisions of the California Vehicle Code Sections 21400(b), 22357, 22358, 22358.5 and 40802 the reasonable speed described above has been established at 50 mph.

Survey Completed By: Steve Eldridge Title: E.T. III Date: 03/15/12
Signed: *Levi Gurule* Title: Senior Civil Engineer Date: 3-19-2012
Board of Supervisors Ordinance Number: Date:



COUNTY OF SONOMA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC WORKS
2300 COUNTY CENTER DRIVE, SUITE B 100
SANTA ROSA, CALIFORNIA 95403

Phillip M. Demery, Director



AREA CODE (707)
ROADS.....565-2231
TRANSIT.....585-7516
REFUSE.....565-7940
AIRPORT.....565-7243
AIR POLLUTION.....433-5911
FAX.....565-2620
www.sonoma-county.org/tpw

April 2, 2012

Captain Greg Tracey
California Highway Patrol
6100 LaBath
Rohnert Park, CA 94928

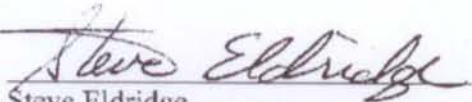
RE: Geysers Road #0901A

The Traffic Department is considering placing a 50 mph speed limit zone on Geysers Road, north of Cloverdale, from Post Mile 36.959 to the Mendocino county line at Post Mile 38.540.

We wish to know if you have any objections to our placing this speed limit zone. Enclosed is a copy of an Engineering and Traffic Survey with all pertinent information. Please respond by filling in the information below and returning this letter to our office.

If you have any questions, please phone us at 565-2231.

PHILLIP M. DEMERY, DIRECTOR,
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS


Steve Eldridge
Engineering Technician III

Enclosures

No Objections

Objections (please specify):


Signature

4-5-12
Date

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / / Agenda Item No: <u>31</u>
Department: BOS		
Name and Phone Number: David Rabbitt-(707) 565-2241	Board Date: 05/15/2012	Deadline for Board Action: 05/15/2012
AGENDA SHORT TITLE: Appointment REQUESTED BOARD ACTION: Appoint Faith Ross to the Commission on Human Rights, representing the Second District. Term: 2 years, beginning May 15, 2012		
CURRENT FISCAL YEAR FINANCIAL IMPACT-None		
Explanation (if required): None		
Prior Board Action: None		
Alternatives – Results of Non-Approval: None		

Background: None

Attachments: None

On File With Clerk: None

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / /
		Agenda Item No: <u>32</u>
Department: BOS		
Name and Phone Number: David Rabbitt-(707) 565-2241	Board Date: 05/15/2012	Deadline for Board Action: 05/15/2012
AGENDA SHORT TITLE: Appointment		
<p>REQUESTED BOARD ACTION: Appoint Fred Seydel to the Sonoma County Emergency Medical Care Council, representing the Second District.</p> <p>Term: 2 years, beginning May 15, 2012</p>		
CURRENT FISCAL YEAR FINANCIAL IMPACT-None		
Explanation (if required): None		
Prior Board Action: None		
Alternatives – Results of Non-Approval: None		

Background: None

Attachments: None

On File With Clerk: None

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / /
		Agenda Item No: <u>33</u>
Department: BOS		
Name and Phone Number: David Rabbitt-(707) 565-2241	Board Date: 05/15/2012	Deadline for Board Action: 05/15/2012
AGENDA SHORT TITLE: Appointment		
<p>REQUESTED BOARD ACTION: Appoint Jacqueline Perlmutter to the Alcohol and Drug Advisory Board, representing the Second District.</p> <p>Term: 2 years, beginning May 15, 2012</p>		
CURRENT FISCAL YEAR FINANCIAL IMPACT-None		
Explanation (if required): None		
Prior Board Action: None		
Alternatives – Results of Non-Approval: None		

Background: None

Attachments: None

On File With Clerk: None

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / / Agenda Item No: <u>34</u>
Department: BOS		
Name and Phone Number: David Rabbitt-(707) 565-2241	Board Date: 05/15/2012	Deadline for Board Action: 05/15/2012
AGENDA SHORT TITLE: Appointment REQUESTED BOARD ACTION: Appoint Jocelyn Lin to the Sonoma County Parks Foundation Board of Directors, representing the Second District. Term: 2 years, beginning May 15, 2012		
CURRENT FISCAL YEAR FINANCIAL IMPACT-None		
Explanation (if required): None		
Prior Board Action: None		
Alternatives – Results of Non-Approval: None		

Background: None

Attachments: None

On File With Clerk: None

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

County Of Sonoma Agenda Item Summary Report		Clerk of the Board Use Only Meeting Date / / Agenda Item No: <u>35</u>
Department: Board of Supervisors		4/5 Vote Not Required
Name and Phone Number: Supervisor Brown - (707) 565-2241	Board Date: 5/15/2012	Deadline for Board Action: 5/15/2012
AGENDA SHORT TITLE: Reappointment.		
REQUESTED BOARD ACTION: Reappoint Gary Wilkening to the Sonoma County Regional Parks Foundation for a term of two years, to expire May 14, 2014. (First District)		
CURRENT FISCAL YEAR FINANCIAL IMPACT - None.		
Explanation (if required): None.		
Prior Board Action: appointment.		
Alternatives – Results of Non-Approval: none.		

Background: none.

Attachments: none.

On File With Clerk: none.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Background: none.

Attachments: none.

On File With Clerk: none.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

<h1>County Of Sonoma Agenda Item Summary Report</h1>		<p>Clerk of the Board Use Only Meeting Date / /</p> <p>Agenda Item No: <u>37</u></p>
<p>Department: Human Services Department</p>		<p>4/5 Vote Not Required</p>
<p>Name and Phone Number: Diane Kaljian - 565-5950</p>	<p>Board Date: 5/15/2012</p>	<p>Deadline for Board Action: 5/15/2012</p>
<p>AGENDA SHORT TITLE: FY 2012–2016 Area Agency on Aging Area Plan Approval</p> <p>REQUESTED BOARD ACTION: Approve the Area Agency on Aging FY 2012-2016 Area Plan and authorize the Chairperson of the Board of Supervisors to sign the Transmittal Letter to California Department of Aging.</p>		
<p style="text-align: center;">CURRENT FISCAL YEAR FINANCIAL IMPACT - None.</p> <p>Explanation (if required): None.</p>		
<p>Prior Board Action: 5/24/11 – Resolution # 11-0274 approved the Area Plan Update for FY 2011-2012. The AAA Area plan has been approved annually.</p>		
<p>Alternatives – Results of Non-Approval: Sonoma County Area Agency on Aging (AAA) would not receive funds administered through the California Department of Aging. Funding from the California Department of Aging requires the AAA to have a plan approved by the Board of Supervisors.</p>		

Background: The Board of Supervisors has been designated as the governing body of the Sonoma County Area Agency on Aging (AAA) by the California Department of Aging (CDA). The AAA is responsible for planning and developing policy and advocating for the needs of seniors, adults with disabilities, and their caregivers. Federal funds are allocated to help seniors and people with disabilities to remain safely in their own homes for as long as possible. CDA is authorized to distribute federal funds, Title III and Title VII of the Older Americans Act, to local AAAs to provide services for seniors (persons 60 and older). The AAA receives over \$1.9 million annually from the California Department of Aging.

The AAA is required to conduct a needs assessment and prepare a plan every four years which establishes goals and objectives for the local AAA. Over 1,000 seniors, as well as AAA service providers, participated in the assessment of the current and future issues and service needs. AAA staff and the AAA Advisory Council have developed a comprehensive community report entitled “Aging and Living Well in Sonoma County: A Report from the Sonoma County Area Agency on Aging.” This report will guide programs and services from FY 2012-2016.

Highlights of the needs assessment findings include:

- The number of Sonoma County seniors age 60 and older is 99,553.
- Thirty-two percent of Sonoma County seniors are age 75 and over. Females aged 60 and older significantly outnumber males (56% to 44%).
- The number of Sonoma County seniors age 85 (currently 11,206) and older is projected to triple between the years 2010 and 2050.
- By 2020, ethnic groups other than White will represent 21% of the total senior population in Sonoma County. Latinos will continue to be the largest group at 12% of the total population.
- Thirty-five percent of Sonoma County seniors age 65 and older report being disabled due to some type of physical, mental and/or emotional condition.
- Of Sonoma County seniors age 65 and older, 22.1% live in poverty; for seniors 75 and older, the figure is 27.2%.
- Of the total senior population, 12,144 (12%) are considered “geographically isolated” as defined by the Older Americans Act.

The FY 2012-2016 Area Plan includes three goals which will be the focus for AAA activities over the next four years.

- Expand awareness of available services and supports for seniors, their families, and caregivers
- Enhance the safety, health and well-being of seniors of all ages with an emphasis on prevention of chronic disease, injury and disability.
- Strengthen our community’s capacity to assess, plan for and respond to changing needs of Sonoma County seniors.

A year-end report will be completed annually to provide an update on progress made towards goals set in this plan as well as looking forward to continued support and development of services for older adults.

Attachments:

- Transmittal Letter
- "Aging and Living Well in Sonoma County, A Community Report from the Sonoma County Area Agency on Aging"

On File With Clerk: None**CLERK OF THE BOARD USE ONLY****Board Action (If other than "Requested")****Vote:**



Aging and Living Well in Sonoma County

**A Community Report from the
Sonoma County Area Agency on Aging**



Sonoma County Human Services Department
Area Agency on Aging
Adult & Aging Services Division

Mission

The Sonoma County Area Agency on Aging provides leadership, services and advocacy to promote the dignity, independence and quality of life for seniors, adults with disabilities, and their caregivers.

Sonoma County Board of Supervisors

Valerie Brown – District 1

Mike McGuire – District 4

David Rabbitt – District 2

Efren Carrillo – District 5

Shirlee Zane, Chair – District 3

Advisory Council Members

Jane Eckels (Chair)

Rabia Hunter

Rabon Saip

Jim Redding (Vice Chair)

Henry Lasky

Alain Serkissian

Judith Eisen (Secretary)

Joy Lovinger

Gary Shepard

Darlene Collins

Bud Metzger

Tricia Stock

Mary Farrar

Gail Pardini-Plass

Katherine Taylor

Lou Funk

Alice Perlman

Elizabeth Tipon

Vaughn Held

Bob Picker

Staff

Diane Kaljian

Ginny Doyle

Susan Alesi

Ilene Moran

Lori Holaday

Becky Weislow

Gary Fontenot

Joanne DeAlejandro

Acknowledgements

The Sonoma County Area Agency on Aging acknowledges the support and participation of the following agencies and individuals involved in making this report possible.

Focus Groups

More than 100 individuals representing Sonoma County seniors, adults with disabilities, caregivers, and service agency staff members who participated in the Needs Assessment focus group interviews

The faith communities, agencies, senior centers, and senior housing facilities that hosted the focus groups

The facilitators of the focus groups: Zuli Baron, Paco Canales, Darlene Collins, Jane Eckels, Judith Eisen, Barbara Graves, Jason Howze, Teresa Lopez, Joy Lovinger, Leticia Mendoza, Alice Perlman, Gail Plass, Jackie Potter, Jim Redding, Leticia Romero, Rabon Saip, Nancy Scott, Gary Shepard, Tricia Stock, and Katherine Taylor

Trainers of the focus group facilitators: Marla Stuart, Ginny Doyle, and Susan Alesi

Survey

More than 900 Sonoma County seniors who completed the Needs Assessment survey

The agencies that distributed, collected, and submitted the survey

Staff

Sonoma County Human Services Department Interim Director Jerry Dunn

Sonoma County Area Agency on Aging staff members: Diane Kaljian, Susan Alesi, Lori Holaday, Gary Fontenot, Ginny Doyle, Ilene Moran, Becky Weislow, and Joanne DeAlejandro

The Information Integration Division support team: Alison Lobb, George Malachowski, and Erin Schreiner

Special Acknowledgements

The members of the Planning and Funding Committee of the Sonoma County Area Agency on Aging Advisory Council: Jane Eckels, Judith Eisen, Lou Funk, Bud Metzger, Alice Perlman, Bob Picker, Gary Shepard, Tricia Stock, and Elizabeth Tipon

Mary Raymond, Sonoma County Area Agency on Aging Member Emeritus

Vintage House Senior Center for providing some of the photographs appearing in this report

Sonoma County Reprographics for printing

This report, *Aging and Living Well in Sonoma County*, was prepared by Barbara Graves, consultant, under the guidance of Adult and Aging Services Division Director Diane Kaljian.

Foreword

Sonoma County “baby boomers” aren’t just riding the waves of the Pacific anymore. They are on the crest of a coming age wave, the Silver Surge. Along with this surge in younger active seniors, the growth of our 85+ population will result in a greater need for a well planned safety net of services. To help gauge what it will mean to Sonoma County, the Sonoma County Area Agency on Aging (SCAAA) developed the following report, “Aging and Living Well in Sonoma County.”

Once every four years, a report like this is created to provide a foundation for an area plan implemented through the SCAAA. Sonoma County has a geography as varied as its population. Our seniors are rural, urban, independent, healthy, frail, dynamic, poor, and growing in number – to name a few demographic characteristics we examined during the recent needs assessment process. This document serves as a planning tool to create and maintain the safety net of community-based services and supports for our aging population and address the issues that are vital to the health and well-being of older Sonoma County residents.

In addition to the demographics of the growing senior (60+) population, understanding what Sonoma seniors need and their awareness of available services and support were key to developing this report. Based on communitywide surveys and focus groups, the SCAAA was able in this report and companion Needs Assessment to provide a snapshot of Sonoma County’s own Silver Surge population, the challenges to their independence, health and well-being, and the opportunities within the SCAAA senior service system to promote healthy and active aging.

Aging is something everyone will experience, and the vision of this report is to have a community that avails all seniors the opportunity to maintain independence, optimal health and well-being.

Jane Eckels, Chair
Sonoma County Area Agency on Aging
Advisory Council

**For more information, visit <http://www.sococaaa.org>
or call 800.510.2020 or 707.565.5950.**

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Executive Summary

People over 60 now make up a larger proportion of the population of the county, state, and country than ever before in history. Sonoma County's senior population is projected to grow to 143,636 by the year 2030 when it will represent nearly a quarter (24%) of the county's total population.¹ This growth will have major implications for both individual and community life. It will enrich Sonoma County with increasing wisdom and a wealth of inter-generational connections. It will also challenge families and community organizations to provide the support seniors need to stay healthy, safe, engaged and independent.

This report from the Sonoma County Area Agency on Aging (SCAAA):

- Describes the SCAAA and its system of senior services. (Page 9)
- Provides a demographic snapshot of Sonoma County's growing senior populations. (Page 17)
- Identifies significant social, economic, and infrastructure challenges to the independence, health and well-being of local seniors. (Page 32)
- Highlights opportunities within the SCAAA senior service system to promote healthy, active aging. (Page 39)
- Presents the SCAAA's 4-year plan to strengthen the local framework of services to meet the needs of Sonoma County seniors. (Page 44)

The Sonoma County Area Agency on Aging Senior Services System

The Sonoma County Area Agency on Aging (SCAAA), under the leadership of the Sonoma County Board of Supervisors and administered by the Adult and Aging Services Division of the Sonoma County Human Services Department, is part of a national system of Area Agencies on Aging created by the Older Americans Act. SCAAA's mission is to "provide leadership, services, and advocacy to promote the dignity, independence, and quality of life for seniors, adults with disabilities, and their caregivers." The SCAAA and its Advisory Council plan, coordinate, and allocate Older American Act funds for services for persons 60 years of age and older in Sonoma County.

Regionally located older adult service providers form the nucleus of diverse agencies serving seniors, caregivers, and adult children of seniors. These agencies and other community partners are the backbone of senior services delivery. SCAAA builds on this foundation to promote the independence and well-being of both current and future Sonoma County seniors. Major components of the SCAAA services system include:

Executive Summary

Aging and Living Well in Sonoma County

A Community Report from the Sonoma County Area Agency on Aging

- **Sonoma County Area Agency on Aging Advisory Council** – planning and advocacy for the needs of seniors, people with disabilities, and their caregivers.
- **Information, Outreach and Education** – activities to enhance access to timely and accurate information to seniors, caregivers, and families of seniors and to expand points of information dissemination.
- **Evidence-Based Health Programs** – proven health education and behavior change programs to promote mental health, prevent injury, and help individuals living with disability or chronic disease.
- **Elder Abuse Prevention** – information on abuse prevention and education, training, and advocacy activities on behalf of seniors at-risk for or experiencing abuse or neglect.
- **Behavioral Health Initiatives** – education and collaborative leadership to promote positive mental health and freedom from substance abuse for seniors.
- **Transportation and Mobility Initiatives** – information and education to promote safe driving and advocacy for expanded mobility options for non-driving seniors.

Sonoma County's Senior Population

Sonoma County seniors are living longer, represent 21% of the total population,² and are made up of an expanding number of sub-populations differentiated by age, ethnicity and economic status. Highlights include:

- Thirty-two percent of Sonoma County seniors are age 75 and older. Females aged 60 and older significantly outnumber males (56% to 44%).³
- The newest generation of American seniors (“baby boomers”), who began turning 60 in 2006, has a total life expectancy of 84 years.⁴
- The number of Sonoma County seniors age 85 and older is projected to triple between the years 2010 and 2050.⁵
- By 2020, ethnic groups other than White will represent 21% of the total senior population in Sonoma County and Hispanics/Latinos will continue to be the largest group at 12% of the senior population.⁶

While many Sonoma County seniors are able to live independently in their communities, share their lives with friends and family, and enjoy good quality of life as they age, some groups of seniors are not so fortunate. The SCAAA four-year plan, therefore, identifies senior groups that face a greater risk of decreased independence and well-being and

outlines strategies to strengthen the community safety net of essential long-term services and supports for those who need them most.

These “at risk” senior groups include: seniors with disabilities, seniors with low incomes, seniors age 85 and older, and seniors who are geographically isolated. Being part of two or more of these groups puts seniors at even greater risk for decreased quality of life, loss of independence, and poor health outcomes.

- Thirty-five percent of Sonoma County seniors age 65 and older report being disabled due to some type of physical, mental and/or emotional condition.⁷
- Twenty-two percent of Sonoma County seniors age 65 and older live in poverty; for seniors 75 and older, the figure is 27%.⁸
- Sonoma County is currently home to 11,206 seniors age 85 and older.⁹
- Of the total senior population age 60 and older, 12,144 (12%) are considered “geographically isolated” as defined by the Older Americans Act.¹⁰

According to Census figures, Santa Rosa has the third highest percentage of seniors 85 and older per total population in the nation (2.8%).

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Planning for the Future: Challenges and Opportunities

Planning for and responding to the needs of an aging population require collaboration among public and private stakeholders and a long-term commitment to make Sonoma County a place where seniors can achieve optimal health and well-being throughout their lives. Sonoma County communities will have some significant challenges to face as they move forward toward this goal. Among them are:

- The senior population will continue to grow and change, requiring communities to develop new approaches and solutions to address their needs.
- Demand for long-term services and supports will increase dramatically as seniors live longer.
- Seniors are vulnerable when economic conditions deteriorate, increasing the demands on public service systems.
- Pressures on family caregivers grow as caregivers themselves become seniors.
- Many individuals and families are unprepared for the future and lack the resources to provide support for an aging senior.

Executive Summary

Aging and Living Well in Sonoma County

A Community Report from the Sonoma County Area Agency on Aging

Despite these challenges, Sonoma County can look to the future with optimism, aided by some unique local assets and positive national trends. These include:

- The talents, energies and capacities of Sonoma County seniors.
- The Sonoma County Area Agency on Aging and partner organizations have created a strong foundation on which to expand the services system.
- Technology advances offer new and powerful tools to help seniors stay connected in their communities and get information they can use to maintain health and independence.
- The provisions of the Affordable Care Act promote system changes that promise better health and health care for seniors.

Sonoma County Area Agency on Aging Four-Year Plan

The following goals represent SCAAA's strategic priorities for achieving its mission.

Goal 1: Expand awareness of available services and supports for seniors, their families and caregivers. The SCAAA will build upon its strong network of community partnerships to inform seniors and their families of existing and new services. The SCAAA will continue to advocate for a comprehensive outreach and information system targeting those most vulnerable.

Goal 2: Enhance the safety, health and well-being of seniors of all ages with an emphasis on prevention of chronic disease, injury and disability. The SCAAA's efforts to implement evidence-based programs will be expanded to include collaboration with additional healthcare and community agencies. Volunteers will be utilized to provide education and training to health care professionals, service providers and the community.

Goal 3: Strengthen our community's capacity to assess, plan for, and respond to the changing needs of Sonoma County's senior populations. SCAAA will work with health care partners to advocate for services that will allow seniors to remain in the community. The Older Adult Collaborative (comprised of community-based organizations and led by the Adult and Aging Services Division) will continue its leadership in addressing seniors' mental health issues. SCAAA and its partners will collaborate to improve the collection and analysis of local data on senior populations, including their needs and utilization of services.

Looking Toward the Future

Today's seniors are, on average, healthier, more active, more likely to be employed, more independent, and better educated than seniors of any previous generation.

Tomorrow's seniors will continue to enrich Sonoma County with the wealth of skills and experience they bring to every facet of community life. As we look to the future and work toward creating a community that supports and nurtures all residents at every stage of life, seniors – with their values of hard work and commitment to family and community – will be one of our most valuable resources.



For more information, visit <http://www.socoaaa.org> or call 800.510.2020 or 707.565.5950.

Aging and Living Well in Sonoma County

**A Community Report
from the Sonoma County Area Agency on Aging**

Planning
for and responding to the
needs of a growing and changing senior
population require vision, enhanced collaboration
among public and private sector stakeholders, and a
long-term commitment to make Sonoma County a
place where seniors achieve optimal health and
well-being throughout their lives.

Introduction

People over 60 make up a larger proportion of the population of the county, state, and country than ever before in history. In Sonoma County, this age group currently accounts for 21% of all residents, higher than the national figure of 18%.¹² According to Federal projections, the number of older Americans will increase dramatically during the 2010–2030 period, growing from 35 million to 72 million, to represent nearly 20% of the total U.S. population.¹³ Sonoma County’s population of seniors age 60 and older is projected to grow from the year 2010 figure of 99,553¹⁴ to 143,636 (24% of total population) by the year 2030.¹⁵

“Scholars, demographers, elected officials, service providers, we all know; we are an aging nation.”

– California Association of Area Agencies on Aging ¹¹

Public health interventions, prevention of infectious diseases, and advances in the prevention and care of chronic disease contribute to increasing longevity across the globe and especially in the United States, where birth rates also rose significantly between 1946 and 1964.¹⁶ The newest generation of American seniors (“baby boomers”), who began turning 60 in 2006, has a current total life expectancy of 84 years.¹⁷ In addition, gains in life expectancy have driven major growth in the population of seniors age 85 and older, a group growing faster than the overall senior population. The federal government projects that the population age 85 and older will grow from 5.7 million in 2008 to 19 million by 2050.¹⁸ In Sonoma County over the same time period, the 85 and older population is projected to grow to more than 34,000 individuals,¹⁹ roughly three times the number counted in the 2010 Census.

The projected growth of senior populations has major implications for both individual and community life. It has the potential to enrich our lives with wisdom and a wealth of inter-generational connections. The growth of the senior population also challenges families and community organizations to provide the support seniors need to stay healthy, secure, and independent. The purpose of this report is to address these challenges and opportunities.

This report from the Sonoma County Area Agency on Aging (SCAAA):

- Describes the SCAAA and its system of senior services.
- Provides a demographic snapshot of Sonoma County’s senior populations.
- Identifies significant social, economic, and infrastructure challenges to the independence, health, and well-being of local seniors.

- Highlights opportunities within the SCAAA senior services system to promote healthy, active aging.
- Presents the SCAAA's four-year plan to strengthen the local framework of services and supports to meet the needs of Sonoma County seniors.

The Sonoma County Area Agency on Aging

The Sonoma County Area Agency on Aging (SCAAA), established by the Board of Supervisors in 1979, is part of a national system of Area Agencies on Aging, created by the 1965 Older Americans Act. The SCAAA mandate calls for visible and effective leaders and advocates at the local level to accomplish state and federal program goals. The broad goals of the Act are to:

- Secure and maintain maximum independence and dignity in a home environment for older individuals capable of self-care with appropriate supportive services;
- Remove individual and social barriers to economic and personal independence for older individuals;
- Eliminate barriers and support the development of coordinated and accessible home and community-based systems of care.

In addition to establishing the national network of state and local Agencies on Aging, the Older Americans Act funds local, cost-effective programs that support seniors. These services include health promotion, disease prevention, senior nutrition programs, senior centers, caregiver support, job training and placement (through the Senior Community Service Employment Program), and case management.

The Sonoma County Area Agency on Aging is a program of the Sonoma County Human Services Department, Adult and Aging Services Division, under the leadership of the Board of Supervisors. The mission statement of the SCAAA is:

The Sonoma County Area Agency on Aging provides leadership, services and advocacy to promote the dignity, independence and quality of life for seniors, adults with disabilities, and their caregivers.

The SCAAA is also guided by the California Department of Aging mission: To provide leadership in addressing issues that relate to older Californians; to develop community-based systems of care that provide services which support independence within California's interdependent society, and which protect the quality of life of older persons and persons with functional impairments; and to promote citizen involvement in the planning and delivery of services.

To implement its mission, the SCAAA is guided by the following values and principles: respect for the individual; self-determination; promotion of safety and well-being; quality, accessible services; targeting resources to the most vulnerable; ensuring non-discrimination; and development of community options.

Sonoma County Area Agency on Aging Advisory Council

The SCAAA Advisory Council serves as an advocate for seniors, adults with disabilities, and their caregivers, and advises the Board of Supervisors on the needs of the senior community. The Advisory Council is comprised of 21 members. Each of the five County Supervisors appoints two members from their districts, for a total of 10 members. The remaining 11 members are elected by the Advisory Council itself – one for each supervisorial district, one minority representative, one representative of people with disabilities and four at-large members. Members serve two-year terms and are eligible for reappointment. A majority of Advisory Council members must be over 60 years old. A list of Council members can be found at the front of this report.

The Advisory Council advises the Board of Supervisors about planning, funding decisions, and advocacy activities on behalf of Sonoma County seniors. The Council meets monthly. In addition, the Advisory Council has four standing committees – Executive, Planning and Funding, Legislative, and Transportation and Mobility. Additional ad hoc committees are added when indicated.

An Overview of the Current SCAAA Senior Services System

The Sonoma County Area Agency on Aging (SCAAA) and its Advisory Council plan, coordinate, and allocate Older Americans Act funding for services for persons 60 years of age and older in Sonoma County. Funding is allocated for services delivered directly by SCAAA and through a countywide network of SCAAA-linked service organizations. Regionally located service providers form the nucleus of this diverse network of agencies serving older adults, adults with disabilities, caregivers, and family members of seniors. This model allows the SCAAA to contract for a continuum of integrated services that best serve particular groups of seniors in their local communities. These network agencies and other community partners are the backbone of senior service delivery in Sonoma County.

Service provider partner organizations are located in and near cities as well as in rural areas. Each agency has a long-standing presence in its community, is trusted, reflects the make-up of the local client population, and provides other senior services in addition to those funded by SCAAA. Service providers may be co-located with senior centers and other community programs. This decentralized system builds and maintains community capacity to meet needs in each area and helps to address transportation barriers for seniors seeking health, social service, and recreation programs. SCAAA builds on this

framework of local, responsive services to promote the independence and well-being of both current and future Sonoma County seniors.

Adult and Aging Services Division

The Sonoma County Adult and Aging Services Division is part of the Sonoma County Human Services Department. The Adult and Aging Services Division services include the Area Agency on Aging (SCAAA), Adult Protective Services, In-Home Supportive Services (IHSS), IHSS Public Authority, Linkages, Multipurpose Senior Services Program, Public Administrator/Public Guardian/Public Conservator, and the Veterans Service Office.

Outreach and Education

In order to provide accessible, timely and accurate information to seniors, caregivers, and families of seniors, the SCAAA continues to expand points of information dissemination. SCAAA publishes and distributes the annual Senior Resource Guide, a comprehensive directory of local, state and federal services and organizations intended to assist seniors and their caregivers. In 2011, 26,000 guides in English and 4,000 in Spanish were distributed. In addition to its printed form, the Senior Resource Guide is posted on the SCAAA website, and informs the Sonoma County Network of Care for Seniors site, <http://sonoma.networkofcare.org/aging>. The Network of Care website is provided in collaboration with the Sonoma County Department of Health Services. Articles in senior center newsletters, editorials, and news features aim at keeping the SCAAA and its resources in the public's view. A wealth of information on senior services is also online on the SCAAA website at <http://www.socooaaa.org>.

Advances in technology have great potential to expand internet access to information resources for seniors and their families, especially those living in rural areas, seniors visiting community and senior centers, and homebound seniors. Many seniors are comfortable with computer technology and rely on the internet resources for information and research. Adult children living out of the area are likely to use the web to get information, assistance and referrals for their parents and other family members. SCAAA service providers are increasingly using web resources for education, training and outreach and will continue to do so.

Information outreach to Hispanic/Latino, lesbian/gay/bisexual/transgender (LGBT) and other growing populations of seniors and their families is an expanding focus of SCAAA and its partners. Univision (Spanish-language television) has produced regular programming that features senior services. Advisory Committee members attend the

annual Latino Health Fair to become familiar with the services available to Hispanic/Latino members of our senior community and to distribute the Spanish-language version of the Senior Resource Guide.

Advisory Council members also attend presentations, focus groups, and training on the needs of LGBT seniors. The Council screened the film “Gen Silent,” introducing the film and the film’s producer to Sonoma County. This film about the silent generation of LGBT seniors was subsequently viewed by service providers and other community members to educate them about the isolation that LGBT seniors often experience when accessing traditional settings and services. The initial screening in Sonoma County generated interest in several community groups to host their own screenings. These efforts have created greater sensitivity to the unique needs of an often hidden component of the senior population.

Evidence-Based Health Programs

In 2005, the SCAAA received three-year funding from the Sonoma County Health Alliance to address senior safety. A planning group identified falls as the priority safety issue facing residents aged 55 and older and selected the evidence-based program, “A Matter of Balance: Managing Concerns about Falls,” as a model program for local implementation. The program has reached more than 500 Sonoma County seniors to date and continues with support from the Older Americans Act, Title IIID/Health Promotion/Disease Prevention funding and the California Department of Aging.



The California Department of Aging also awarded federal funding to the SCAAA to implement Stanford University’s “Chronic Disease Self-Management Program,” also called “Healthier Living.” SCAAA contracted with a local agency to provide this program for seniors with chronic disease countywide. Throughout the implementation of these evidence-based programs, new opportunities for collaboration on health-related issues have strengthened the SCAAA’s partnerships with the health care community.

Another evidence-based health program which has had good success is “Healthy IDEAS,” which addresses depression in seniors. Healthy IDEAS is described in the section on Behavioral Health (page 14).

Congregate and Home-Delivered Meals, CalFresh

SCAAA funds two community agencies each year to provide 50,000 meals to 1800 seniors at 14 group dining sites, and delivers meals to homebound seniors 7 days a week (2010-11). Nutrition counseling and education are important components of the program. While the current nutrition program is essential to many seniors, it does not fully meet the needs of seniors who want to increase the fresh food in their diets. To address this, SCAAA's nutrition providers distribute Senior Farmers Market coupons once a year to enable seniors to purchase fresh produce at markets.

Additionally, the Adult and Aging Services Division works with the Economic Assistance Division of the Sonoma County Human Services Department to connect more seniors with the CalFresh program (formerly known as Food Stamps). As of February 2012, just 1,724 seniors 60 years and older were receiving CalFresh benefits, which is only a portion of the Sonoma County seniors who are eligible for the program. The Human Services Department, the SCAAA, and the SCAAA senior services network soon will embark on expanding the enrollment rate of low-income seniors in this important supplemental nutrition program, as well as providing seniors with nutrition education.



Health Insurance Counseling and Advocacy Program (HICAP)

The SCAAA administers the HICAP program in the five Counties of Marin, Mendocino, Lake, Napa, Solano and Sonoma; HICAP is implemented in this region by Senior Advocacy Services. The program provides free, expert peer counseling to assist seniors in navigating the complex Medicare and private insurance systems. In Sonoma County, HICAP reached 3,700 seniors in the 2010-11 fiscal year through outreach events. The November 2010 number of Medicare beneficiaries in Sonoma County is 75,757.²⁰

Elder Abuse Prevention

The Elder Abuse Prevention Project supports Court Watch and the Elder Abuse Prevention Workgroup. The Elder Abuse Prevention Workgroup offers small-group peer training on issues of elder abuse and provides information on a breadth of SCAAA services. Elder Abuse Prevention volunteers attend the Family Violence Prevention Council and advocate for seniors in collaboration with the Family Justice Center. Court

Watch volunteers monitor elder abuse prosecutions and attend elder abuse trials at the Sonoma County courthouse to provide a community witness to the proceedings. Court Watch also provides a liaison with the District Attorney's Office. The countywide Ombudsman Program, administered by Senior Advocacy Services, is responsible for monitoring and reporting abuse of residents in licensed facilities. Senior Advocacy Services is designated by the State to train volunteers, investigate complaints, and follow up on charges of abuse in Sonoma County.

Behavioral Health

Anxiety, depression, dementia, and mental disorders not associated with the normal aging process can lead to physical illness and disability, substance abuse, and isolation for seniors. Community counselors, medical professionals, and caregivers need education on how to recognize the unique signs of these conditions among seniors and on prevention and intervention approaches. In response, SCAAA co-hosted a substance abuse prevention conference with the Department of Health Services and educated 150 service providers on senior substance abuse issues. SCAAA participates as a partner in the Collaborative on Positive Aging (better known by its acronym COPA), a broad community collaborative led by the Council on Aging and focusing on promoting healthy aging and positive images of seniors.

The Older Adult Collaborative, which provides community education and training about senior mental health issues, decided to build on this successful model. The Older Adult Collaborative received Mental Health Services Act funds to implement the evidence-based program "Healthy IDEAS" (Identifying Depression, Empowering Activities for Seniors) for depression screening, suicide prevention, counseling and case management. The Adult and Aging Services Division is the lead agency for the Older Adult Collaborative; its other members are Council on Aging, Jewish Family and Children's Services, Community and Family Service Agency, and Petaluma People Services Center. The Collaborative has a special outreach to LGBT seniors and partners with Spectrum Services to increase agency awareness and accessibility for LGBT seniors.

Transportation and Mobility

Aging can impair the skills most necessary for safe driving: vision, hearing, flexibility, and reaction time. As the population grows older, an increasing number of seniors are looking for ways to stay active and independent without driving. It is important for seniors to adapt current driving habits to remain safe while they continue to drive and to



learn new ways to get around in preparation for giving up driving. In 2010, SCAAA sponsored a Senior Mobility Summit that brought 40 human services and transit providers together with community members to develop strategies for increasing senior mobility options.

Older Americans Month in 2010 featured safe driving topics and increased public awareness of Department of Motor Vehicle license requirements. One of the programs highlighted during Older Americans Month that year is CarFit, designed to help ensure seniors have a good

fit behind the wheel for safety, comfort and control. During the month, 12 new CarFit technicians were trained, 35 seniors received evaluations, and five CarFit events were held at three senior centers.

The SCAAA also works to strengthen community volunteer driver programs, shuttles, training on use of transit, and education for seniors and caregivers on mobility options. Sebastopol Area Senior Center Volunteer Driver Transportation Program, supported by an SCAAA grant, provided 3,292 rides in the 2010/2011 fiscal year. An SCAAA Advisory Council member is co-chair of the Transit Paratransit Coordinating Committee of the Sonoma County Transportation Authority (SCTA). SCTA is the regional planning authority for transportation services. SCAAA continues to advocate for mobility options for seniors and people with disabilities beyond the requirements of the Americans with Disabilities Act.

Transportation was a major concern for participants of the Senior Needs Assessment focus groups and survey respondents.

2012 Senior Needs Assessment

The SCAAA is mandated by the California Department of Aging to prepare and submit periodic multi-year plans including goals and specific activities to be implemented by the SCAAA and its funded partners, along with allocation plans to support these activities. During the fall of 2011, the Advisory Council, and SCAAA staff conducted a communitywide needs assessment to help guide the development of its 2012-2016 Plan. The goals of the needs assessment were to gather current information about Sonoma County seniors; identify priority issues for older adults, their families and caregivers, and senior service providers; and highlight areas of need. The assessment was conducted utilizing two data collection approaches: focus groups of target populations, and written surveys distributed to seniors and other key informants throughout the county.

A total of 13 focus groups were held with seniors, adults with disabilities, and caregivers, involving a total of 98 participants. Focus groups were targeted to specific populations including: seniors; caregivers; the lesbian/gay/bisexual/transgender (LGBT) senior community; and adults with disabilities. Two focus groups were held in Spanish, with the remainder in English. Groups were facilitated by trained volunteers from the SCAAA Advisory Council and Santa Rosa Memorial Hospital at sites throughout the county. These focus groups discussed (1) the services available in their community, (2) changes they had seen in services for seniors over the previous five years, (3) unmet needs for Sonoma County seniors, and (4) good ways to connect seniors to the services available.

An additional focus group was conducted with SCAAA network senior service providers, involving representatives from Petaluma People Services Center, Catholic Charities, Redwood Caregiver Resource Center, Sebastopol Area Senior Center, West County Community Services, St. Joseph Health System, Senior Advocacy Services, and the Council on Aging. Discussion focused on the impacts of the economic downturn on seniors and families, on agencies' ability to continue to meet the demand for services, and on any plans to develop new programs and services in response to the current economic situation.

Written surveys were distributed throughout the county, in both English and Spanish, to reach a larger population. Surveys were distributed to seniors and other key informants by senior centers in Sonoma, Petaluma, Santa Rosa, Healdsburg, Windsor, Guerneville, and Sebastopol; by home meal providers and outreach workers; at health fairs; and online using an interactive questionnaire. Survey data was collected from over 900 respondents.

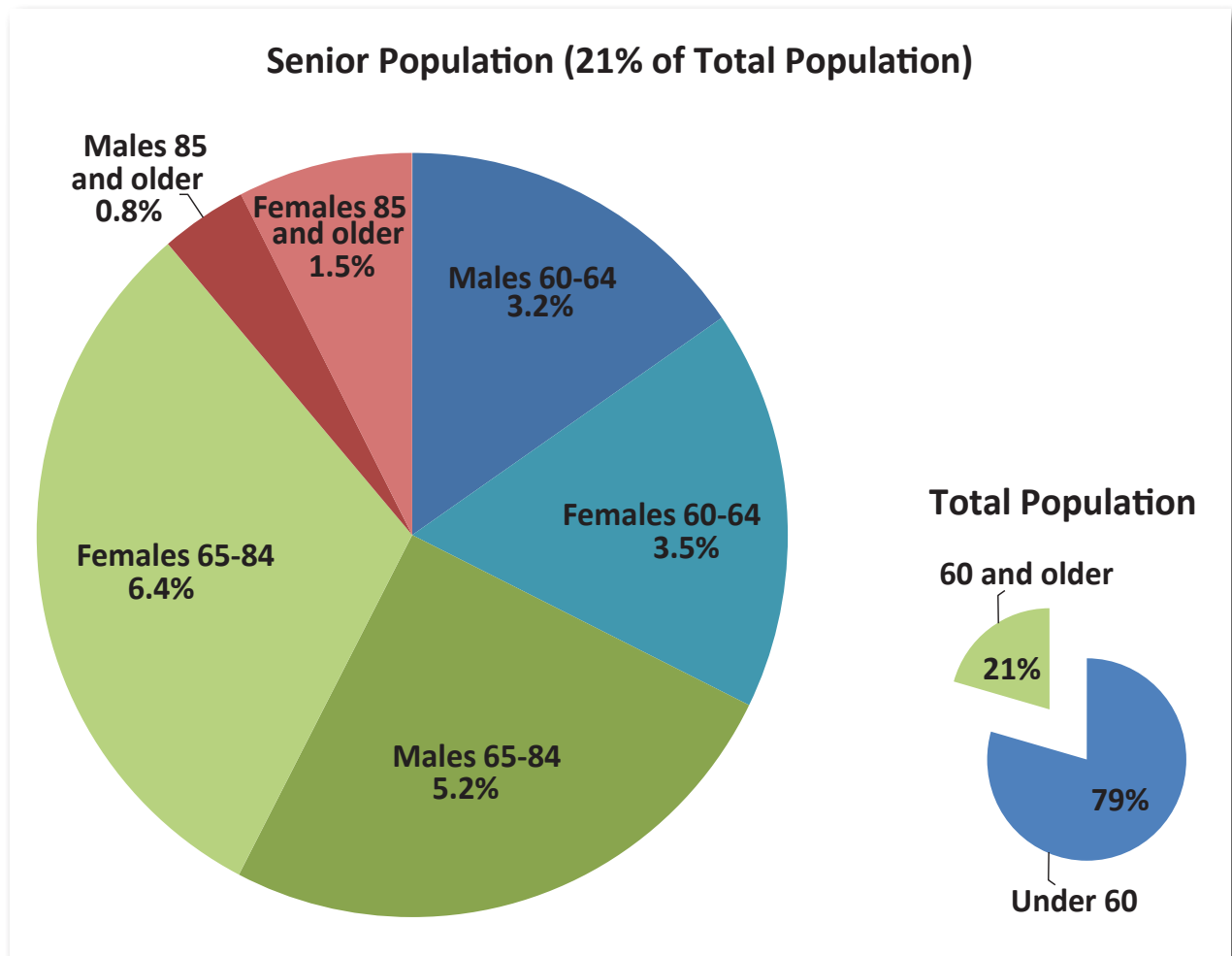


The data collected through these activities was analyzed in early 2012 and utilized by the SCAAA staff and Advisory Council, along with Census data and other research, to develop the 2012-2016 SCAAA Plan. Assessment findings relevant to this report are included throughout. A more detailed description of the needs assessment process and a concise summary of the findings can be found in the appendices.

Seniors in Sonoma County – A Demographic Snapshot

Like other counties in California, Sonoma County is home to a growing senior population. While a general overview cannot do justice to the varied and unique characteristics of all those who make up the senior population, it helps us understand Sonoma County seniors as a group.

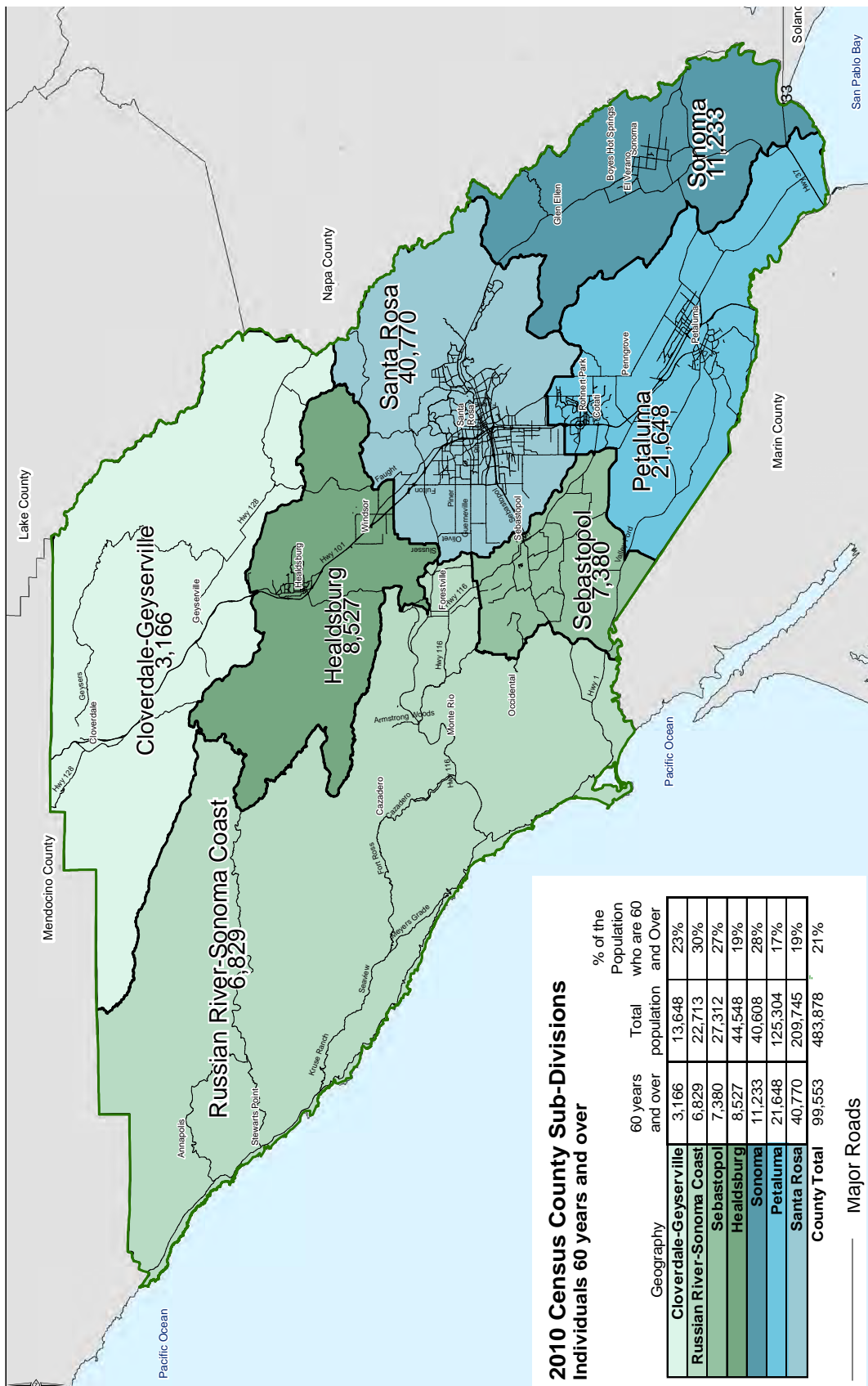
Figure 1: Senior Age Groups in Sonoma County



Source: 2010 Census

The senior age group is growing quickly in our county. Three basic factors spur the growth of Sonoma County’s 60+ population: increased longevity, the baby boom “age wave” caused by the high birth rates of the 1946–1964 period, and – to a lesser extent – an in-migration of seniors seeking retirement in a new community.

Figure 2: Sonoma County Individuals 60 and Older by Census Sub-Division



According to the 2010 Census, there are 99,553 individuals age 60 and older, making up 21% of the total population of Sonoma County.²¹ Thirty-two percent of Sonoma County seniors are age 75 and older.²² Women age 60 and older (56%) significantly outnumber men (44%)²³ (Figure 1, page 17). Although Sonoma County’s senior population is projected to grow at a slower rate than that of the State as a whole, it is projected that the 60-and-older population will represent 24% of total county population by 2020.²⁴

Sonoma County’s current senior population is less diverse than those of most California counties, with non-Hispanic White seniors comprising 87% of the total 60+ population. Ethnically, Hispanic or Latino seniors comprise 7% of the 60+ population; racially, seniors of Asian descent comprise 3%, African American seniors comprise 1%, and Native American seniors comprise 1%²⁵ (Figure 3). Six percent of seniors age 60 and older speak English “less than very well.”²⁶ Like the rest of California, Sonoma County is becoming more diverse, though at a slower rate than many counties. According to California Department of Finance projections, by 2020 individuals other than those identifying as non-Hispanic White will represent 21% of the senior population in Sonoma County, of which Hispanic/Latino individuals will continue to be the largest group at 12% of the total senior population.

Figure 3: Ethnicity and Race of Sonoma County Seniors Age 60 and Older

Race	Pop 60+	% of Pop 60+
White Only	90,693	91%
African American Only	937	1%
Native American Only	708	1%
Asian Only	2,976	3%
Other Race Only	2,793	3%
Two or More Races	1,446	1%
Total Population 60+	99,553	100%

Ethnicity	Pop 60+	% of Pop 60+
White (Not Hispanic)	86,529	87%
Hispanic or Latino	7,218	7%
Other	5,806	6%
Total Population 60+	99,553	100%

Source: 2010 Census

Another important group in our county is made up of lesbian, gay, bisexual and transgender (LGBT) individuals. Sonoma County has long been home to a vital LGBT community. Estimates on the size of the LGBT population vary, and reliable data on the number of LGBT individuals over age 60 living in Sonoma County is not available.

Figure 4: Population in Cities, Towns, and Rural Areas in Sonoma County

City/Town/Area	Total Population	Pop 60+	% of Pop 60+
Cloverdale city, California	8,618	1,897	22%
Cotati city, California	7,265	1,024	14%
Healdsburg city, California	11,254	2,535	23%
Petaluma city, California	57,941	11,017	19%
Rohnert Park city, California	40,971	5,829	14%
Santa Rosa city, California	167,815	32,059	19%
Sebastopol city, California	7,379	1,966	27%
Sonoma city, California	10,648	3,535	33%
Windsor town, California	26,801	4,237	16%
Total Urban	338,692	64,099	19%
Total Rural	145,186	35,454	24%

Source: 2010 Census

Sonoma is a geographically varied county with a mixed rural/urban character (Figure 2, page 18). Eight of its nine cities are home to populations of fewer than 60,000, while Santa Rosa, the county’s largest city, has a total population of 167,815.²⁷ (Figure 4; please note that population data in Figures 2 and 4 use different geographic designations and so do not correspond with each other.) Senior populations are dispersed throughout the cities, especially those along the Highway 101 corridor, and in the unincorporated areas of the county. Approximately 36% of the county’s seniors live in unincorporated towns and rural areas.²⁸ Santa Rosa and its environs are home to 32% of the county’s total senior population. According to Census figures, Santa Rosa has the third highest percentage of seniors 85 and older per total population in the nation (2.8%).²⁹

Figure 5: Sonoma County Seniors at a Glance

Sonoma County	Population	% of County Population	% of Age Group
Total Population	483,878	100%	na
60 and Older	99,553	21%	100%
60 and Older Females	55,343	11%	56%
60 and Older Males	44,210	9%	44%
60 and Older White not Hispanic	86,529	18%	87%
60 and Older Hispanic	7,218	1%	7%
60 and Older Living Alone*	25,942	5%	28%
60 and Older Urban Dwellers	64,099	13%	64%
60 and Older Rural Dwellers	35,454	7%	36%
65 and Older[†]	67,364	14%	100%
65 and Older Females	38,477	8%	57%
65 and Older Males	28,887	6%	43%
65 and Older Living Alone	20,242	4%	30%
65 and Older Below 200% of Poverty*	13,724	3%	22%
65 and Older With a Disability [~]	22,611	5%	35%
85 and Older	11,206	2%	100%
85 and Older Females	7,496	2%	67%
85 and Older Males	3,710	1%	33%
85 and Older White not Hispanic	10,304	2%	92%
85 and Older Hispanic	479	<1%	4%
85 and Older Urban Dwellers	8,499	2%	76%
85 and Older Rural Dwellers	2,707	1%	24%

Source: 2010 Census

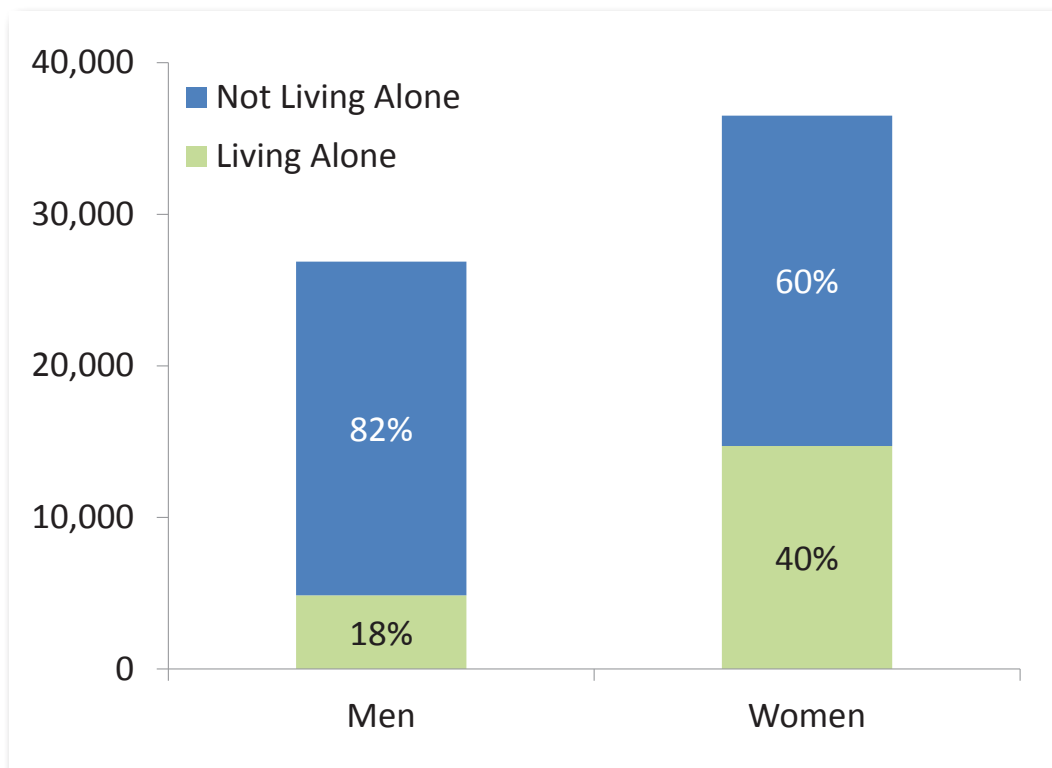
* American Community Survey 2006–2010 Estimates

[†] Some information is only available for the 65+ age group.

[~] American Community Survey 2008–2010 Estimates. The definition used for “disability” is: “A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.”

Sonoma County seniors live in a wide variety of residential settings: private homes, condominiums and apartments, mobile homes, senior residential developments, assisted living facilities, board and care, skilled nursing facilities, and others. Although data on the number of seniors living in each of these settings is not available, we do know that Sonoma County skilled nursing facilities are currently licensed for 1,684 beds; residential care and assisted living facilities are licensed for 3,052 beds.³⁰ A total of 31% of Sonoma County residents age 65 and older live alone; this represents 40% of the women and 18% of the men in this age group³¹ (Figure 6).

Figure 6: Sonoma County Seniors Age 65 and Older Who Live Alone



Source: American Community Survey 2006–2010 Estimates

Seniors, as a group, have less income than the Sonoma County population as a whole. Median annual household income for householders in Sonoma County age 65 and older in 2010 was \$44,749, compared with \$59,055 for the total county householder population.³² (It is important to note that the median income does not reflect household size, which is essential to assessing actual financial status. The next section of this report addresses the topic of seniors living in poverty and below the Elder Economic Security Standard.)

Sonoma County seniors are more educated than seniors in California and the United States as a whole. The Census Bureau estimates that 20% of Sonoma County seniors age 65 and older hold a Bachelor's degree while an additional 16% hold graduate or professional degrees.³³

Roughly two-thirds (64,193) of Sonoma County seniors age 60 and above report being out of the labor force (meaning they are neither employed nor looking for work). Among those in the workforce, 94% are employed and 6% report being unemployed.³⁴



Sonoma County seniors volunteer their time and expertise in a wide range of service areas including volunteer driver programs, food banks, and literacy programs. In 2011, the Volunteer Center's Retired Senior Volunteer Program (RSVP) had 825 active volunteers. The program reports an increase in the number of people seeking volunteer work through the Center. Additionally, countless numbers of seniors volunteer in churches, synagogues, other faith-based groups, and through a variety of other institutions and non-profit organizations in order to provide help at food banks, school breakfast programs, community gardens and tutoring programs, and act as environmental stewards for the rich natural resources of the county.

The economic profile of the county's senior population reflects growing financial challenges. Seniors tend to become poorer as they age, and their economic status is also linked to social determinants such as ethnicity, education and employment history. Members of ethnic and racial groups other than White non-Hispanics are, on the whole, poorer and less well educated than their White counterparts.³⁵ Geographic areas with the highest concentrations of low-income seniors include: areas adjacent to Highway 101 in Petaluma, Cotati, Rohnert Park, Santa Rosa, and Healdsburg; greater Santa Rosa; greater Petaluma; the Russian River area; and the interior north county.

Seniors at Risk

Many Sonoma County seniors are able to live independently in their communities, share their lives with friends, neighbors and family, and enjoy a good quality of life as they age. Some groups of seniors are not so fortunate, and are at greater risk for experiencing decreased independence and well-being. The Area Agency on Aging's four-year plan, therefore, identifies seniors "at risk" and outlines strategies to strengthen the community safety net of essential long-term services and supports for those who need them most.

The at-risk groups include seniors living with disabilities, seniors with low incomes, seniors aged 85 and older, and seniors who are geographically isolated. Advanced age, disability, poverty, and geographic isolation are risk factors in and of themselves, and the combination of two or more of these risk factors is likely to have significant impacts on the independence and well-being of seniors, putting them at risk for decreased quality of life, loss of independence, poor health outcomes, and shortened lifespan. Recent and continuing reductions in the publicly funded safety net of long-term care and mental health services and supports for low-income and other at-risk seniors further threaten the well-being of these vulnerable populations.

Seniors with Disabilities

Disability among seniors is attributable to multiple causes including congenital conditions, chronic and communicable disease, injury, and behavioral health conditions such as substance abuse or mental illness. Many individuals with disability experience more than one of these conditions – for example, diabetes, chronic arthritis and depression – and find their needs for care and support changing frequently as their health status changes.

"Many seniors who develop disabilities don't want to identify as disabled because of pride. Pride keeps them from asking for help."

– Focus group participant

According to American Community Survey estimates, 35% of seniors in our county age 65 and older have one or more disabling conditions; for the age group of 75 and older, the proportion of the Sonoma County population with some disability is 50%.³⁶ The California Health Information Survey finds that 15% of Sonoma County seniors aged 60 and older report being diagnosed with diabetes, 19% stated they had heart disease, and

55% said they have or have had high blood pressure.³⁷ Among local seniors 65 and older, 17% reported falling to the ground more than once in the past 12 months³⁸ (Figure 7).

Figure 7: Sonoma County Seniors and Health Conditions

Age Group/Health Condition*	Percent of Age Group
65 and older with one or more disability**	35%
75 and older with one or more disability**	50%
60 and older with diabetes ⁺	15%
60 and older with heart disease ⁺	19%
60 and older with high blood pressure diagnosis ⁺	55%
65 and older and fell to ground more than once in past year ⁺⁺	17%

* These categories are not mutually exclusive

** American Community Survey 2008–2010

⁺ 2009 California Health Information Survey

⁺⁺ 2007 California Health Information Survey

Many seniors with disabilities rely heavily on both paid and family caregivers to help them maintain independence and quality of life. Most want to remain in their own home; however, their need for ongoing support to deal with the activities of daily living, transportation and fluctuating health status complicate the arrangements. For the adults with disabilities focus group, the caregiving relationship was an important issue. The group pointed out the need for resources for caregivers: information, education for caregiving family members, and other forms of support. The focus group members also stated that people with disabilities and seniors needing care are at risk for abuse, including financial abuse, by caregivers. This group also stressed the great need for transportation – especially for more flexible and available transportation services – and the need for appropriate and affordable housing. Affordable housing options for seniors with disabilities are increasingly limited, putting additional stress on families seeking to protect their independence and safety.



Recent and continuing reductions in financial supports and cutbacks to the safety net of services for low-income people with disabilities threaten to upset an already precarious situation for those trying to remain independent. A recent study by the UCLA Center for Health Policy and Research found that “the disability needs of [...] older adults are often unstable, with both their physical and mental health status sometimes changing day to day. Public services are a crucial component of these individuals’ support networks, even if they sometimes fall short of addressing all of their complex needs. Many of these disabled older adults have nowhere else to turn for assistance should their public services be cut.”³⁹

Low Income Seniors

For the purposes of this report, “poverty” is defined as an annual income at or below 200% of Federal Poverty Level. Two hundred percent of the 2010 federal poverty threshold for a single

senior age 60-64 years is \$22,688 and is \$20,916 for those 65 and over. This benchmark aligns closely with the Elder Economic Security Standard Index, a measure calculated for each county in California. The California legislature requires Area Agencies on

Aging to use the Elder Economic Security Standard Index as a planning tool and to guide the allocation of existing resources that support senior services. According to American Community Survey estimates, 22.1% of Sonoma County seniors age 65 and older live in poverty. For seniors 75 and older, the figure is 27.2%⁴¹ (Figure 8).

“I’m fortunate – I’m on Section 8 Housing and have IHSS help with housework and transportation. But I don’t have much to live on, so I can’t afford a special diet for my diabetes.”

– *Survey respondent, 65 year old woman*⁴⁰

Figure 8: 2010 Sonoma County Elder Economic Security Standard

Individuals age 65 and older	Owner w/o Mortgage	Owner w/ Mortgage	Renter, 1 Bedroom
Elder Economic Security Standard*	\$17,102	\$35,062	\$23,316
200% Federal Poverty Level ⁺	\$20,916	\$20,916	\$20,916
Couples ages 65 and older	Owner w/o Mortgage	Owner w/ Mortgage	Renter, 1 Bedroom
Elder Economic Security Standard*	\$25,264	\$43,224	\$31,478
200% Federal Poverty Level ⁺	\$26,388	\$26,388	\$26,388

* 2010 Economic Security Standard Index for Sonoma County

⁺ U.S. Census Bureau

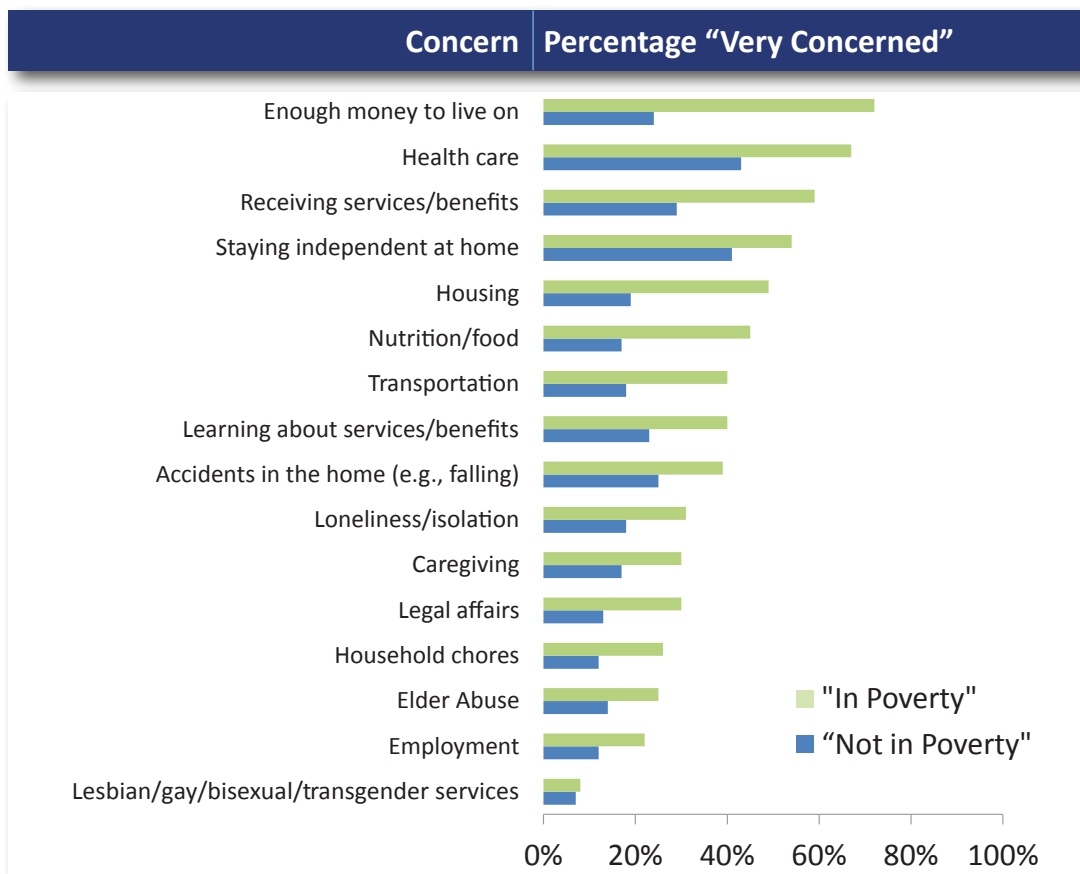
Many Sonoma County seniors are concerned about not having enough money to live on or with the daily challenges of living in poverty, according to the participants of the focus groups and survey. One out of five survey respondents identified themselves as living in poverty (although the survey did not provide a definition of the term). “Having enough money to live on” was determined to be the third top concern of all survey participants, and by far the number one problem facing the respondents in poverty (Figure 9, page 28). In fact, a greater percentage of those in poverty expressed a high level of concern for 15 of the 16 issues listed on the survey, compared to the other respondents.⁴² Well over half of the respondents in poverty stated that they were very concerned about having enough money to live on, health care, receiving services and benefits, and staying independent at home, while each of these issues concerned fewer than half of the other survey takers.

Financial issues were brought up by many of the focus group participants, as well. Discussions focused on the need for affordable housing for seniors and people with disabilities, problems affording food (especially healthy foods), the fact that many seniors are not taking all their needed medicines because they do not have enough money to pay for them, inability to purchase medical equipment and supplies, and the need for various services that would allow seniors to live independently and comfortably if they could afford them. These services covered a broad range of needs, including

caregiving, respite for family caregivers, and help with household chores, yard work, and pet care.

Sonoma County is an expensive place to live relative to many areas of the nation. The cost of housing is among the highest in the country. Other major expenses – including healthcare, food, and transportation – create financial pressure on many seniors living on fixed incomes. A significant number of seniors rely exclusively on Social Security as a principal source of income. In 2011, the average Social Security benefit was \$1,081 per month,⁴³ not sufficient to lift seniors out of poverty without other resources.

Figure 9: Impact of Poverty on Senior Concerns



Source: Sonoma County Senior Needs Assessment 2012–2016 Survey

Many low-income seniors lack access to basic necessities – adequate food and shelter, clothing, timely access to routine health and dental care, and positive social contact. A significant number of Sonoma County’s poorest seniors reside in low-income neighborhoods where long-standing community conditions of crime and violence, substandard housing, unsafe streets, and lack of access to nutritious food, supportive

services and transportation create formidable barriers to independence, safety and health. For non-English speaking seniors these conditions are magnified by barriers of culture and language. Recent and continuing reductions in the government-funded safety net of health and social services for low-income seniors further threaten poor seniors from all backgrounds.

Seniors Age 85 and Older

Sonoma County is home to 11,206 seniors age 85 and older.⁴⁴ (Figure 10 on page 30 is a map showing populations of seniors 85 and older in the various geographic regions of Sonoma County.) Although many seniors live to advanced age enjoying relatively good health and independence and continue to participate actively in family and community life, seniors age 85 and older, as a group, also experience frail health, injury, disability and social isolation at greater rates than do their younger counterparts. The majority of seniors over 85 are single, White, non-Hispanic women. They are more likely to be low-income and less likely to live independently than younger seniors. Seniors over 85 rely more on paid

“My daughter needs to move and can no longer take care of me.”

– Survey respondent, 85+ year old man

“I am faced with the emotional loss of dignity regarding issues of independence and control of one’s own day.”

– Survey respondent, 85+ year old woman

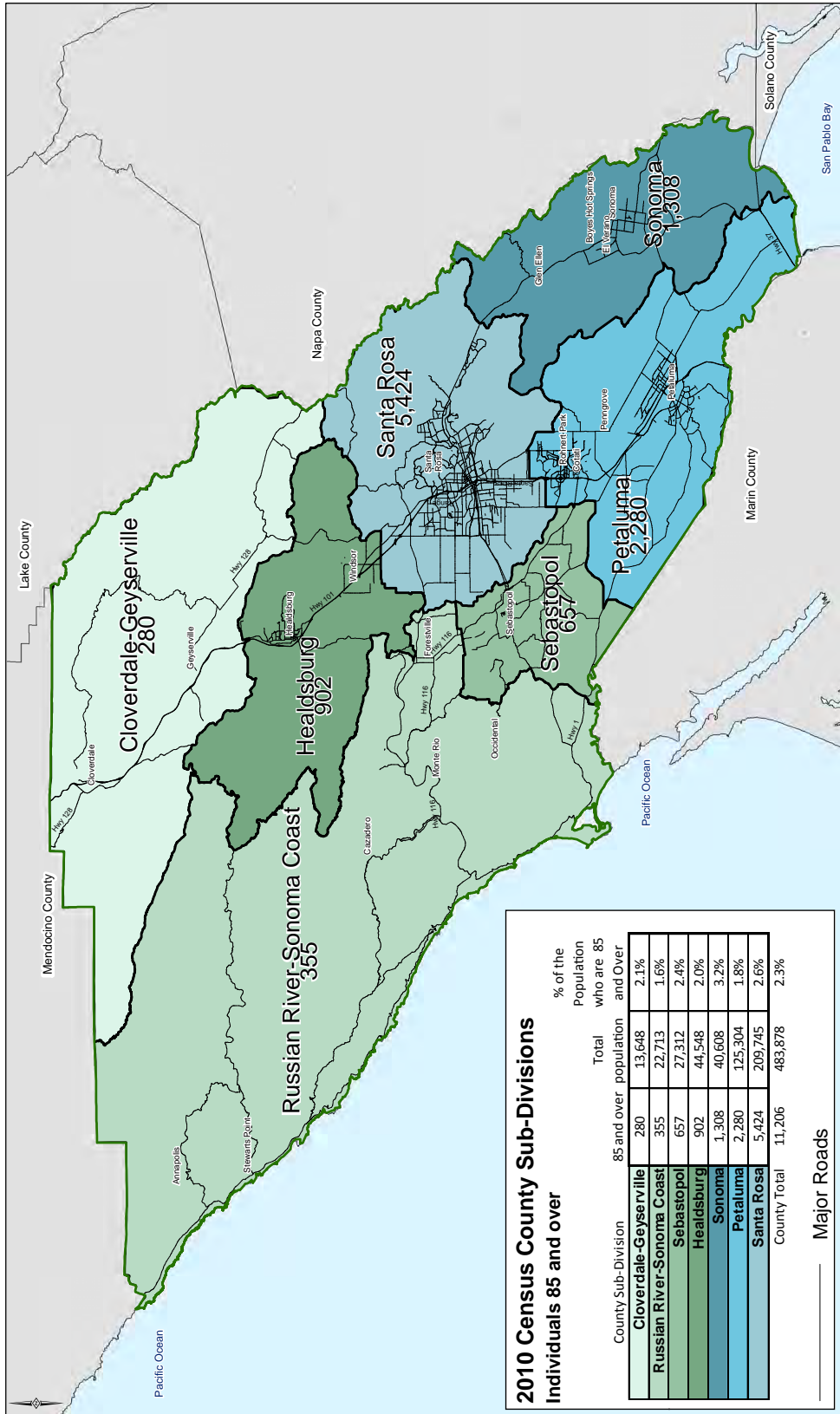
caregivers than on family members for ongoing care, a financial strain for which few are adequately prepared. Those of very advanced age tend to be more socially isolated with fewer connections to networks of family and friends and, as a result, suffer from higher rates

of depression, substance abuse, abuse and neglect. Seniors over age 85 are at greater risk for cognitive disabilities than younger seniors. According to the Alzheimer’s Association, 43% of seniors age 85 and older have Alzheimer’s disease.⁴⁵ While there is great variability in health and well-being among seniors of advanced age, it is important to recognize and address the combination of risks confronting this group.

Geographically Isolated Seniors

Significant portions of Sonoma County are rural and geographically remote. Of the total senior population, 35,454 (36%) live in unincorporated towns and rural areas, 12,144 of

Figure 10: Sonoma County Individuals 85 and Older by Census Sub-Division



whom (12% of seniors) are considered “geographically isolated” based on the definition in the Older Americans Act.⁴⁶

Geographically isolated seniors face significant challenges in maintaining health and quality of life. As they give up driving, many experience increased social isolation and difficulty maintaining

their independence. Because essential services and supports tend to be clustered in the county’s larger cities along the Highway 101 corridor, those living in outlying regions often must travel long distances for needed health and social services. The county’s transportation system (primarily bus and paratransit service) falls far short of meeting the needs of seniors living in geographically isolated areas. Those who lack access to adequate public transportation rely on family, neighbors and friends for transport to market and medical appointments, too often foregoing adequate nutrition, eliminating social contact, and deferring routine dental and medical care. Isolated seniors also tend to be less aware of available services and supports and how to access them.

“I live in a rural area, and I’m worried about being able to get the services I will need as I get older.”

– Focus group member

Planning for the Future: Challenges and Opportunities

Like the rest of California, Sonoma County communities have a wealth of assets at hand as well as some formidable challenges to face as the population ages. Planning for and responding to the needs of a growing and changing senior population require vision, enhanced collaboration among public and private sector stakeholders, and a long-term commitment to make Sonoma County a place where seniors achieve optimal health and well-being throughout their lives.

“As the population ages we can expect enormous changes that will sharply affect California’s economy, housing, land use, leisure, transportation, health and social services, and public resource allocation. We must not underestimate the magnitude or the lead-time required to prepare for these major demographic changes.”

– California Health and Human Services Agency: Strategic Plan for an Aging Population⁴⁷

Most notable among these challenges are those presented by: the continuing growth and changing characteristics of senior populations; the ongoing impacts of the economy on seniors’ financial condition; increasing pressure on the senior services delivery system, including family caregivers; the reduction of government funding for much-needed programs; and a lack of public awareness of available services and supports.

Challenges

The Senior Population Is Growing and Changing

Longevity has increased dramatically for most Americans over the last few decades, driven largely by public health interventions and advances in health care across the life span. As the senior population lives longer, individuals, families and communities must anticipate and plan for a new set of conditions determined by a rapidly growing population of individuals living to advanced old age.

While many older (85+) seniors will maintain high levels of health and independence, as the number of individuals in this group grows, more seniors than ever before will experience limitations due to chronic disease and disability and will need help, in varying degrees, with the activities of daily living. As a result, demand is increasing for the long-

term services and supports seniors need to protect their safety and quality of life. This trend significantly impacts the existing continuum of publicly and privately funded senior support services. Demand is increasing for in-home caregivers and for more affordable, community-based assisted living options. More senior nutrition and adult day health programs, enhanced adult protective services, and changes in the transportation and health care delivery systems will be necessary to meet the unique needs of Sonoma County's oldest seniors. As the projected trend toward more diversity converges with the age wave, the demand grows for more culturally competent services, capable of meeting the needs of a more diverse population of older seniors. Of particular concern are the needs of immigrant populations confronting barriers of language and culture. Spanish-speaking focus group participants tended not to know about the services available to them and noted the need for more senior information to be available in Spanish. The Spanish-speaking participants also expressed a strong desire for more bicultural and Hispanic/Latino social events and activities. Services for these seniors, as well as for others with unique language or cultural requirements, including LGBT seniors, will be in greater demand.

“We lack faith that the system will do anything for us, especially in the medical field... We need LGBT-sensitive healthcare providers, hospitals, counselors, and therapists.”

– Participant of focus group for members of the LGBT senior community

Individuals and their families are profoundly impacted by the demographic shift. Many seniors are at risk for depleting their retirement savings as they face the cost of protracted long-term care, increasing their dependence on families for ongoing financial support. Family members, many becoming seniors themselves, face physical or financial challenges as they seek to provide and finance care for one or more parents or family members in advanced old age. Seniors already at risk due to conditions of poverty, disability or isolation are especially vulnerable as they move into advanced old age with fewer resources.

Seniors Are Especially Vulnerable When Economic Conditions Deteriorate

While deteriorating economic conditions threaten the entire community, seniors are especially vulnerable to these changes. Many seniors are retired from full-time work and live on fixed incomes that are not tied to inflation rates. A significant group relies on Social Security payments as their principle source of income. The continually rising cost

of prescription medicines, food, transportation and other basic necessities threaten seniors' financial security. Such pressures on finances may increase as seniors age because of the necessity of spending more for help with home repair and maintenance, out-of-pocket health care expenses, personal caregivers, and/or long-term care.

Downward economic cycles represent a persistent threat to all but the most financially secure seniors in additional ways. Investing in home equity has been the traditional American path to economic security in old age; however, the recent (and possibly continuing) erosion of property values tie seniors to homes they planned to sell but cannot, and all too often force them into foreclosure. Escalating rents push seniors into unsafe or inadequate housing. Retirement savings are depleted by market losses, and part-time employment opportunities diminish as a source of supplementary income. Roll-backs in public and private pension systems are likely to contribute further to economic insecurity for the population of individuals close to retirement age.

In order to meet the financial challenges of the future, upcoming generations of seniors and their families must be better educated about the need for long-term care and support and the importance of financial planning. We must advocate for communities that promote "aging in place" over the life span instead of relying on far more costly institutional care arrangements. Public and private stakeholders, at all levels, must continue to search for more cost-effective ways to foster the well-being and independence of our growing and aging senior populations.

Demand for Long-Term Services and Supports Will Increase Dramatically



According to the U.S. Department of Health and Human Services, 70% of Americans over the age of 65 will need long-term care services at some point in their lives, and more than 40% will receive care in a nursing home for even a short period of time. Yet national and state surveys confirm that most individuals and families are inadequately prepared for the logistical and financial challenges of securing long-term services and support. The vast majority does not have the resources necessary to provide even short-term support for a frail senior. According to a recent poll⁴⁸ of California voters age 40 and older:

- A majority (66%) of the respondents could not afford more than three months of nursing home care at an average cost of \$6,000 per month.

- Four in ten (42%) could not afford a single month of care.
- Most respondents (85%) said they did not have long-term care insurance or were not sure whether they are covered for supportive services like in-home care.
- Of the Hispanic/Latino respondents, 88% could not afford more than three months of nursing home care.

“I have periods when I can’t do much.”

– Survey respondent, 77 year old man

Individuals and families are not planning for the financial impacts of aging for many reasons: denial about the aging process, competing demands for attention and resources, lack of recognition of the need to plan; lack of awareness about the cost of long-term care and supports; and/or a belief that government will solve the problem. When individuals and families do reach the point where they need long-term services and supports that they cannot directly provide or finance, they turn to publicly funded programs to respond.

In Sonoma County, as is true across the nation, senior services are a patchwork of both publicly and privately funded community-based programs (rather than being a true “system of care”) that have been developed to respond to the needs of the most at-risk senior populations. These local, cost-effective programs serve seniors in their own communities, providing meals, social contact, health screening, economic and legal assistance, and a host of other services. Increased demand on this fragile community system comes not only from a growing population of low-income seniors, but increasingly from the county’s middle income seniors who also need access to a continuum of long-term services and supports in the communities where they live. Sonoma County’s network of local services is inadequate to meet current needs, much less future ones.

At a time when investment in the service infrastructure is critical to meet growing and future needs, public funding for senior programs has been slashed at both the state and federal levels, leaving significant gaps in services and dropping caseloads precipitously. The threats to vulnerable, at-risk seniors are coming to pass. According to the California Department of Social Services, the statewide number of abuse reports grew by 15.4% from 2006 to 2011. In 2006, 104,830 reports were made statewide compared to 123,904 reports in 2011. More dramatic is the 39% increase in statewide reports between 2000 (75,843) and 2011. In Sonoma County, Adult Protective Service caseloads increased 145% between 1999 and 2011 (Figure 11, page 36), yet during the same period funding for Adult Protective Services decreased by 10%.

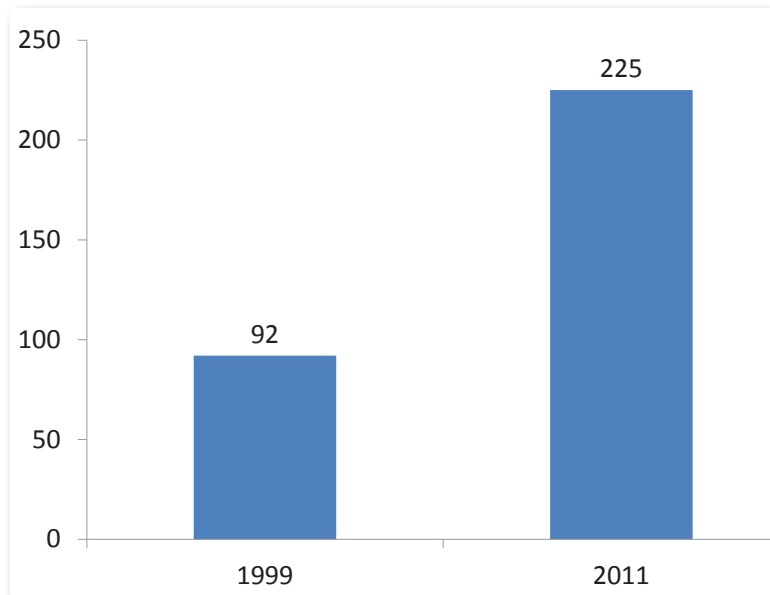
Ongoing reductions and program changes have been made to In-Home Supportive Services and to the Multipurpose Senior Services Program. The Community Based Adult Services Program (formerly the Adult Day Health Programs) has new access limitations and reduced reimbursement rates that will result in fewer options for family caregivers in need of respite care. Funding for the Ombudsman program and the Caregiver Resource Centers has been severely reduced.

The Community-Based Services Program that included State funding for senior services – Linkages, Respite Purchase of Services, Brown Bag, Senior Companion, and Alzheimer’s Day Care Resource Centers – was eliminated.

Reductions to the cost-effective community safety net such as these threaten to increase other costs – for seniors, families and communities both financially and in quality of life. For many seniors these services are an essential lifeline to independence, keeping them out of the hospital and/or residential

care. According to the California Association of Area Agencies on Aging, 40-50% of hospital readmissions are linked to social problems and lack of community resources for seniors. The current fragile safety net of community-based services and supports is vital to future generations of seniors and must be strengthened.

Figure 11: Monthly Average of Elder Abuse Reports



Source: Sonoma County Human Services Department

“It frustrates me when seniors who can’t live alone without help end up in skilled nursing, even when they don’t need that level of care. And then as tax payers, we are paying thousands of dollars per month for this, even though there are better and more affordable alternatives.”

– Survey respondent, 65 year old woman

Pressures on Family Caregivers Will Grow

At some point, most seniors will require some assistance from a personal caregiver to maintain independence, health and well-being. Finding a competent, reliable and affordable caregiver is often one of the most daunting challenges seniors and their families face. Low-income seniors may qualify, based on income, for assistance from the In-Home Supportive Services program (IHSS), a federal, state and county-funded program that provides care to older adults and people with disabilities to help them remain in their homes. Currently, 5,200 Sonoma County seniors receive IHSS support from a cadre of 4,800 screened and trained IHSS caregivers. Among seniors who need caregivers and do not qualify for IHSS, most hire someone they know – a neighbor or friend – or work through a private agency to obtain help with domestic and personal care tasks.

The majority of caregiving provided for seniors and people with disabilities, however, comes from unpaid family members. During any given year, more than 65 million people – 29% of the U.S. population – provide care for a family member who is aged, chronically ill, or living with a disability. According to a recent national survey:⁴⁹

- Caregivers provide an average of 20 hours of care per week while 13% of caregivers provide 40 or more hours of care per week.
- The value of the services that unpaid caregivers provide for older adults is estimated to be \$375 billion a year – twice as much as is actually spent on paid homecare and nursing care services combined.

Family caregivers provide care for seniors first and foremost because they love them and want to help. Many families also have no alternative to providing care because they are not financially able to purchase it and don't qualify for the IHSS program. Family caregiving rates among Hispanic/Latino families are higher than in the general population based on long-standing cultural traditions of family caregiving, often reinforced by economic need.

The majority of family caregivers are married women; many are juggling employment, care for children or grandchildren and other family demands. As more women have joined the full-time workforce and are staying in the workforce longer, many find themselves stretched to the limit by the additional demands of caregiving, experiencing burnout



and exhaustion. Recent reductions in Adult Day Health Care and other community-based respite programs have made it more difficult for caregivers to find time away, even for a few hours. While some caregivers can rely on extended networks of family members and friends to provide respite from the day-in day-out needs of a frail senior, many cannot.

Demographic changes will likely increase the pressure on family caregivers. A growing number of family caregivers are themselves becoming seniors, dealing with both physical and financial limitations that make care giving for a frail senior even more challenging. As seniors receiving care become frail, their needs become more medically complex and time-consuming, putting additional stress on the capacities of untrained family caregivers. Family caregivers must have access to affordable sources of information, training, support and respite if they are to continue to meet the needs of their family members. And, as the population of family caregivers becomes increasingly diverse, those supportive services must reflect their unique cultures and traditions.

Many Individuals and Families Are Unprepared for the Future

In 2009, a national AARP poll found that one in five Americans never thought about or did not know where they would receive long-term care if they needed it.⁵⁰ The findings of the SCAAA Needs Assessment confirm that many seniors in Sonoma County are similarly uninformed about what services are available in their communities and how to access them. Most Sonoma County communities do have a variety of quality, community-based long-term services and supports available for aging seniors. Yet these services, and the need for them, are topics about which there is far too little public discussion. Perhaps because they are not perceived as central to daily life for most people, these services hover below the community “radar,” largely invisible to all but those who need them. In many cases, seniors



and their families are unaware of what is available until they have an immediate need for assistance. During a point of crisis, the search for help can be frustrating.

Information about senior resources is available to individuals and families who take the time and the initiative to obtain it, but it cannot be obtained from a single, centralized source. While information on services for low-income and other vulnerable seniors who qualify for public programs is the most widely available, middle income seniors often have a more difficult time finding trusted sources for reliable information on caregivers,

long-term care options, legal services, financial planning and other important supports. Many seniors trying to make critical decisions about caregivers and residential options have no one to rely on – family may be distant or uninvolved and friends may be uninformed. As the population of aging and frail seniors continues to grow, community information, assistance and referral systems must be strengthened and expanded to assure their safety and support.

Opportunities

Despite the challenges facing us, Sonoma County citizens can look to the future with optimism. As we move forward, we will be aided by some unique community resources and by positive trends taking shape across the nation. These assets, or opportunities upon which we can build, include: the capacities and talents of seniors themselves, the strong foundation built by the existing network of SCAAA partner organizations, proactive efforts by Sonoma County communities to plan now for the needs of seniors, new technologies, and the promised impacts of healthcare reform.

The Capacity and Energy of Seniors Are Valuable Resources

The growing senior population represents one of Sonoma County's greatest assets. Today's seniors are, on average, healthier, more active, more likely to be employed, more independent, and better educated than seniors of previous generations. As a group, the county's seniors can boast high rates of volunteering, voting and participating in other forms of civic engagement. Sonoma County seniors contribute their time and resources to improve community life in countless ways: by protecting the

“Don't overlook one of the major assets of Sonoma County, which is a talented pool of seniors who can volunteer.”

– Focus group participant from Petaluma



environment, volunteering at food pantries, registering new voters, mobilizing on issues of social justice, advocating for children, educating and informing on senior issues, and generously donating their financial resources to strengthen their communities and create long-lasting endowments to benefit future residents. Seniors' values of hard work and

commitment to family and community, along with expertise in business and organizational development, advocacy and public service are valuable resources that should be tapped as we continue our efforts to insure that Sonoma County communities support the well-being of all residents, at every stage of life. As the county's senior populations grow, they will enrich our lives with increasing ethnic and cultural diversity and bring a wealth of new skills and expertise to our collective effort to meet the challenges of the future.

The SCAAA and Partner Organizations Have a Strong Foundation

The Sonoma County Area Agency on Aging and its partner organizations have created a strong foundation on which to build the future service system. This dispersed network of non-profit organizations is community-based, cost-effective, and genuinely reflective of seniors' needs, values and preferences. The services and programs offered by these organizations are senior-driven through the involvement of seniors in their design, delivery and evaluation. While most of Sonoma County's senior service providers have sustained deep reductions in government and private funding over the past few years, they remain resilient and

are continuing to innovate and plan for the future. These resourceful organizations are increasing their use of technology in order to reach more seniors cost-effectively. They are expanding volunteer programs in their communities and ramping up their development activities to obtain the resources they



will need to launch new programs. The SCAAA partner organizations are working to stabilize their organizations by developing new fee-for-service products for seniors who can pay for them, while continuing to meet the needs of those most at risk. They are continuing to invest in staff training and development to insure that Sonoma County's senior service workforce has the capacity to meet future needs. In partnership with SCAAA, the service providers have expanded their education and advocacy on behalf of seniors, reaching out to policymakers and planners, the business community, media and

other stakeholders to inform and educate. With these efforts and many others, SCAAA and its partner organizations are preparing Sonoma County to meet and effectively address the challenges that lie ahead.

Sonoma County Communities Are Preparing for the Future

The SCAAA and its partner organizations are not the only stakeholders who are taking action to insure a positive future for local seniors. All over Sonoma County policy makers, the business community, health and social service providers, senior advocates, the media, and the general public are becoming increasingly aware of the importance of the demographic changes in our county's future. With

“Watercolor classes gave me a reason to leave the house, learn something new and make new friends. I love coming to the senior center. Please keep our classes available to all of us – it’s better than loneliness and illness.”

– Survey respondent, 77 year old woman

that awareness comes a growing recognition that communities must proactively address the challenges and opportunities presented by an expanding senior population. The 2007 Sonoma County Strategic Plan and its subsequent updates have highlighted this issue as one of the key drivers of the need for new services and solutions. Local governments, business and community leaders agree. Even in difficult economic times, evidence of preparation is everywhere. City planning departments are adopting new “universal design” principles to support aging in place for seniors who need safe and accessible neighborhoods and homes. Local developers are building more senior-friendly housing developments. Residential care operators and housing developers are collaborating to meet the needs of seniors seeking new options for assisted-living. Transportation planners are exploring alternatives to traditional transit to better meet the needs of seniors. Educational institutions are gearing up to prepare a new workforce of health and social service professionals who can meet the unique needs of an aging population. Health care providers are planning new home care and rehabilitation services and investing in health promotion programs for seniors. These activities and many others, now underway throughout the county, are informed by a growing understanding of the needs of future generations of seniors. They are the essential planning and development efforts necessary to prepare our community for the future.

Technology Offers New and Powerful Solutions

A smaller proportion of older Americans currently use computers or the internet than Americans in other age groups. However, according to the Pew Internet and American Life Project, seniors have begun to embrace this technology. Computer use among Americans 65 and older has doubled in the past 10 years, while internet usage has more than tripled. These changes are occurring rapidly as the age wave crests. Among adults age 65 and older, 13% logged on to social networking sites on a typical day in 2011, compared with just 4% who did so in 2009.⁵¹

Computer use is a single example. In many domains, the way we gather, store, receive and share information is changing rapidly thanks to a wealth of new technologies and new ways to use existing tools. Seniors are adapting rapidly as are their families and the providers who serve them. In health care, advances such as the Electronic Health Record enable seniors to gain timely access to medical records and become more informed health care consumers. Telemedicine reduces geographic and disability barriers to health care access, particularly specialty care, for many seniors living in outlying areas of the county. Telephone technologies keep more seniors better connected and safer in their homes. Web-based information and referral services efficiently connect families seeking services with individual providers and entire networks of care. Seniors and their families have expanded access to the experiences of others in evaluating and choosing service providers. Social networking sites can enrich the social lives of seniors, enhance connectivity and help build community. Advocacy and mobilization efforts increasingly use the internet to engage more seniors in local issues, volunteer opportunities and other community projects.

The Affordable Care Act Promises Better Health for Many Seniors

The Affordable Care Act on the whole offers seniors valuable opportunities to increase their access to health care and preventive services, even though it includes some funding reductions for home health and hospital services under Medicare. The Affordable Care Act increases coverage for prescription drugs by closing the Medicare “donut hole.” It contains provisions to strengthen the financial health of Medicare, does away with lifetime coverage limits for commercial insurance, creates additional consumer protections, eliminates deductibles and co-pays for preventive care for seniors, and pays for an annual wellness assessment for all Medicare beneficiaries. Recognizing the enormous financial and health burdens imposed by chronic disease, the Affordable Care Act places special emphasis on detecting and preventing chronic disease by expanding routine screening for seniors and by investing in new primary care

and community-based approaches to chronic disease prevention and management. It not only strengthens chronic disease management services for the current population of seniors, but also targets future seniors (individuals age 55+) with community-based, prevention-focused behavior change programs to reduce smoking, sedentary lifestyle and obesity. Healthcare reform also includes incentives to improve transitions from hospital to home in order to help seniors manage their chronic conditions and prevent costly readmissions. Lastly, the Affordable Care Act is designed to strengthen the healthcare safety net for future generations by increasing funding for the system of community health centers that provides care for many low-income seniors and people with disabilities and by investing in the development of a healthcare workforce capable of meeting the special needs of these and other populations.

AREA AGENCY ON AGING FOUR-YEAR PLAN

The following goals represent SCAAA's strategic priorities for achieving its vision of providing leadership, services, and advocacy to promote the dignity, independence, and quality of life for seniors, adults with disabilities, and their caregivers. The objectives under each goal represent the SCAAA's specific plans, over the next four years, to work with its network partners and the larger community to improve the health, safety, and well-being of seniors throughout Sonoma County.

Goals & Objectives

Goal 1: Expand awareness of available services and supports for seniors, their families and caregivers.

Why this goal is important:

Individuals and families need information on the aging process in order to plan for the future. Seniors and families need to know what resources they will likely need and where to find them in their communities. Sonoma County seniors can benefit from a continuum of available long-term supportive services, but only if they are informed about how, when and where to access those services. While many seniors are aware of existing services, many are not. Sonoma County seniors who provided information through the focus groups and survey pointed out that families and seniors sometimes experience difficulty finding a trusted source of information and assistance. As indicated by responses given in the focus groups, seniors who are geographically and linguistically isolated seem less likely to know about services available, and family members living outside the county often encounter special challenges in locating services for an aging family member from a distance. Conversely, seniors who are connected to any service or service provider (senior housing, a senior center, Meals on Wheels, one of the Human Services programs of assistance, etc.) are more likely to learn of other services.

What we can build on:

The SCAAA will build upon its strong network of community partnerships to inform seniors and their families of existing and new services. The SCAAA will continue to advocate for a comprehensive outreach system targeting those most at need. Focus

group participants mentioned the Sonoma County 2-1-1 service and the Senior Resource Guide as helpful sources of information on services.

SCAAA's community partners will continue efforts to develop a communitywide, integrated, senior service information system accessible by telephone and internet, which is critical to helping seniors and their families in locating supports appropriate to their needs and resources. Expanded outreach to linguistically and geographically isolated populations, seniors with disabilities and the frail elderly will help connect these at-risk groups to the safety net and enhance their ability to get services when they need them. An active public information campaign, highlighting the availability of long-term services and supports, helps all Sonoma County residents in planning for and meeting the challenges of aging.

Goal 1: Objectives

- 1.1 By June 2013, SCAAA staff, Advisory Council members and community partners will enhance their partnerships and integrate information and assistance resources across service areas utilizing the Senior Resource Guide, the Network of Care website, and other tools.
- 1.2 By June 2013, SCAAA staff and Advisory Council members will provide information regarding senior services to residents of senior housing complexes and mobile home parks, seniors at dining sites, and the broader community.
- 1.3 By June 2013, SCAAA staff and Advisory Council members will participate in a minimum of 6 outreach events targeting older adults, individuals with disabilities, and their caregivers to expand awareness of senior and disability services, and of the CalFresh program.
- 1.4 By June 2013, SCAAA staff and Advisory Council members will develop a contact list of voluntary service groups (Rotary etc.) and the faith-based community to connect them with information about senior and disability services and supports.
- 1.5 By June 2013, SCAAA staff and Advisory Council members will collaborate with Senior Advocacy Services to expand awareness of ombudsman support services in licensed facilities for seniors and their families.

Goal 2: Enhance the safety, health and well-being of seniors of all ages with an emphasis on prevention of chronic disease, injury, and disability.

Why this goal is important:

Health issues are by far the single greatest concern that has been expressed by the seniors who took part in the needs assessment survey and focus groups. Senior participants voiced concern and worry over the eventualities of falls and other injuries, stroke, heart attack, dementia and Alzheimer's, loss of mobility, depression, loss of eyesight and hearing, and frailty as one ages – both for themselves and for loved ones. The need for more mental health services was stated by a number of seniors. Other health-related needs raised by many of the focus group and survey participants include the need for viable exercise options for seniors, as well as access to healthy foods and good nutrition. Many pointed out that the increased life expectancy this generation enjoys all too often is accompanied by greater degrees of frailty, a higher incidence of disability and disease, and growing medical needs. Yet a majority of the conditions that require health care services come at a time when an individual's ability to manage health needs is in decline.

Prevention-focused interventions aimed at reducing the prevalence and severity of injury, chronic disease and disability among senior populations have tremendous potential to help seniors to live longer, healthier lives. These programs, described as "evidence-based" because they have demonstrated effectiveness at changing behaviors and improving health outcomes, are the future of senior health promotion. They include early periodic screening for developing health conditions and behavioral education on lifestyle choices, injury prevention and self-care for chronic conditions. Federal healthcare reform, through new provisions in Medicare coverage, "sets the table" for these interventions and offers individuals, healthcare providers and local communities valuable resources to promote health and well-being.

The SCAA's Evidence-based programs are targeted at three specific health concerns – falls, chronic disease, and behavioral health conditions – because of their prevalence. Across the country and in Sonoma County, falls are the leading cause of fractures, hospital admissions for trauma, and injury deaths among older adults. Chronic disease, specifically cancer, heart disease and stroke, results in 51% of all deaths for those 60 and older.⁵² And, while the majority of older adults cope constructively with the changes associated with aging, nationally, an estimated 25% of those aged 65 and older experience specific mental disorders – such as depression, anxiety, substance abuse, and dementia – that are not part of normal aging.⁵³

A fourth concern, elder abuse, is a largely hidden but significant reality for some seniors. Many instances of abuse can be prevented with enhanced screening, early intervention and prevention-focused education. In Sonoma County, the number of abuse reports has grown by 145%, from an average of 92 reports per month in 1999 to 225 reports per month in 2011. It is widely believed that elder abuse is significantly underreported. A recent New York State study concluded that only one in twenty-four cases of elder abuse is reported.⁵⁴

What we can build on:

The SCAAA's experience implementing evidence-based programs can be expanded to include collaboration with additional healthcare and community agencies. Volunteers have been effective in providing education and training to health care professionals, service providers and the community. As discussed in previous sections, the programs A Matter of Balance, Healthy Living, and Healthy IDEAS have been carried out in Sonoma County by SCAAA partners with good success.

Goal 2: Objectives

- 2.1 By June 2013, SCAAA staff and Advisory Council members will provide a minimum of 8 "A Matter of Balance" series offered countywide.
- 2.2 By June 2013, SCAAA staff and community partners will develop a process for educating health care and senior service providers and the general community about opportunities to participate in "A Matter of Balance", "Healthier Living" or "Healthy IDEAS."
- 2.3 By June 2013, SCAAA staff and Advisory Council members will coordinate the Elder Abuse Prevention Project to educate seniors and the community about elder abuse prevention with community partners including the Family Justice Center, Family Violence Prevention Council and others.
- 2.4 By June 2013, SCAAA staff will conduct training for individuals, professionals, and paraprofessionals in identification, prevention, and treatment of elder abuse, neglect, and exploitation, with particular focus on prevention.
- 2.5 By June 2013, SCAAA staff and Advisory Council members will identify and modify for local use a dementia education program for seniors and their families, using evidence-based models and best practices.

- 2.6 By June 2013, SCAAA staff and Advisory Council members and the staff of volunteer programs will explore innovative opportunities to involve seniors and individuals with disabilities in volunteerism and other forms of civic engagement.
- 2.7 By October 2012, SCAAA staff will coordinate with Sonoma County health care providers to improve seniors' transitions from health care settings (acute hospitals, skilled nursing facilities, etc.) to home.
- 2.8 By June 2013, SCAAA staff will collaborate with the Health Insurance Counseling & Advocacy Program to increase the number of older adults who have adequate health care coverage.
- 2.9 By June 2013, SCAAA staff and Advisory Council members will collaborate with community partners to insure that information and needed support services are available to family caregivers.
- 2.10 By June 2013, SCAAA staff and the Transportation & Mobility Committee will work together to develop and implement "transition from driving" education programs for seniors.
- 2.11 SCAAA staff and its Advisory Council will continue to participate in the Collaborative on Positive Aging (COPA) to promote its mission of healthy aging.

Goal 3: Strengthen our community's capacity to assess, plan for, and respond to the changing needs of Sonoma County's senior populations.

Why this goal is important:

It will take the clear vision and ongoing commitment of Sonoma County's seniors, their families and neighbors, service providers, local governments and many other stakeholders to create a community that affords seniors the opportunity to live independently as long as possible and to obtain the services and supports they need to maintain their independence and optimal health and well-being. Achieving this goal will require long-term vision, resourcefulness, and a commitment to partnership and innovation. Planning efforts must focus on the development of a cost-effective, accessible, communitywide system of services and supports – both publicly and privately financed – capable of meeting the needs of all seniors. It must also include strategic efforts to create healthier, safer communities for seniors where they can age in place and enjoy and participate in neighborhood and community life. Planners at every level, from

families to agencies to local governments, need more local data on the characteristics of current and emerging senior populations, their health and socioeconomic status, their locations and living conditions, and their needs for services and supports. Efforts must be made to develop and share this data among service providers and other stakeholders. Planning activities must also be informed by accurate information on the values, needs and preferences of local senior populations and must include their voices every step of the way. Those issues which seniors themselves identify as most critical must frame these planning efforts and their outcomes:

- health and health care
- mobility and transportation
- services that allow seniors to stay independent at home
- social activities
- finances (having enough money to live on)
- safe neighborhoods

SCAAA is in a unique position to lead, nurture and participate in the critical partnerships on which our future depends.

What we can build on:

SCAAA is involved with health care partners to advocate for services that will allow seniors to remain in the community. The Older Adult Collaborative has taken a leadership role in addressing mental health issues for seniors and will continue to expand those services. The SCAAA participates in the California Department of Aging/ Area Agencies on Aging data management system that has the potential of providing timely and accurate profiles of seniors receiving services.

Goal 3: Objectives

- 3.1 By June 2013, SCAAA staff and the Council Legislative Committee will identify opportunities to advocate for long-term services and supports to enable seniors to live independently.
- 3.2 By June 2013, SCAAA staff and Advisory Council members will work with health care partners, including the Department of Health Services and Partnership HealthPlan (Sonoma County's managed care Medi-Cal health plan), to advocate for

reimbursement for nutrition, transportation and case management services under managed care for the dual-eligible (Medicare/Medicaid) population.

- 3.3 By June 2013, SCAAA staff and Advisory Council members will advocate at the state and local levels for inclusion of expanded services for seniors under the Mental Health Services Act.
- 3.4 By June 2013, SCAAA staff and service providers will work together to strengthen their capacity to serve the LGBT, Latino and other under-represented communities.
- 3.5 By June 2013, SCAAA staff will facilitate three meetings for SCAAA-funded service providers, the Alzheimer's Day Care Resource Center, HICAP, and the Ombudsman program to assist them in building capacity to meet the changing needs of seniors.
- 3.6 By June 2013, SCAAA staff and Advisory Council members will collaborate with local and regional transportation operators, non-profit partners and community groups to address operational barriers to increase the use of fixed route transit.
- 3.7 By June 2013, SCAAA staff will collaborate with the Sonoma County Human Services Adult and Aging Disaster Preparedness Coordinator to inform the department's disaster preparedness efforts for seniors and people with disabilities.
- 3.8 By June 2013, SCAAA staff will provide technical assistance to service provider users of the California Department of Aging/Area Agencies on Aging data management system in order to ensure timely and accurate data collection and input.
- 3.9 By June 2013, SCAAA staff will assess the current Sonoma County data management system for gaps in data and will identify a method for developing that data.
- 3.10 By June 2013, SCAAA staff will identify key data elements and data sources needed to inform ongoing SCAAA and community planning efforts.

Conclusion

The Sonoma County Area Agency on Aging Advisory Council and staff and the SCAAA partner network of senior service providers look forward to their collaborative work to achieve the goals and objectives of the 2012-2016 SCAAA Plan. This work will continue to be informed and enriched by the contributions of Sonoma County's senior populations, their families and caregivers. The SCAAA invites the entire community to join in this effort to insure that Sonoma County is a community that affords all seniors the opportunity to maintain independence, optimal health and well-being.

The SCAAA publishes an annual report to update information on activities cited in this four year plan each year of the planning cycle. That report will include a description of any relevant changes to the landscape of services described in the original plan, progress made on the objectives listed previously, and a description of SCAAA's continuously evolving plans to meet the needs of older adults in Sonoma County. Thank you for your interest in Sonoma County's older adults as we all strive to live well while aging.

For more information on

- This Community Report or Sonoma County Area Agency on Aging
- Available services and supports for seniors, families, and caregivers and how to access them
 - How you can get involved in your community

Visit <http://www.socoaaa.org> or call 800.510.2020 or 707.565.5950

Endnotes

- ¹ California Department of Finance projections. The Older Americans Act defines the senior population as all individuals age 60 and older. We use the 2010 U.S. Census data whenever possible throughout this report. However, the U.S. Census uses the 65 and older age band for reporting some data and does not provide statistics on some of the detailed information that we feel is essential to understanding Sonoma County seniors. Therefore, we cite any other sources used and sometimes must resort to providing information on the 65+ population without including the 60-64 age group.
- ² 2010 U.S. Census data.
- ³ 2010 U.S. Census data.
- ⁴ Murphy, Sherry L., Xu, Jiaquan & Kochanek, Kenneth D. (2012, January 11). Deaths: Preliminary Data for 2010, Table 6. Expectation of life at selected ages by race, Hispanic origin, race for non-Hispanic population, and sex: United States, final 2009 and preliminary 2010. *National Vital Statistics Reports, Vol. 60(4)*, 51.
- ⁵ California Department of Finance projections.
- ⁶ California Department of Finance projections.
- ⁷ American Community Survey 2008-2010 Estimates, U.S. Census Bureau. This data was not available in a form to include the 60-64 age group.
- ⁸ American Community Survey 2006-2010 Estimates, U.S. Census Bureau. This data was not available in a form to include the 60-64 age group.
- ⁹ 2010 U.S. Census data.
- ¹⁰ California Department of Aging. (2011). *2011 California Department of Aging Population Demographic Projections by County and PSA for Intrastate Funding Formula*. Retrieved February 21, 2012 from the California Department of Aging website: <http://www.cda.ca.gov/stats/default.asp>
- ¹¹ California Association of Area Agencies on Aging. C4A's Principles Reflect Older Americans' Values. Retrieved on March 16, 2012 from California Association of Area Agencies on Aging website: <http://www.c4a.info/images/stories/revised%20aging%20principles.pdf>
- ¹² 2010 U.S. Census data. The Older Americans Act defines the senior population as all individuals age 60 and older. We use the 2010 U.S. Census data whenever possible throughout this report. However, the U.S. Census uses the 65 and older age band for reporting some data and does not provide statistics on some of the detailed information that we feel is essential to understanding Sonoma County seniors. Therefore, we cite any other sources used and sometimes must resort to providing information on the 65+ population without including the 60-64 age group.
- ¹³ Federal Interagency Forum on Aging-Related Statistics. (July 2010). *Older Americans 2010: Key Indicators of Wellbeing*. Washington, DC: U.S. Government Printing Office, 2.
- ¹⁴ 2010 U.S. Census data.
- ¹⁵ California Department of Finance projections.
- ¹⁶ Shrestha, Laura B. (August 16, 2006). *Life Expectancy in the United States*. A Congressional Research Service Report to Congress.
- ¹⁷ Murphy, Sherry L., Xu, Jiaquan & Kochanek, Kenneth D. (January 11, 2012). Deaths: Preliminary Data for 2010, Table 6. Expectation of life at selected ages by race, Hispanic origin, race for non-Hispanic population, and sex: United States, final 2009 and preliminary 2010. *National Vital Statistics Reports, Vol. 60(4)*, 51.
- ¹⁸ Federal Interagency Forum on Aging-Related Statistics. (July 2010). *Older Americans 2010: Key Indicators of Well-Being*. Washington, DC: U.S. Government Printing Office, 2.
- ¹⁹ California Department of Finance projections.

- ²⁰ California Department of Aging. California Counties in Each Geographic-Population Slice. *HICAP Data Summary - 2010-2011*. Retrieved March 30, 2012 from the California Department of Aging website: http://www.cda.ca.gov/Data_and_Statistics/HICAP_Program_Statistics_and_Reports/
- ²¹ 2010 U.S. Census data.
- ²² 2010 U.S. Census data.
- ²³ 2010 U.S. Census data.
- ²⁴ California Department of Finance projections.
- ²⁵ 2010 U.S. Census data. The U.S. Census considers race and ethnicity to be two different categories. The Census collects information about ethnic groups most prominently for “Hispanic or Latino.” The Census also collects information about race including the categories White, Black or African American, Asian, Native American, some other race, and two or more races. This data collection means that individuals can report they are an ethnicity and a race, such as Hispanic or Latino and Native American, and ethnicity and race generally are reported separately.
- ²⁶ American Community Survey 2006-2010 Estimates, U.S. Census Bureau.
- ²⁷ 2010 U.S. Census data.
- ²⁸ 2010 U.S. Census data.
- ²⁹ Werner, Carry. (November 2011). The Older Population: 2010. *2010 Census Briefs*. U.S. Census Bureau, 17.
- ³⁰ Senior Advocacy Services. (Undated). *Ombudsman Facts*. Retrieved March 29 from the Senior Advocacy Services website: <http://senioradvocacyservices.org/ombudsman-facts-0>
- ³¹ American Community Survey 2006-2010 Estimates, U.S. Census Bureau. This data was not available in a form to include the 60-64 age group.
- ³² American Community Survey 2010 Estimate, U.S. Census Bureau. This data was not available in a form to include the 60-64 age group.
- ³³ American Community Survey 2008-2010 Estimates, U.S. Census Bureau. This data was not available in a form to include the 60-64 age group.
- ³⁴ American Community Survey 2010 Estimates, U.S. Census Bureau.
- ³⁵ Federal Interagency Forum on Aging-Related Statistics. (July 2010). *Older Americans 2010: Key Indicators of Well-Being*. Washington, DC: U.S. Government Printing Office, 7 and 12.
- ³⁶ American Community Survey 2008-2010 Estimates, U.S. Census Bureau. This data was not available in a form to include the 60-64 age group. The definition used for “disability” is: “A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.”
- ³⁷ 2009 California Health Interview Survey.
- ³⁸ 2007 California Health Interview Survey.
- ³⁹ Kietzman, Kathryn G., et Al. (January 2011). Holding On: Older Californians with Disabilities Rely on Public Services to Remain Independent. *UCLA Center for Health Policy Research Policy Note*. Retrieved March 7, 2012 from the UCLA Center for Health Policy Research website: www.healthpolicy.ucla.edu/pubs/Publication.aspx?pubID=457
- ⁴⁰ The survey asked that respondents identify themselves by gender and age group. The age groups defined in the survey are 60-70, 71-84, and 85+. This means that the precise age of any given respondent cannot be known; however, for the sake of readability, the middle value of the age range is sometimes used in this report.

- ⁴¹ American Community Survey 2006-2010 Estimates, U.S. Census Bureau. This data was not available in a form to include the 60-64 age group.
- ⁴² The proportion of those concerned with the issue of lesbian/gay/bisexual/transgender services was similar for those in poverty compared to the other respondents.
- ⁴³ Social Security Administration.
- ⁴⁴ 2010 U.S. Census data.
- ⁴⁵ Alzheimer's Association. (2011). 2011 Alzheimer's Disease Facts and Figures. *Alzheimer's & Dementia*, 7 (2), 12.
- ⁴⁶ California Department of Aging. (2011). *2011 California Department of Aging Population Demographic Projections by County and PSA for Intrastate Funding Formula*. Retrieved February 21, 2012 from the California Department of Aging website: <http://www.cda.ca.gov/stats/default.asp>
- ⁴⁷ California Health and Human Services Agency. (October 14, 2003). *Strategic Plan for an Aging California Population: Getting California Ready for the "Baby Boomers"*. California Health and Human Services Agency, 1.
- ⁴⁸ UCLA Center for Health Policy Research. (August 16, 2011). Poll finds two-thirds of California voters unprepared for costs of growing older. *Newsroom*. Retrieved March 9, 2012 from the UCLA Center for Health Policy Research website: <http://healthpolicy.ucla.edu/NewsReleaseDetails.aspx?id=92>
- ⁴⁹ National Alliance for Caregiving in collaboration with AARP. (2009). Caregiving in the United States. *Caregiving Statistics*. Retrieved March 5, 2012 from the National Family Caregivers Association website: http://www.nfcares.org/who_are_family_caregivers/care_giving_statistics.cfm#1
- ⁵⁰ Barrett, Linda. (April 2009). Perceptions of Long-Term Care and the Economic Recession. AARP Bulletin Poll. Retrieved February 28, 2012 from the AARP website: http://assets.aarp.org/rgcenter/il/bulletin_ltc_09.pdf
- ⁵¹ Pew Internet & American Life Project. (August 27, 2010). *Older Adults and Social Media*. Retrieved March 8, 2011 from the PewInternet, a project of the Pew Research Center website: <http://www.pewinternet.org/Press-Releases/2010/Older-Adults-and-Social-Media.aspx>
- ⁵² California Department of Public Health 2007-2009 Death Statistical Master Files data.
- ⁵³ U.S. Department of Health and Human Services. Chapter 18: Mental Health and Mental Disorders. *Healthy People 2010*, 18-3.
- ⁵⁴ Lifespan of Greater Rochester, Inc.; Weill Cornell Medical Center of Cornell University; New York City Department for the Aging. (2011, May). *Under the Radar: New York State Elder Abuse Prevalence Study*, 2.

Appendix 1 – Needs Assessment Focus Groups Summary

Area Agency on Aging

Area Plan 2012-2016: Senior Needs Assessment – Focus Groups Summary

The 2011 needs assessment was conducted using two different data collection tools: facilitated focus group interviews of target populations and surveys distributed throughout Sonoma County. The purpose of collecting and analyzing the data was to gather target groups' experiences and perspectives related to their needs and the local offering of relevant services. The main purpose of this document is to describe the methodology of the focus group interviews and summarizes the findings. The analysis also incorporates some of the answers to the open-ended questions of the Senior Needs Assessment survey.

Focus group interviews of seniors, LGBT seniors, senior caregivers, and disabled adults

Methodology

Facilitators conducted the focus groups of target populations during the months of October and November, 2011 and scribes took notes. The facilitators were members of the Sonoma County Area Agency on Aging (SCAAA) Advisory Council and community outreach workers from Santa Rosa Memorial Hospital. The facilitators and scribes were trained by Sonoma County Human Services Department staff.

The focus group interviews were designed to capture the views of our target populations: seniors, senior caregivers, senior members of the lesbian/gay/bisexual/transgender (LGBT) community, and adults with disabilities. Two focus groups were held in Spanish and the other eleven groups were held in English. The focus group interviews were held in several areas throughout the county, specifically including rural areas, in order to gather information that was representative of target groups' perspectives in different Sonoma County settings. (An additional focus group of senior and disability services providers was held and is summarized in the next section.)

Thirteen focus group interviews were held with representatives of the target groups with a total 98 participants. The age distribution of all focus group participants was:

- Under 50 years old: 1 participant (1%)
- 50-60 years old: 11 participants (11.2%)
- 61-70 years old: 21 participants (21.4%)

- 71-84 years old: 33 participants (33.6%)
- 85+ years old: 9 participants (9.2%)
- Declined/unknown: 23 participants (23.5%)

The following table shows the focus group interview locations and participation rates.

Location	Date	Target Group	Number of Participants
Santa Rosa Alliance Church	10/18/2011	Seniors	8
Disability Services and Legal Center, Santa Rosa	10/20/2011	Adults with disabilities	6
Catholic Charities, Santa Rosa	10/21/2011	Caregivers	8
Roseville Mobile Home Park, Santa Rosa	10/25/2011	Seniors	4
First Congregational Church, Santa Rosa	10/30/2011	Seniors	9
St. Peter's Catholic Church, Cloverdale	10/29/2011	Seniors	4
FAHA Manor Senior Center, Sonoma	10/24/2011	Spanish-speaking seniors	8
Vintage House Senior Center, Sonoma	10/17/2011	LGBT seniors	7
Leib Senior Apartments, Petaluma	10/26/2011	Seniors	9
Casa Grande Apartments, Petaluma	10/27/2011	Seniors	7
Vallejo Street Apartments, Petaluma	10/27/2011	Seniors	6
Boys and Girls Club, Rohnert Park	11/09/2011	Seniors/ Spanish-speaking seniors	4 Spanish speakers, 5 English speakers
Russian River Senior Center, Guerneville	10/27/2011	Seniors	13

The facilitators structured each of the focus group interviews around four questions: (1) What services are available in your community? (2) Have you seen a change in senior services available in the last five years? (3) What are some of the unmet needs for Sonoma County seniors? (4) What is the best way to connect seniors to the services available?

Summary of the focus group interviews with the target groups

Some main themes emerged from the discussions of the focus groups: health and healthcare, activities and social life, services that support seniors and people with disabilities, transportation, and housing. The following is a summary of main points of

discussion of each of these topics. As mentioned above, answers to the open-ended questions of the needs assessment survey are incorporated into this analysis.

Health and healthcare

Health conditions and healthcare services were the greatest concerns expressed by needs assessment participants. Seniors said they feel very vulnerable to declining physical, behavioral, dental, and vision health. The specific conditions they mentioned most often as concerns are poor health, disability, injury, frailty, dementia, Alzheimer's, memory loss, falling, loss of mobility, heart attack, and stroke.

Many participants pointed out that, while medical advances extend life expectancies, longer lives expose people to greater risk of declining health and developing debilitating conditions, including mental health conditions. Having a longer duration of old age very often means reliance on medications, and the need to manage medications and challenging health conditions comes at a time when the capacities of many individuals to meet such demands is in decline.

A majority of participants expressed concern over medical costs in general and the reduction of health services through public coverage programs. Some of the issues raised about the public health coverage programs include:

- Loss of dental and vision coverage through Medi-Cal
- Difficulties finding medical service providers that accept Medicare or Medi-Cal, including lack of any directory for Medicare providers
- Cuts to mental health services and lack of their coverage through Medi-Cal
- The Medicare "donut hole"
- Difficulty getting to the Medi-Cal office when one lives outside Santa Rosa
- Unaffordability of the share of cost
- Lack of information about which medicines and services are/are not covered by Medicare

A number of unmet needs were mentioned: exercise options for seniors, mental health services, substance abuse services, LGBT sensitivity training for providers, more Spanish-speaking providers, and vouchers for seniors to access medicines, supplies and services that are not covered or not fully covered.

In addition, the high costs of medicines, services, and supplies were mentioned by many as a problem. Several participants pointed out that medicines and dental care are some of the first items foregone by seniors who do not have sufficient finances.

Services, programs, and organizations that support seniors and people with disabilities

The needs assessment participants expressed strong appreciation for a long list of the services and service providers available in Sonoma County: The Council on Aging, Disability Services and Legal Center, In-Home Supportive Services, legal aid, Paratransit, the Ombudsman Program, Adult Protective Services, mental health services, the Veterans Service Office, the Veterans Administration Outpatient Clinic, Health Insurance Counseling & Advocacy Program (HICAP), senior centers, hospice, Multipurpose Senior Services Program (MSSP), Meals on Wheels and other food distribution and delivery services, the Young Men's Christian Association (YMCA), the Rescue Mission, Petaluma People Services Center, Redwood Caregiver Resource Center, Petaluma Ecumenical Properties, Shared Ministries, Jewish Community Services, churches, help with taxes, housing assistance, Social Security Insurance, etc. – the list goes on and on. Many remarked on the high quality of services available in Sonoma County. Services that include a social element (senior centers, YMCA, etc.) are especially appreciated.

Food and nutrition services received a great deal of appreciation from the needs assessment participants. The types of food services mentioned include: Meals on Wheels, brown bag, food banks, Bounty, meals provided at senior centers, gleaners, Vietnam Veterans of America food provision, and food provision at churches. Many participants reported a growing need for food and nutrition services in Sonoma County, saying either that they had difficulty being able to afford healthy food, or that they knew seniors who had difficulty being able to buy any food at all.

Unfortunately, many of the participants also reported being affected by cuts to services over recent years. The most frequently mentioned cuts were those to In-Home Supportive Services as well as the net decrease of Social Security payments. In general, participants noted declining service availability and/or quality and reduced service-provision staff as a result of cuts to programs. The cuts were said to have all the more impact on people's lives due to declining or stagnant personal income, because people are not in a financial position to acquire services that replace those that were subject to budget cuts.

Some of the unmet or insufficiently-met needs in our community were reported to be: case management services; services for homeless seniors; training and other forms of support for family caregivers; senior and disability services provision on Sundays and

holidays; LGBT-sensitive services; and help with chores and errands related to daily life, including basic home maintenance/handyman services (such as help changing light bulbs), basic yard work, shopping, caring for pets, downsizing, and organizing the household for seniors feeling challenged by daily task management, etc.

Participants noted some problems with the service network, as well: complicated paperwork and a lack of coordination between different agencies/organizations that provide services to a single recipient. The caregiver and adults with disabilities groups focused on the apparently growing need for Adult Protective Services, particularly around financial abuse and scams.

Information about services

The needs assessment participants named several sources of information that they found especially good or promising for helping seniors connect with services. These include: the staff and volunteers of service providing agencies, organizations, and senior centers; web-based information and referral services; newspapers; the offices of medical care providers; 2-1-1; faith-based organizations; radio spots and programs; the posting of information at senior housing facilities and mobile home parks; booths at fairs (particularly at the Sonoma County Fair during Senior Day); and the Senior Resource Guide. Senior centers and the Council on Aging were mentioned as especially good sources of information on services in the community (as well as being important providers of services).

In general, the focus group participants from urban areas were aware of more services available in Sonoma County than were participants from remote rural areas, and English speakers were aware of more services than were Spanish speakers. Participants who were already connected to a service provider appeared to know about a greater selection of additional services.

Spanish speakers and members of the LGBT community expressed having significant needs for information on services relevant to them. Participants also noted the need for an information resource for out-of-state children of local seniors.

Transportation

The needs assessment participants expressed appreciation for Paratransit services, volunteer driver programs, taxi service by donation to Petaluma Peoples Services Center, and volunteer/free transportation provided by churches.

Nonetheless, a big need remains for more extensive transportation services for seniors and adults with disabilities. The users of transportation services would like to have more control over the time that they can access the service and the destination. There is a need for transportation for urgent, unanticipated (medical) needs. Also, many needs assessment participants would like transportation to access entertainment (such as going to the movies) and for socializing. Relevant suggestions here were for taxi vouchers and for shuttles from senior living facilities to events. Those living in outlying and remote areas would like to have more transportation options.

Many participants noted that the bus system in Sonoma County is difficult to learn and that bus stops too often are not conveniently located.

Some needs assessment participants felt that Paratransit services had been in decline in recent time and wondered whether there had been cuts to the program.

In addition, members of the focus group for people with disabilities said that the use of handicapped parking spaces by drivers without handicapped placards poses a significant barrier to their mobility.

Housing

Housing is another major issue that the focus groups discussed. According to the needs assessment participants, important resources in Sonoma County include: Catholic Worker-subsidized housing; Section 8 rental assistance and other sources of rental assistance; and senior housing that actively engages residents in activities, provides information on services, provides transportation to medical offices, and provides emergency alert buttons in rooms.

However, most participants stated that there is not enough housing for seniors and people with disabilities, especially not housing that is affordable. They stated that long waiting lists exist and waiting times are growing with the advent of the “baby boom” age wave.

Some of the problems that were raised include: unaffordable rental deposits (including high deposits for pets), the high cost of home and mobile home repairs and maintenance, and the inability to pay for utilities. Many HUD regulations lower the quality of life, such as the restrictions on holiday decorations, the limited length of visits from relatives from other countries, the fact that recipients are not allowed to select their replacement appliances, and the prohibition on adding landscaping or changing it.

Special housing needs include: LGBT-sensitive housing, housing and services for the growing number of homeless seniors, and more options between full independence and skilled nursing facilities. There is a need for State support and subsidies for assisted living (which also would cost the State less than placement in a skilled nursing facility).

Activities and social life

Participants spent a lot of discussion time on the important place that activities and socializing have in their lives. Among the sources that were very appreciated by the needs assessment participants are: senior centers, classes for seniors, churches and faith-based organizations or groups, senior fairs, organized trips for seniors, the YMCA, and events organized by senior living facilities. The participants named many benefits of social life, in particular: improved mental health, the opportunity to share or receive information, and finding the connection to other services.

Senior centers were discussed as sources of many highly-valued offerings: classes, activities, information, services (affordable massages, haircuts, nail trimming, transportation, etc.), meals, food pantry, book mobile, exercise classes, and more.

Classes offered by Sonoma State University and Santa Rosa Junior College were also very appreciated. However, the Junior College has had to cut back on senior programs (notably exercise classes) and it has cut satellite programs in rural areas.

The focus groups pointed out needs for bicultural socializing events, more exercise classes for seniors, workshops on how to understand support systems for seniors, seminars for seniors on money management, and courses for caregivers.

Safety at home and in the neighborhood

Several seniors and adults with disabilities expressed concern about safety in their home and in their neighborhood. Many were worried about living alone, both for fear of having an accident, stroke or heart attack and not being found, and also fear of criminality. Many, too, reported living in neighborhoods in which they feel unsafe due to gangs and crime. Concern was also expressed about the state of disrepair of the sidewalks in some neighborhoods and the lack of bike lanes. A suggestion was made to start a “neighborhood watch” program for frail seniors and those living alone.

Suggestions from the participants

The needs assessment participants shared many suggestions about how to address their needs and concerns. These include:

- Providing information on senior services and events on utility bills
- Creating a registry or phone tree to be used in the event of a natural disaster
- Starting a visitor program or telephone conversation service for homebound and isolated seniors
- Creating a “Senior Scouts” program
- Starting or expanding mentoring/apprenticeship programs that link seniors and youth
- Initiating a service of computer teachers who could train seniors in their homes

The focus group interview with SCAA-network senior services providers

An additional focus group interview was conducted on February 9, 2012 with SCAAA network senior service providers, involving representatives from Petaluma People Services Center, Catholic Charities – Alzheimer’s Respite Resource Center, Redwood Caregiver Resource Center, Sebastopol Area Senior Center, West County Community Services, St. Joseph Health System – House Calls Program, Senior Advocacy Services – Ombudsman Program and HICAP, and the Council on Aging. Discussion focused on the impacts of the economic downturn on seniors and families, on agencies’ ability to continue to meet the demand for services, and on any plans to develop new programs and services in response to the current economic situation. A consultant facilitated the interview, and a staff member of the Adult and Aging Services Division took notes.

Impacts of the economic downturn on seniors and families

The service providers stated that a major impact of the economic downturn is that fewer seniors are receiving services, especially home-bound seniors. The service providers regretted the fact that waiting lists for services have had to be created and are growing longer. At the same time, the costs of caregiving are rising, further prohibiting the access to services by seniors.

Access to health services has become increasingly limited, and it is difficult for many seniors to get to medical appointments, because little non-emergency medical transportation exists.

There is a lack of affordable and accessible housing. The recent wave of foreclosures has left many seniors homeless, many of whom have behavioral health issues. Organizations have run out of emergency funds for utilities, rental assistance and other urgent needs, and the service providers reported seeing many seniors living without water or electricity.

There is also a lack of affordable respite for caregivers. Service agencies have had to limit service provision to the most severe cases. Many seniors are becoming more isolated. The service providers see an increased need for case management systems, especially for seniors with mental health issues or dementia.

One result is that financial and other forms of elder abuse are increasing. As one participant stated, “Adult Protective Services becomes the place to call when no other services are available.”

Another result is that seniors must resort to residence in skilled nursing facilities because the funding for services that would keep them in their homes is insufficient.

Finally, the ability of the service providers to assist undocumented and underserved seniors is decreasing rapidly. This group is not eligible for many public services, but its members are often very ill.

Impacts of the economic downturn on agencies

The service providers explained that the economic downturn is taking a major toll on staff. The main problem is that the workload is increasing while the resources to provide services are decreasing. The service providers stated that fewer organizations remain to serve growing needs. There has been a decrease in services across the board, and waiting lists have had to be initiated and are growing longer. As agencies need to focus limited resources on those most in need, the acuity of clients becomes higher on average. The need for case management increases as staff members are not able to provide the services they know are needed.

Despite the increased workload, agencies have not been able to give their staff salary or wage raises for a few years. Staff has been experiencing burn out and overload, combined with sadness about not being able to help those in need. There is a heavy feeling amongst frontline staff members that neither their clients nor their work are valued by society.

Because of the economic downturn, there have been both a decrease in donations and a loss of public money. Staff has had to spend more time and energy on fundraising, which is very time-intensive and takes time away from other tasks. Similarly, it is essential to advocate against more cuts of public money. This, too, is hard work and very time-consuming for agencies and their boards, and has led to “advocacy fatigue.”

Agencies’ plans to adapt and prepare for the future

The service providers shared their ideas and plans to respond to the current economic situation and to prepare for the future. These plans include:

- Developing new fee-based services for private-pay seniors when feasible
- Improving donor cultivation capacity through training in fund development
- Staff reductions and the expanded use of volunteers
- Using technology to increase efficiency in interacting with clients
- Developing “wish lists” of specific items to request from donors
- Educating donors and the public about the cost effectiveness of early intervention programs
- Seeking grants from non-traditional funders and looking for operating support from existing funders (that historically only fund projects)
- Performing strategic planning
- Exploring non-clinical case management models
- Expanding facilities to prepare for the future
- Targeting specific populations with new services (e.g., services for LGBT seniors)

Appendix 2 – Needs Assessment Survey Rankings of Concerns

Area Agency on Aging

Area Plan 2012-2016: Senior Needs Assessment – Survey Rankings of Concerns

The Needs Assessment Survey was distributed in English and Spanish at the focus group meetings, through service providers and through the internet. The surveys were distributed by senior centers in Sonoma, Petaluma, Santa Rosa, Healdsburg, Windsor, Guerneville, and Sebastopol. The surveys were included with home delivered meals in order to reach homebound seniors. Surveys were distributed by St. Joseph's Health System community outreach workers at health fairs in Rohnert Park and at St. Vincent's Church, who reached out to Hispanic/Latino seniors in particular. In addition, an online survey was created using the web service SurveyMonkey. A copy of the survey is attached at the end of this document.

A total of 909 surveys were completed on paper and online; 78 (8.5%) of the surveys were completed in Spanish. The survey began with a ranking exercise. Respondents were asked to mark boxes next to each concern in a list to indicate whether the respondent was Not Concerned, Somewhat Concerned, or Very Concerned. The concerns are:

- Employment
- Learning about services/benefits
- Receiving services/benefits
- Health care
- Housing
- Legal affairs
- Loneliness/isolation
- Enough money to live on
- Nutrition/food
- Caregiving
- Transportation
- Household Chores
- Elder abuse
- Lesbian/gay/bisexual/transgender services
- Accidents in the home (e.g., falling)
- Staying independent at home

In addition to a few other questions that solicited their opinions, the respondents were asked to identify themselves by age group (60-70, 71-84, or 85+), gender identity (Female, Male), Ethnicity (space for write-in response), Rural? (Yes, No), Live alone? (Yes, No), and In poverty? (Yes, No). This document compares the ranking of concerns by selected sub-groups of seniors based on the response "Very Concerned" for each of the listed concerns.

Overall Rankings

The following table orders the concerns based on the percentage of all respondents who indicated being “Very Concerned.”

Concern	Rank of concern based on all responses	% of all respondents who ranked concern and indicated “Very Concerned”
Health care	1	45
Staying independent at home	2	41
Receiving services/benefits	3	32
Enough money to live on	4	32
Accidents in the home (e.g., falling)	5	26
Learning about services/benefits	6	25
Housing	7	23
Transportation	8	22
Nutrition/food	9	21
Loneliness/isolation	10	19
Caregiving	11	18
Legal affairs	12	16
Elder abuse	13	16
Household chores	14	14
Employment	15	13
Lesbian/gay/bisexual/transgender services	16	7

Responses by Ethnicity

Ethnicity categories were not pre-defined, but rather a space was left next to the word “Ethnicity” for the respondents to write in a response. Of the 909 survey respondents, 518 (57.0%) reported their ethnicity and 391 (43.0%) respondents did not. Thirty-one (3.4%) of the write-in responses are unclear and so cannot be analyzed.

412 of the respondents (representing 79.5% of the usable responses) stated that they are White, and 45 respondents (5.0% of the usable responses) reported their ethnicity as Hispanic or Latino. The numbers of responses for the categories African American, Native American, Asian, and multi-racial/more than one ethnicity are too small to be

useful in cross tabulations. Therefore, the only ethnicities that are compared in cross tabulations are the White and the Hispanic/Latino groups.

This table shows the concerns for which the degrees of concern vary significantly¹ between White and Hispanic/Latino responses.

Concern	% Hispanic/Latino who ranked the concern and indicated “Very Concerned”	% White who ranked the concern and indicated “Very Concerned”
Health care	63	42
Housing	61	22
Enough money to live on	58	33
Receiving services/benefits	52	28
Loneliness/isolation	48	17
Learning about services/benefits	43	21
Accidents in the home (e.g., falling)	39	22
Household chores	37	9
Nutrition/food	34	19
Legal affairs	33	15
Caregiving	33	15
Employment	28	12

The table reveals that a significantly greater proportion of the Hispanic/Latino respondents rated a high level of concern for most of the concerns listed compared to the White respondents. The greatest divergence between White and Hispanic/Latino respondents was expressed on the concern of housing, with 39% more Hispanics/Latinos indicating that they were very concerned about this issue than Whites. White and Hispanic/Latino respondents ranked the concerns of transportation, elder abuse, Lesbian/gay/bisexual/transgender services, and staying independent at home similarly.

Responses by Gender

As with the ethnicities above, the rankings of each concern can be viewed by gender. In other words, we can see which of the concerns were found by more or fewer women

¹ Because the survey was not distributed to a random sampling of respondents, it is not strictly accurate to say that the findings are “statistically significant.” However, they were significant to at least a 97% probability level within the population of survey respondents. This holds for all cross tabulations presented in this document.

than men respondents to be “very concerning.” 596 (65.6%) of the survey respondents reported that they are female, 260 (28.6%) indicated being male, and 53 (5.8%) did not report their gender. Of the 856 total respondents who entered a gender, 69.6% were female and 30.4% were male. The following table shows the concerns that were ranked differently by the male and female respondents.

Concern	% Females who ranked the concern and indicated “Very Concerned”	% Males who ranked the concern and indicated “Very Concerned”
Staying independent at home	47	34
Nutrition/food	24	18
Transportation	24	20
Legal affairs	18	13
Employment	16	9
Lesbian/gay/bisexual/transgender services	6	10

More female than the male respondents indicated that they were very concerned about the issues of employment, legal affairs, nutrition/food, transportation, and staying independent at home. More men expressed concern than women about lesbian/gay/bisexual/transgender services.

Responses by Rural/Non-Rural Location

Respondents were asked to mark a “Yes” or “No” box next to the question, “Rural?” The term “rural” was not defined in the questionnaire. 728 survey takers provided an answer, while 181 skipped the question. Of those who answered, 182 (25.0%) responded yes and 546 (75.0%) responded no.

Concern	% “Yes” (rural) who ranked the concern and indicated “Very Concerned”	% “No” (not rural) who ranked the concern and indicated “Very Concerned”
Enough money to live on	28	33
Nutrition/food	18	22

Contrary to expectations, the rankings do not vary meaningfully between these groups of respondents for most of the concerns listed. Only two issues (enough money to live on and nutrition/food) elicited the response of being “very concerned” from significantly different proportions of the two groups, and they concerned a greater proportion of the non-rural than rural respondents.

Responses by “In poverty?”

Respondents were asked to mark a “Yes” or “No” box next to the question, “In poverty?” The term “poverty” was not defined in the questionnaire. 808 survey takers provided an answer, while 101 skipped the question. Of those who answered, 147 (18.2%) responded yes and 661 (81.8%) responded no.

Concern	% “Yes” (in poverty) who ranked the concern and indicated “Very Concerned”	% “No” (in poverty) who ranked the concern and indicated “Very Concerned”
Enough money to live on	72	24
Health care	67	43
Receiving services/benefits	59	29
Staying independent at home	54	41
Housing	49	19
Nutrition/food	45	17
Learning about services/benefits	40	23
Transportation	40	18
Accidents in the home (e.g., falling)	39	25
Loneliness/isolation	31	18
Legal affairs	30	13
Caregiving	30	17
Household chores	26	12
Elder Abuse	25	14
Employment	22	12

A larger percentage of the group that identified itself as “in poverty” registered a high level of concern for every issue except one, as compared to the group that was not in

poverty. The one concern for which similar percentages of each group reported being “very concerned” is lesbian/gay/bisexual/transgender issues. Not surprisingly, the concern that garnered the largest percentage of those in poverty compared to those not in poverty is enough money to live on. There also is a significantly large percentage point difference between the two groups on the issues of receiving services/benefits and housing.

Responses by “Live alone?”

Respondents were asked to mark a “Yes” or “No” box next to the question, “Live alone?” 849 survey takers provided an answer and 60 skipped the question. Of those who answered, 457 (53.8%) responded yes and 392 (46.2%) responded no.

Concern	% “Yes” (lives alone) who ranked the concern and indicated “Very Concerned”	% “No” (does not live alone) who ranked the concern and indicated “Very Concerned”
Staying independent at home	48	37
Accidents in the home (e.g., falling)	32	21
Transportation	27	18
Nutrition/food	25	19
Loneliness/isolation	22	18

There were five issues for which a greater percentage of the group that lives alone expressed a higher level of concern: loneliness/isolation, nutrition/food, transportation, accidents in the home (e.g., falling), and staying independent at home. Similar percentages of the two groups indicated being very concerned about all of the other issues listed.

Summary

According to the responses given on the Senior Needs Assessment 2012 – 2016 survey, the group that is most at risk of being confronted by high-level concerns are seniors who experience living in poverty. A greater proportion of this group than the others registered being very concerned by all issues listed in the survey except one. The second most at-risk group for experiencing a large number of high-level concerns compared to other senior groups are Hispanic/Latino seniors. In addition, a greater percentage of

seniors who are women and of those who live alone expressed concern for a number of issues than their counterparts. Seniors in rural areas did not express concern for the issues listed in greater proportion than their non-rural counterparts; indeed, a greater proportion of those outside of rural areas expressed a higher level of concern for two issues than the group of seniors in rural areas.



Senior Needs Assessment 2012 – 2016 - Survey

Below is a list of concerns which could affect quality of life. Please check the box which best describes how much each one may be a concern for you. **DATE:** _____

CONCERN	NOT CONCERNED	SOMEWHAT CONCERNED	VERY CONCERNED
(a) Employment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Learning about services/benefits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Receiving services/benefits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Health care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Legal affairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Loneliness/isolation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Enough money to live on	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Nutrition/food	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Caregiving	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Household chores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) Elder Abuse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(n) Lesbian/Gay/Bisexual/Transgender Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(o) Accidents in the home (e.g., falling)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(p) Staying independent at home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Is there any other concern that you feel is serious that wasn't mentioned?

2. Which of the concerns listed above is the most important to you?

3. Which of the concerns listed above is the second most important to you?

4. Is there something that might prevent a person from living independently at home?
 Yes No If so, what might that be?

5. What senior service(s) have you received that has/have positively changed your life?

Age 60-70 71 – 84 85+ **Rural?** Yes No
Gender Identity Female Male **Live alone?** Yes No
Ethnicity _____ **In poverty?** Yes No

Please return to: Sonoma County Area Agency on Aging, 3725 Westwind Blvd., Ste101,
 Santa Rosa, CA 95043 *Thank you!*



Evaluación de Necesidades de Personas de Mayor Edad -2012-2016 - Encuesta

A continuación se muestra una lista de preocupaciones que podrían afectar la calidad de vida. Por favor marque la casilla que describa mejor cuánto le preocupa cada opción. **FECHA:** _____

INQUIETUD	NO ME PREOCUPA	ME PREOCUPA LIGERAMENTE	ME PREOCUPA MUCHO
(a) Empleo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Conocer los servicios/beneficios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Recibir servicios/beneficios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Atención médica	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Vivienda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Asuntos legales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Soledad/aislamiento	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Dinero suficiente para vivir	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Nutrición/alimentos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Cuidados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Transporte	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Quehaceres domésticos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) Abuso de ancianos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(n) Servicios para lesbianas/homosexuales/bisexuales /transexuales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(o) Accidentes en el hogar (por ej. caídas)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(p) Ser independiente en el hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- ¿Tiene alguna otra preocupación que usted considere grave que no se haya mencionado?
- ¿Cuál de las preocupaciones mencionadas anteriormente es la más importante para usted?
- ¿Cuál de las preocupaciones mencionadas anteriormente es la segunda más importante para usted?
- ¿Hay algo que podría evitar que una persona viva independientemente en casa?
 Sí No Si la respuesta es sí, ¿qué podría ser?
- ¿Qué servicio(s) para adultos mayores ha recibido usted que haya(n) cambiado positivamente su vida?

Edad 60-70 [] 71 – 84 [] 85+ [] **¿Rural?** [] Sí [] No

Identidad de género [] Femenino [] Masculino **¿Vive solo(a)?** [] Sí [] No

Grupo étnico _____ **¿En pobreza?** [] Sí [] No

Favor de regresar a: Sonoma County Area Agency on Aging, 3725 Westwind Blvd., Suite 101
 Santa Rosa, CA 95043 ¡Gracias!



"Empower, Support, Protect"

Human Services Department
COUNTY OF SONOMA

Published by
Sonoma County Human Services Department
Area Agency on Aging
Adult & Aging Services Division

May 2012

<h1 style="margin: 0;">County Of Sonoma</h1> <h2 style="margin: 0;">Agenda Item</h2> <h3 style="margin: 0;">Summary Report</h3>		Clerk of the Board Use Only Meeting Date / /	
		Agenda Item No: 38	
Department: Human Services and Water Agency		4/5 Vote Not Required	
Name and Phone Number: Karen Fies - (707) 565-8501 Mike Thompson – (707) 521-1863	Board Date: 5/15/2012	Deadline for Board Action: 5/15/2012	
AGENDA SHORT TITLE: Sonoma County Youth Ecology Corps			
REQUESTED BOARD ACTION: Authorize the Interim Director of the Human Services Department, or his designee, to execute 2012/13 Youth Education & Employment Services which includes the Sonoma County Youth Ecology Corps program, for a combined total of \$1,894,024 for the period of June 1, 2012 to June 30, 2013 and to execute future amendments that do not change the scope of services or increase the cost more than \$25,000; authorize Chair to execute funding Agreement for Sonoma County Youth Ecology Corps Program 2012 and 2013 between the Sonoma County Water Agency and Sonoma County Human Services Department (\$771,000; agreement terminates no later than December 31, 2013); and accept the 2011 Sonoma County Youth Ecology Corps evaluation report.			
CURRENT FISCAL YEAR FINANCIAL IMPACT			
<u>EXPENDITURES:</u>		<u>ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:</u>	
Estimated Cost	\$149,000	Contingencies (Fund Name:)	\$0
Amount Budgeted	\$149,000	Unanticipated Revenue (Source:)	\$0
Other Available Appropriations (Explain Below)	\$0	Other Transfers (Source:)	\$0
Additional Requested	\$0	Additional Funds Requested	\$0
Explanation (if required): Water Agency estimates current year costs of \$149,000 for their funding participation, and FY 2012-13 Recommended Budget will include the new year program cost of \$1,894,024.			
Prior Board Action: 3/22/2011 - The Board approved contracts for the 2011 Sonoma County Youth Ecology Corps and collaboration between Sonoma County Water Agency and the Human Services Department. 5/10/2011 – The Board approved contracts for the Youth Education & Employment Services program for fiscal year 2011/12.			
Alternatives – Results of Non-Approval: Non-approval would result in the delay or elimination of the 2012 summer work experience component of the Youth Education & Employment Services program, scheduled to begin June 1, 2012, and disrupt continuation youth services scheduled for FY 2012-2013.			

Background:**History of the Sonoma County Youth Ecology Corps (SCYEC)**

For the preceding three summers, the Sonoma County Youth Ecology Corps (formerly known as the Summer Youth Ecology Corps) has provided approximately 700 youth with paychecks, environmental education, and work experience. The program was launched in 2009 by a coalition of groups including the Sonoma County Water Agency (Water Agency), Workforce Investment Board (WIB), Sonoma County Human Services Department (HSD), and the Sonoma County Office of Education (SCOE) and included contracts with community based organizations.

SCYEC has provided summer employment to 14-24 year old Workforce Investment Act-eligible and other youth and young adults through projects that benefit the community, lead to a sense of accomplishment, instill a strong work ethic, encourage the return to school, and enhance the future employability of the participants, as well as reinforce their awareness of the relationship between education and vocational skills acquisition.

Initially, the 2009 summer program leveraged a \$200,000 in-kind investment from the Water Agency and \$1.2 million in Workforce Investment Act American Recovery and Reinvestment Act (WIA ARRA) funding. As a result of this infusion of federal funds, the program employed 330 at-risk youth and young adults in watershed and ecosystem restoration projects. The 2010 summer program leveraged funding from the Workforce Investment Act (WIA), Temporary Assistance for Needy Families Emergency Contingency Fund (TANF ECF), Sonoma County Water Agency and community funds. A total of \$850,000 was invested in the 2010 program to employ over 176 youth. The 2011 summer program continued the leveraging of funding from the Sonoma County Water Agency and Human Services Department Workforce Investment Act youth funding, along with grants from the Miranda Lux Foundation and Kaiser Permanente to employ 211 youth and 25 crew leaders during the summer. The 2011 program included the addition of three crews to work in the fall with one crew continuing to work throughout the year, thus making it a year round program.

The cooperation between the Water Agency and the Human Services Department continues to strengthen and attract additional funds and attention throughout the State. Representatives from both departments recently presented the SCYEC program at the California Workforce Association annual conference. New or increased commitments for funding have been received from Sonoma County Agricultural Preservation & Open Space District (Ag & Open Space), with others hoping to participate through the provision of funds, work sites, needed tools and/or other equipment. The community benefits in many ways by providing youth with employment experience and an opportunity to gain knowledge around environmental stewardship and an awareness of Sonoma County's natural resources while also providing habitat improvement along our water ways.

Youth Education & Employment Services

For the past three years, there have been two distinct programs providing youth services: the SCYEC program - provided work experience opportunities during the summer months, and the Youth Education & Employment Services (YEES) program - provided Workforce Investment Act funded youth services year round.

The YEES program provides low-income youth and young adults with career preparation and educational support services to teach the relationship between academic learning and workplace application, prepare youth to be citizens and leaders, and provide support services needed to reduce barriers to success in school and on the job.

In preparation for this procurement process, the Workforce Investment Board's Youth Council restructured youth services to blend the SCYEC summer work experience component with the year round program. The Youth Council retained the Youth Education & Employment Services overall program name, while focusing on the employment component provided by SCYEC. The Youth Council also allowed proposers to designate the area(s) of the County they would like to serve (one region, multiple regions or the entire County). A community meeting was held to gather input from the youth-serving community and any other interested parties in the development of the program design. From the input received at the community meeting and

direction from the Youth Council, staff developed a Request for Proposal. In alignment with the Upstream Investments policy, the RFP included a requirement that applicants have an Upstream Resolution of Alignment and the proposals were provided bonus points if they included programs which were on the Portfolio of Model Upstream Programs.

The combined youth program provides seamless services to youth. Instead of going through two intake and eligibility processes to participate in both programs, youth will have just one intake process. Additionally, services will be streamlined, and the blended program results in administrative cost savings by combining the services into a single contract and program for each provider. The 2012-2013 program will serve approximately 300 SCYEC youth and will be funded by Human Services, Water Agency, Ag & Open Space and Temporary Assistance for Needy Families (TANF). Additional funding is being sought through special grants to increase the number of youth in the SCYEC component of the program.

On December 8, 2011 the Request for Proposals (RFP) was issued for the YEES program. Three proposals were received:

Proposing Agency	Consortium Members	Proposed Region(s)
Community Action Partnership Sonoma	California Human Development, California Youth Outreach	Santa Rosa, North County, West County
Conservation Corps North Bay (CCNB)	None	Cotati-Rohnert Park
Social Advocates for Youth (SAY)	The Center for Social & Environmental Stewardship, Petaluma People Services, Sonoma County Adult & Youth Development, West County Community Services	Entire County

A Proposal Review Committee composed of members from the Workforce Investment Board, Youth Council and another county, reviewed, and ranked the proposals. The review committee recommended that funding be awarded to Conservation Corps North Bay (CCNB) for the Cotati-Rohnert Park region and Social Advocates for Youth (SAY) consortium for the balance of the County. The review committee's recommendations were forwarded to the WIB's Youth Council, which accepted the recommendations and recommended a division of funding, and forwarded these to the WIB Executive Committee for action. The WIB Executive Committee approved the recommendations on March 14, 2012.

On April 5, 2012, the state released the WIA formula allocations for FY 12/13 and Sonoma County received additional WIA youth funding. Due to this additional funding and the fact that the top two proposals ultimately tied, the WIB was able to revisit funding levels. The WIB Executive Committee held a special meeting on May 4, 2012 and approved a recommendation to fund the SAY consortium in full, in addition to the CCNB, and directed staff to submit the following to the Board of Supervisors:

Region(s)	Recommended Service Provider	Recommended Funding
Sonoma County	Social Advocates for Youth Consortium	\$1,645,797
Cotati – Rohnert Park	Conservation Corps North Bay	\$248,227
TOTALS		\$1,894,024

The Review Committee did not recommend funding for the Community Action Partnership Sonoma consortium based on the stronger program design presented in the other two proposals.

Sonoma County Water Agency Agreement

The Water Agency and the HSD have developed and implemented SCYEC together in the summers of 2009,

2010, and 2011.

Of the 211 young people employed in 2011 SCYEC program, approximately 100 youth maintained and restored creeks throughout Sonoma County, and performed landscape maintenance at water and wastewater facilities for the Water Agency. The SCYEC also included four crews of out-of-school youth who continued working through October. One of the crews continued working throughout the year. In addition, the SCYEC now includes 4 Saturday volunteer creek clean-up days to engage students in ecosystem restoration and provide opportunities for young people to hear about the SCYEC and gain community service hours.

The Water Agency must perform vegetation maintenance on constructed flood control channels to decrease the potential for flooding and also performs mitigation projects that include riparian restoration. The Water Agency also must perform vegetation maintenance on Dry Creek downstream of Warm Springs Dam, and at various water supply and wastewater treatment plants.

The Water Agency believes that there is a benefit to expanding the services provided by the SCYEC from summer-only services to year-round services to leverage Water Agency flood protection resources with other federal funding sources.

Under the proposed Water Agency agreement, HSD will contract for the hiring of youth and young adults for SCYEC crews to provide maintenance services on Water Agency flood control, water supply, and sanitation facilities as follows:

1. One young adult crew with supervisor for up to 34 weeks for maintenance on Water Agency facilities and restoration of Water Agency flood control channels between November 1, 2011 and June 30, 2012.
2. Up to eight youth and young adult crews with supervisors and transportation for up to eight weeks for maintenance on Water Agency facilities between July 1, 2012 and August 31, 2012.
3. Up to four young adult crews with supervisors for up to eight weeks for maintenance on Water Agency facilities between July 1, 2012 and August 31, 2012.
4. Up to three young adult crews with supervisors for up to 8 weeks for maintenance on Water Agency facilities and restoration of Water Agency flood control channels between September 1, 2012 and October 31, 2012.
5. One young adult crew with supervisor for up to 34 weeks for maintenance on Water Agency facilities and restoration of Water Agency flood control channels between November 1, 2012 and June 30, 2013.

HSD will also provide additional services as requested, in writing, by Water Agency, such as conducting an evaluation of the 2012 summer crews.

Program costs for the FY 11/12 portion of the agreement are \$149,000, which provides funding for a single young adult crew; Program costs for the FY 12/13 portion of the agreement are \$622,000, which includes funding for numerous crews for the entire year and contingency funding should additional project opportunities arise.

The coordination of the SCYEC program involves a high intensity workload. For the past three years, the Water Agency has been managing the SCYEC program utilizing temporary staff. The Water Agency plans to be a long-term partner with Human Services and is committed to continue the opportunities for youth that the SCYEC program provides. Therefore, the Water Agency will be requesting a permanent staff position for SCYEC management and implementation later in Fiscal Year 12/13. This position will assist with the coordination and monitoring of daily operations and planning of the SCYEC program. The position will interface directly with the numerous crews and crew leaders around the county to monitor the projects, ensure that all project sites are appropriate, safe and are progressing as planned.

Sonoma County Youth Ecology Corps Evaluation Report

Providing youth with work experiences clearly meets the Upstream Investments goals of investing early and investing together. To understand whether or not the SCYEC also meets the goal of investing wisely by producing long-term outcomes, the Water Agency funded the first phase of a longitudinal evaluation of the 2011 SCYEC. The Human Services Department Information Integration Division conducted the evaluation and the full report is attached.

The first phase of the evaluation included working with the WIB’s Youth Council to develop and approve the SCYEC logic model which identifies the needs that the SCYEC addresses, the strategies that are used, and the short and long-term impacts expected.

The 2011 evaluation identified the following short-term impacts:

- Youth improve their knowledge of and appreciation for the environment.
By immersing youth in education about the environment, environmental work, and a daily focus on environmental stewardship, the SCYEC develops a love of the environment within youth. At the end of the summer, youth demonstrated learning related to plants, water, fish and fish habitats, the impacts of garbage on the environment, and the relationship between the environment and nutrition.
- Youth make significant improvements in 11 specific work skills.
One important and successful SCYEC strategy is providing opportunities for youth to work in, and be successful in, teams – an important 21st century work skill. Youth clearly understand the value of their newly gained work skills for their future employability. For instance, youth reported that improving their teamwork skills and learning to work with people they don’t know will benefit their future job searches because employers “will know I have experience with others.”
- Youth spent their income responsibly.
More than half of the youth saved some or all of their income. And, one-third of the youth used their income to support their family’s household expenses, including food and rent.

Finally, youth are overwhelmingly satisfied with and grateful for the SCYEC. Youth appreciate the strong emphasis on ensuring their safety, the relationships they build with other youth and adults, the opportunity to develop a work ethic, learning the financial value of hard work, and the exposure to the environment and outdoor work. As reported by one youth, the SCYEC “is life changing.”

Attachments:

On File With Clerk:

- Signed Contracts
- Agreement
- Evaluation Report

CLERK OF THE BOARD USE ONLY

Board Action (If other than “Requested”)	Vote:

Sonoma County Youth Ecology Corps



Karen Fies

Director, Employment & Training Division

Sonoma County Human Services Department

kfies@schsd.org

Scott Kincaid

Chairman, Workforce Investment Board

Senior Vice President, First Community Bank

Mike Thompson

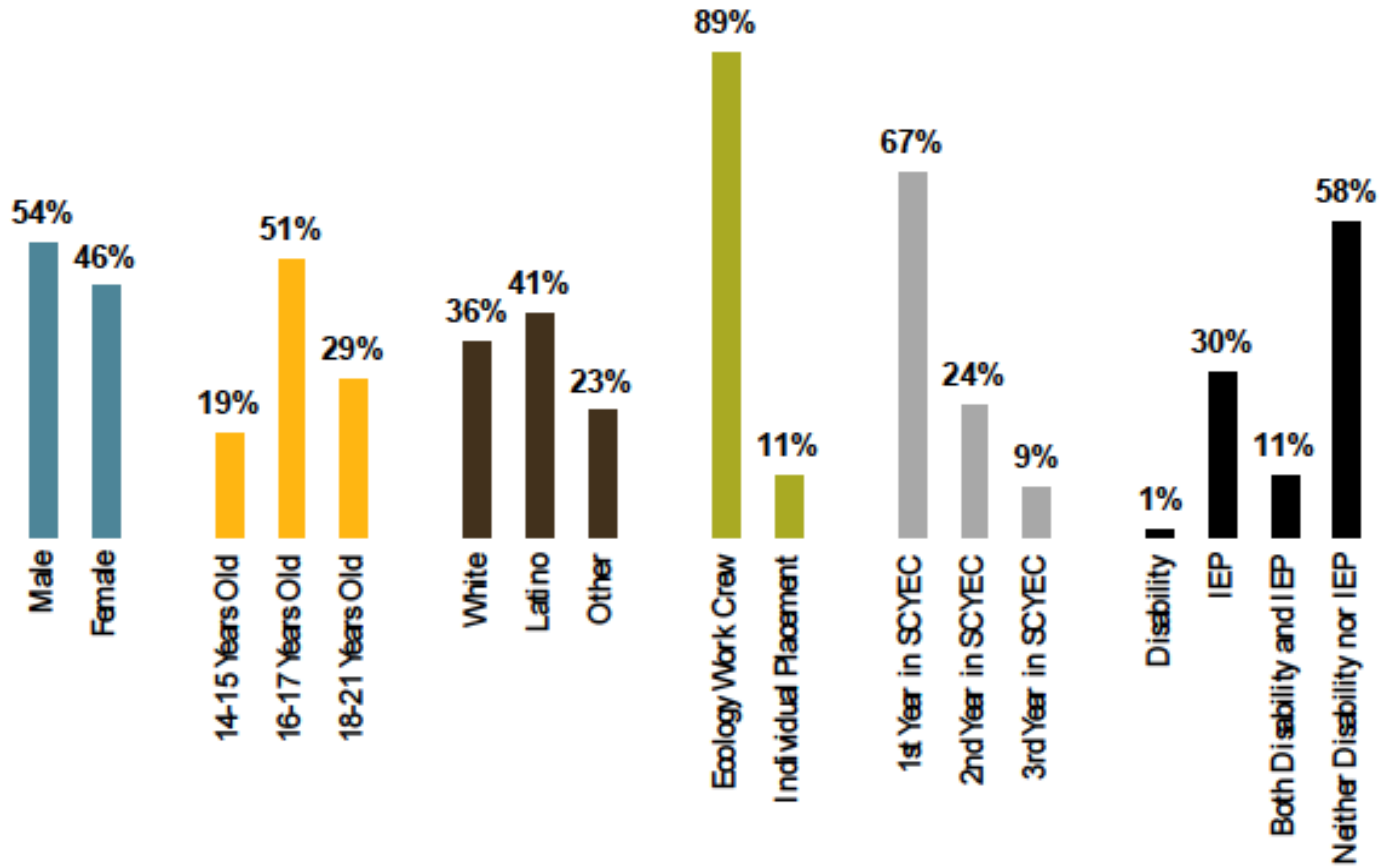
Assistant General Manager of Business Operations

Sonoma County Water Agency

Michael.Thompson@scwa.ca.gov

2011 Program: 192 Young People

2011 SCYEC Youth Demographics



2011 Successes

192 young people @ 23 work sites

Accomplishments:

- ❖ 7,402 plants planted
- ❖ 13.3 miles of waterways maintained
- ❖ 1,598 cubic yards of debris removed
- ❖ 13.5 miles of trails maintained

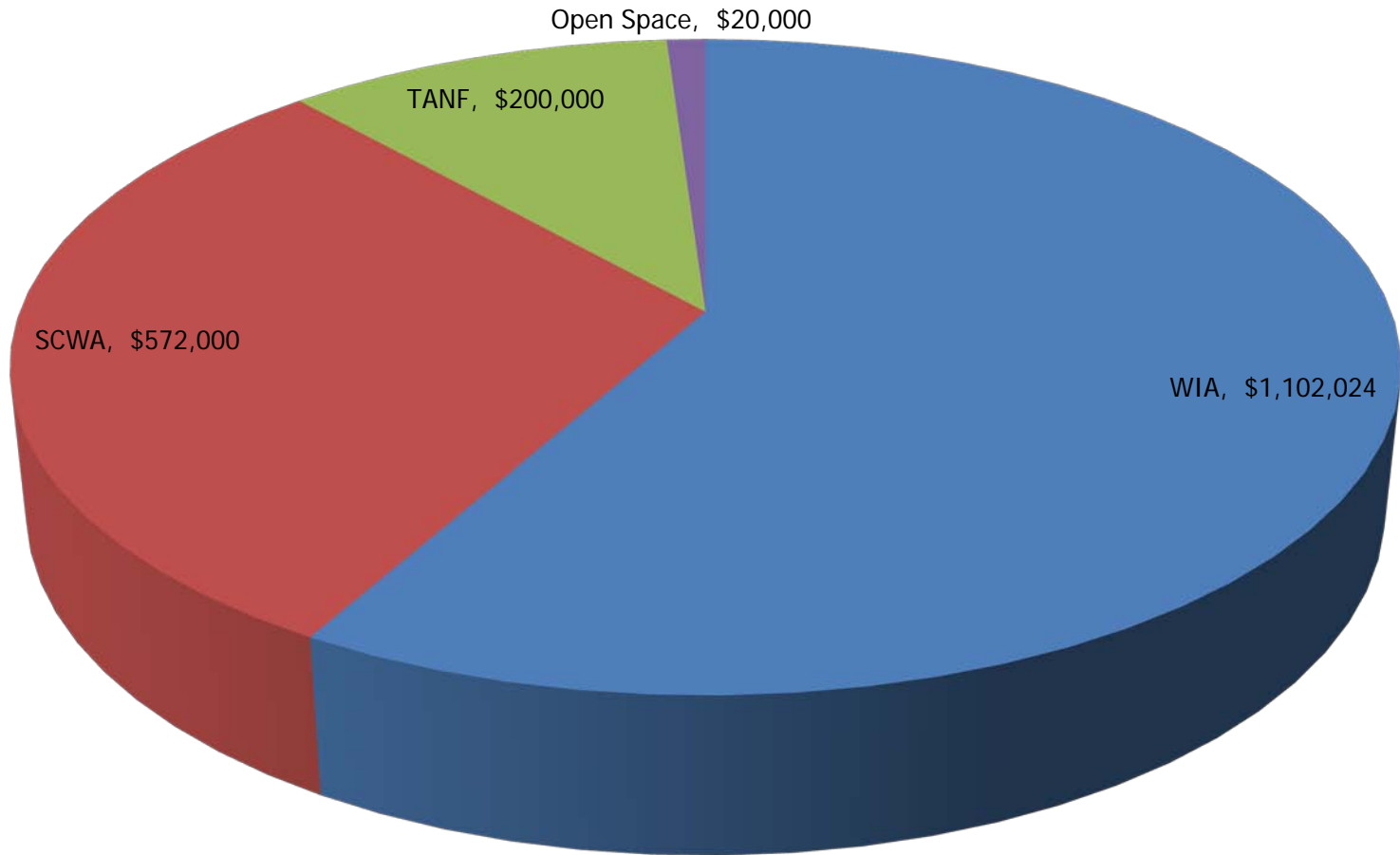


2011 Successes

- ❖ \$1,200 in earnings per youth
- ❖ 53% saved their earnings
- ❖ 97% believe teammates took safety seriously
- ❖ 61% of youth believe they are more responsible



2012-13 SCYEC Funding



Recommended Providers

Region(s)	Recommended Service Provider	Recommended Funding
Sonoma County	Social Advocates for Youth Consortium	\$1,645,797
Cotati – Rohnert Park	Conservation Corps North Bay	\$248,227
TOTALS		\$1,894,024

Program Going Forward



Many Public Benefits



Flood Protection, Public Safety, Increased Recreational Use



Restoration



Long Term



Expanding Partnerships



Requested Board Actions

- ❖ Approve service agreements for the 2012/13 Youth Education & Employment Services program, including SCYEC, for a combined total of \$1,894,024
- ❖ Authorize Chair to execute funding agreement for SCYEC between HSD and Water Agency for \$771,000
- ❖ Accept the 2011 SCYEC Evaluation Report

Questions?



"Empower, Support, Protect"

Human Services Department
COUNTY OF SONOMA



<h1 style="margin: 0;">County Of Sonoma</h1> <h2 style="margin: 0;">Agenda Item</h2> <h3 style="margin: 0;">Summary Report</h3>		<p style="margin: 0;">Clerk of the Board Use Only</p> <p style="margin: 0;">Meeting Date / /</p> <p style="margin: 0;">Agenda Item No: 39</p>
<p style="margin: 0;">Department: Auditor-Controller/Treasurer-Tax Collector and County Administrator's Office</p>		<p style="margin: 0;">4/5 Vote Not Required</p>
<p style="margin: 0;">Name and Phone Number: David Sundstrom – 565-3285 Veronica Ferguson—565-2421</p>	<p style="margin: 0;">Board Date: 5/15/2012</p>	<p style="margin: 0;">Deadline for Board Action: 5/15/2012</p>
<p style="margin: 0;">AGENDA SHORT TITLE: Sonoma County Debt Management Policy</p> <p style="margin: 0;">REQUESTED BOARD ACTION: Request adoption of the County Debt Management Policy for inclusion in the Fiscal Policy Manual for the County of Sonoma, Community Development Commission, Sonoma County Water Agency, and the Agricultural Preservation and Open Space District, and other affected component budget units.</p>		
<p style="margin: 0;">CURRENT FISCAL YEAR FINANCIAL IMPACT - None.</p> <p style="margin: 0;">Explanation (if required):</p>		
<p style="margin: 0;">Prior Board Action: On 11/8/2011, the Board received the Ad Hoc Committee on Pension Reform report which referenced policies within the attached proposed Debt Management Policy.</p>		
<p style="margin: 0;">Alternatives – Results of Non-Approval: No policy would be in place addressing the issuance and management of County debt.</p>		

Background:

It is in the best interest of Sonoma County (the “County”) to ensure the fiscal well-being of County finances. One of the key tools used to provide strong fiscal oversight is a Debt Management Policy which acts as a guide for debt issuance and prescribes best practices when considering the issuance of new debt. A Debt Management Policy can also assist the County in maintaining a strong credit rating which typically equates to substantial interest savings when issuing new debt in secondary financial markets. The Auditor-Controller/Treasurer-Tax Collector (the “ACTTC”) is recommending the Board of Supervisors approve the proposed Debt Management Policy (the “Policy”) for inclusion in the County Fiscal Policy Manual, and begin adhering to the Policy effective immediately.

In addition to a Debt Management Policy, another important tool for the management of debt is the Debt Advisory Committee (“DAC”). Over 20 years ago, the County Administrator’s Office (the “CAO”) created a DAC for the purpose of reviewing long term debt financing proposals initiated by County departments and agencies. Members of the DAC include the (1) ACTTC, (2) County Administrator (Vice-Chair), (3) County Counsel, (4) Director of General Services, (5) Chief Engineer of the County Water Agency, (6) Executive Director of the Community Development Commission and (7) Assistant Treasurer. Members may specify an alternate to act in their place. The DAC is charged with evaluating the terms of proposed transactions to ensure they are suitable to the underlying purpose of the financing, obtain the most economical terms, and are in the best interest of the fiscal health of the County. The DAC is intended to provide the CAO and the Board of Supervisors with the assurance that the fiscal well being of the County is protected as each new transaction is considered. The DAC may also be tasked with reviewing and making recommendations to the County Administrator on other financing issues that may arise from time to time, as requested by the CAO.

As Chair of the DAC, the ACTTC collaborated with the County’s financial advisor, KNN Public Finance, and internal stakeholders in order to draft the proposed Policy which will be the primary tool utilized by the DAC to ensure consistent treatment of proposed new long term debt by the County and its agencies. The Policy lays out fundamental guiding principles for the consideration of incurring any new long term debt obligation.

One of the most important elements of the Policy is a proposed maximum total annual lease (including certificates of participation) debt service limit of 4-6% of General Fund expenditures (includes General Fund, Human Services and Health & Sanitation expenditures). This determination is based upon rating agency benchmarks and medians. For fiscal year 2010-11 the County is at 1.55% which is considered very low. And, as of fiscal year 2010-11, the County is on track to pay down approximately 78% of its lease type debt within 10 years meaning that the County has issued very little new lease debt in recent years.

The Policy also addresses the setting of a limit for the issuance of Pension Obligation Bonds (“POB”). This limit is set at from 5-7% and is defined as the total annual POB debt service as a percentage of total County expenditures (includes all Governmental Funds expenditures). For fiscal year 2010-11 the County is at 5.16%. Even within the limit, the Policy states that POBs shall be issued only after careful consideration of potential benefits and risks. Considerations shall include the County’s overall pension burden, including both POB debt and the amount of pension unfunded actuarial accrued liabilities (UAAL). To the extent that rating agency or other metrics are available, the County’s pension burden (inclusive of UAAL) shall be compared to that of other similar agencies.

It is the intention of the DAC and the ACTTC that the Policy will guide the issuance and management of all long term debt and lease financing funded from the capital markets which bears the County of Sonoma’s name or any Agency whose Board is comprised of the County Board of Supervisors as well as the action taken by the Board of Director’s of all component units that are included within the County Comprehensive Annual Financial Report. In instances where component units generate dedicated user fees or other dedicated sources of revenue available for the purpose of paying debt service then the aforementioned ratios may be exceeded as these dedicated funds would not otherwise benefit the General Fund.

This policy also requires that the Board of Supervisors specifically authorize each debt and lease financing based on the recommendation of the CAO after review by the DAC. The Policy implementation and the day-to-day responsibility and authority for structuring, implementing and managing the County's debt program will lie with the office of the ACTTC with participation from County Counsel and other stakeholders as needed.

The Policy is intended to guide and regulate the County's issuance of debt. However, the financial environment may change and this Policy may require future review or revision. Therefore, the Policy will be reviewed and updated every two years and more frequently if required. Any changes to the Policy are subject to approval by the DAC and subsequently by the Board of Supervisors.

Requested Board Actions

Request adoption of the County Debt Management Policy for inclusion in the Fiscal Policy Manual on behalf of the County, Community Development Commission, Sonoma County Water Agency, and the Agricultural Preservation and Open Space District, and other affected component budget units

Attachments:

On File With Clerk:

1. Proposed Debt Management Policy

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:



County of Sonoma

Presentation to the Board of Supervisors: Overview of the Debt Management Policy

May 15, 2012

Presentation Overview

- I. Debt Policy as an Element of Prudent Debt Management
- II. Sonoma County Debt Program
- III. Debt Management Policy Overview
- IV. Refinancing Opportunities



I. Debt Policy as an Element of Prudent Debt Management



Debt Management Policies – Setting the Foundation for Fiscal Health

- **Government Finance Officers Association (GFOA)** – 1995 and 2003 Best Practice

“A debt management policy improves the quality of decisions, provides justification for the structure of debt issuance, identifies policy goals, and demonstrates a commitment to long-term financial planning, including a multi-year capital plan.”

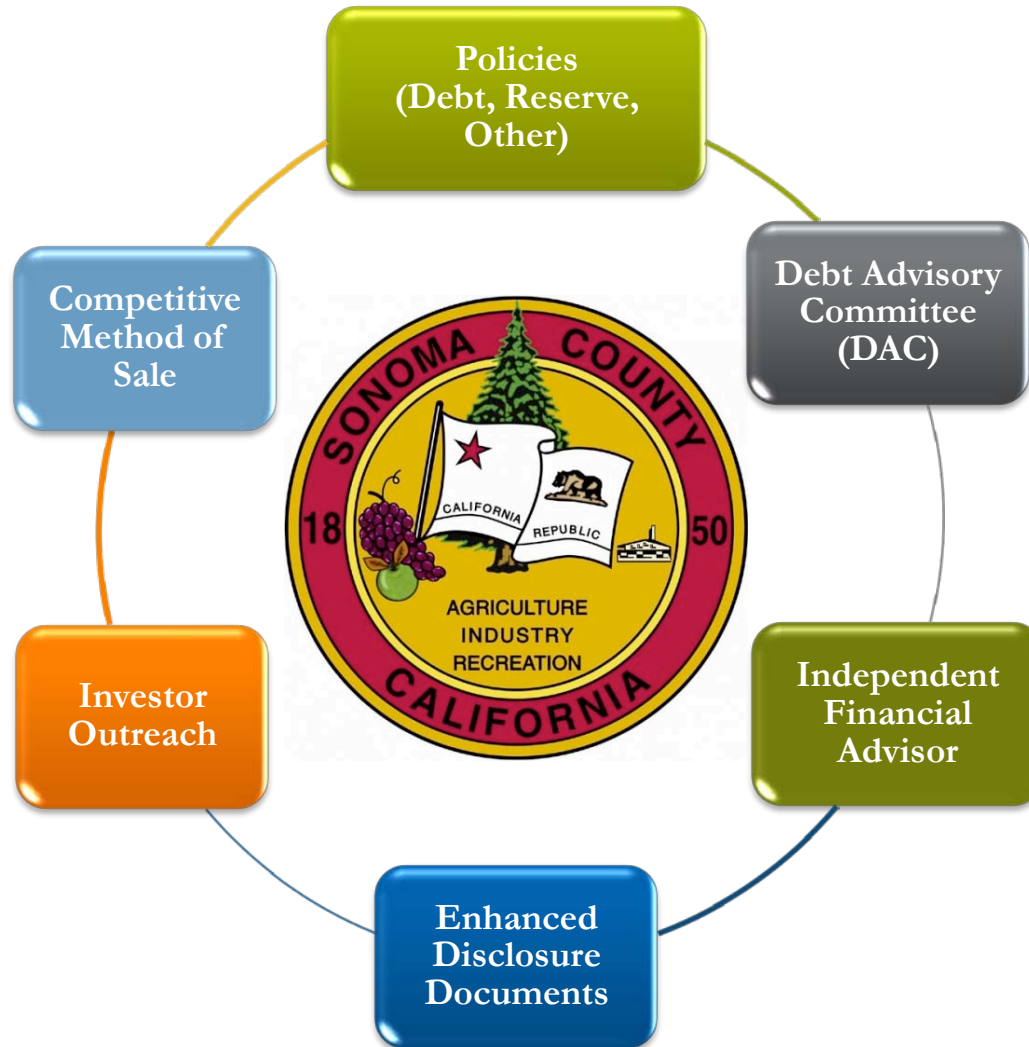
“Adherence to a debt management policy signals to rating agencies and the capital markets that a government is well managed and should meet its obligations in a timely manner.”

“GFOA recommends that all state and local governments adopt comprehensive written debt management policies, and that governments review them at least annually and revise them as necessary.”

- **Rating Agencies** – Standard & Poor’s (S&P), Fitch Ratings and Moody’s all indentify debt policies as an important element of strong financial management.



Prudent Debt Management



II. Sonoma County Debt Program



Types of Financings Used by Sonoma County

- **Certificates of Participation (COPs)** – A form of lease-purchase financing for capital projects and equipment. Certificates of participation require a pledge of real property and/or equipment.
- **Enterprise Revenue Bonds** - A form of long-term borrowing in which the debt obligation is secured solely by a revenue stream produced by the enterprise. Non-recourse to the general fund.
- **Tax and Revenue Anticipation Notes (TRANs)** – Annual cash flow borrowing which must be re-paid with current fiscal year dollars. Typically have a 12-month maturity.
- **Pension Obligation Bonds (POBs)** – Taxable bonds used to refinance, at a lower cost, all or a portion of the County’s unfunded pension liability.
- **Tobacco Settlement Revenue Asset-Backed Bonds** – Sale of the County’s right to receive tobacco settlement revenues for an up-front cash payment which can be used to finance capital projects or to finance a capital endowment. Non-recourse to the general fund.



Certificates Of Participation (COPs)

Publicly Offered	Original Project Financed	Original Par Amount	Outstanding Par Amount (1)	Current Rating	Final Maturity
1991 Capital Outlay Financing Program	La Plaza West Building Complex	\$8,985,000	Fully Paid 10/1/11	S&P: "AA-"	2011
2002 Series A (1992 Refinancing)	Main Adult Detention Facility	\$14,065,000	\$1,815,000	S&P: "AA-"	2013
2003 Series A (1993 Refinancing)	Main Adult Detention Facility	\$19,295,000	\$9,825,000	S&P: "AA-"	2018
2003 Series B	Juvenile Justice Center Courtrooms	\$4,960,000	\$2,540,000	S&P: "AA-"	2018
Privately Placed					
2007 Building Remodel	ACTTC Remodel	\$2,776,000	\$1,823,000	Not Rated	2018
2007 (2000 Refinancing)	Solid Waste System	\$11,315,000	\$4,700,000	Not Rated	2015
2009 Energy Savings Financing (2)	Energy Projects - Fuel Cell	\$18,900,000	\$19,648,000	Not Rated	2027
2010 Building Remodel (3)	370 Administration Drive	\$1,475,000	\$1,340,000	Not Rated	2024
Total		\$81,771,000	\$41,691,000		

(1) As of June 30, 2012.

(2) Outstanding Par exceeds Original Par Amount due to capitalized interest.

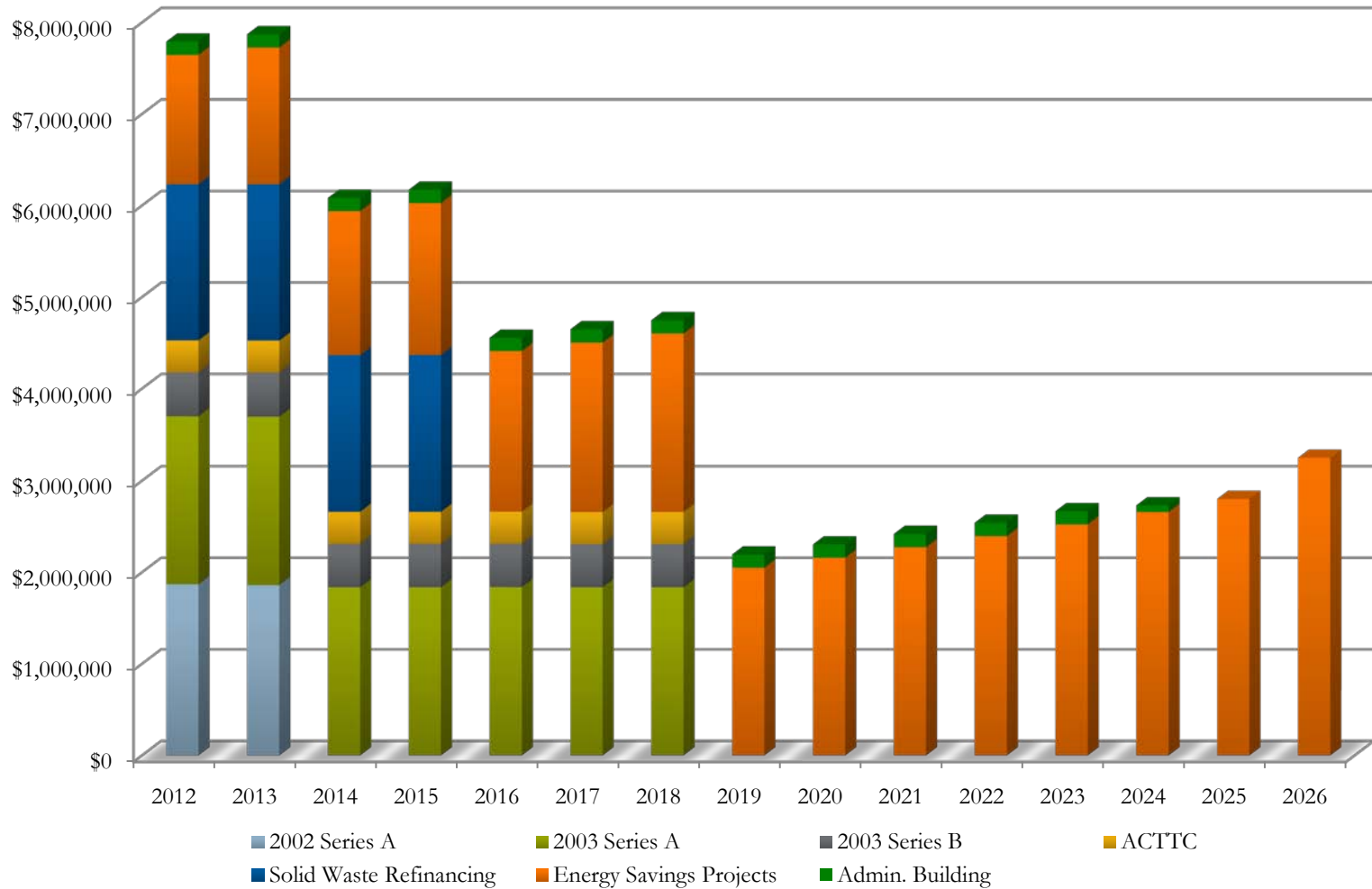
(3) Excludes equipment lease portion of the 2010 Building Remodel. All capital leases/equipment leases are not included.

Outstanding amount of capital leases is approximately \$7.0 million and includes \$3.3 million Los Guilicos Photovoltaic Project and \$1.5 million Helicopter Project.

Source: Sonoma County



Certificates Of Participation (COPs) Debt Service



Note: 1991 COPs (La Plaza West) reached final maturity on 10/1/2011 and are not included above.
 Excludes equipment lease portion of 2010 Administration Building COPs and all other capital lease obligations.



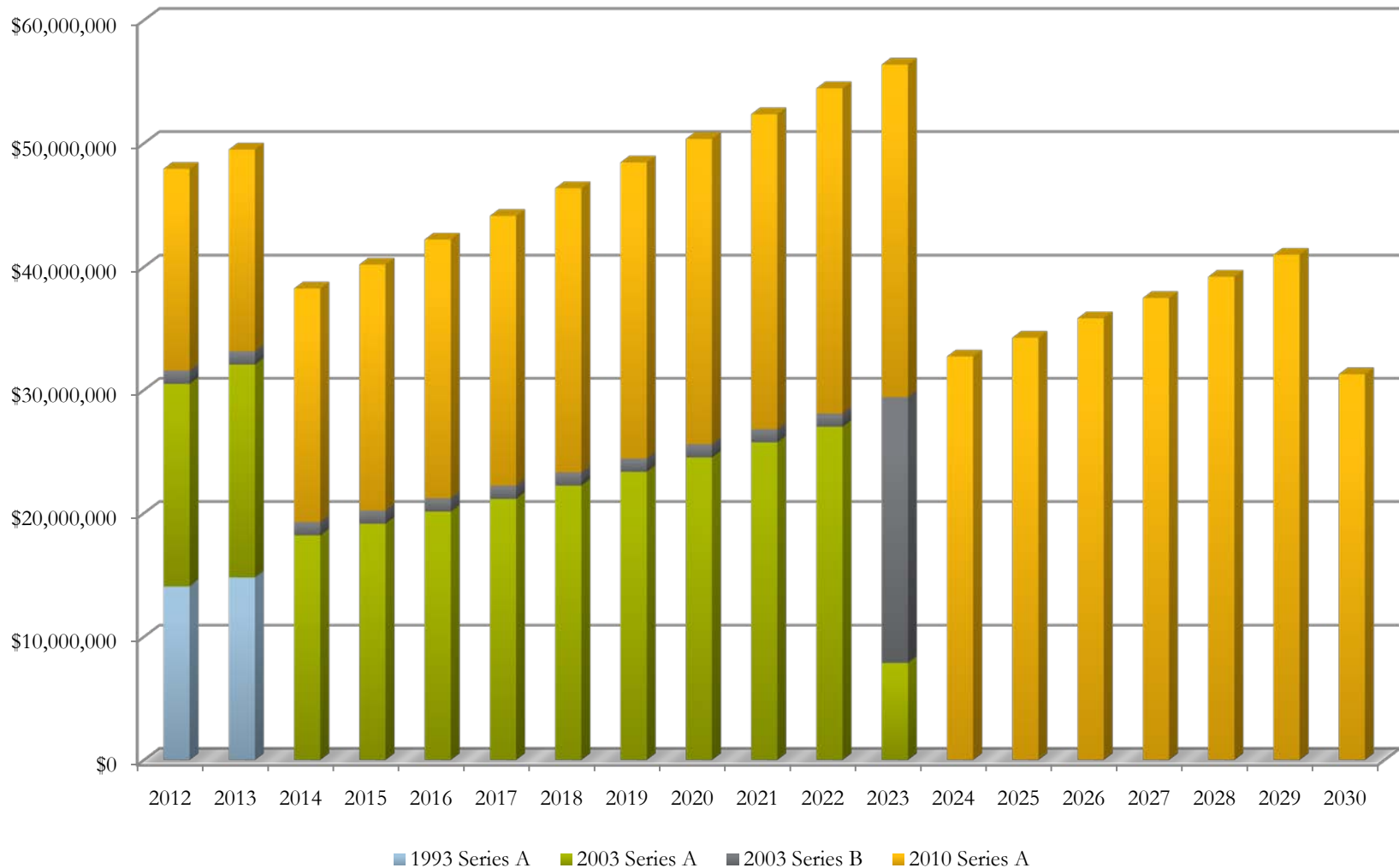
Pension Obligation Bonds (POBs)

Pension Obligation Bonds	Original Par Amount	Outstanding Par Amount (1)	Current Rating	Final Maturity
Series 1993	\$97,400,000	\$26,220,000	Moody's: "Aa3" S&P: "AA-"	2013
Series 2003A	\$210,200,000	\$181,845,000	S&P: "AA-" Fitch: "AA"	2023
Series 2003B	\$21,000,000	\$21,000,000	S&P: "AA-" Fitch: "AA"	2023
Series 2010A	\$289,335,000	\$286,390,000	S&P: "AA-" Fitch: "AA"	2030
Total	\$617,935,000	\$515,455,000		

(1) As of June 30, 2012.



Pension Obligation Bonds (POBs) Debt Service



Sonoma County General Fund Debt Profile

- The County does not have any variable rate debt, interest rate swaps or other derivative instruments, all a credit positive.
- A portion of the County's debt payments have off-setting revenues.
 - The debt payments for the 2009 Energy Savings Project financing is structured to be paid from a portion of the energy savings generated by the project.
- Standard & Poor's (S&P), Fitch Ratings and Moody's all have a "stable" outlook on the County's ratings.



Other Debt Governed by the Board of Supervisors

<u>Debt Outstanding (1)</u>	<u>Original Par Amount</u>	<u>Outstanding Par Amount</u>	<u>Final Maturity</u>
<u>Governmental Activities</u>			
2007A Open Space District Revenue Bonds	\$93,845,000	\$93,845,000	2031
CDC (RDA) 1986 Bonds	1,330,000	345,000	2015
CDC (RDA) 2008 Tax Allocation Bonds	14,345,000	13,570,000	2035
CDC (RDA) Note	1,032,000	750,000	2014
Special Assessment Obligations	14,982,000	4,130,000	2032
Sonoma Tobacco Securitization	<u>83,060,000</u>	<u>77,105,000</u>	2045
Total	\$208,594,000	\$189,745,000	
<u>Business-Type Activities</u>			
Water Agency General Obligation Bonds	\$800,000	\$273,000	2017-2020
2003 Water Revenue Bonds	15,857,000	12,860,000	2033
2006 Water Revenue Bonds	11,500,000	10,435,000	2037
2005 Water and Waste Water Revenue Bonds	6,220,000	4,920,000	2027
Sanitation District General Obligation Bonds	1,944,000	1,071,000	2022
Sanitation District Revenue Bonds	21,245,000	15,865,000	2027
Energy Independence Program, Bonds Payable (2)	56,658,793	48,110,274	2032
Sonoma Valley CSD Notes Payable	<u>933,000</u>	<u>582,000</u>	2015
Total	\$115,157,793	\$94,116,274	

Notes:

- (1) As of June 30, 2012, issues totally paid in FY 2012-13 are not included.
Does not include capital lease obligations.
Also, does not include contracts or advances from other governments.
- (2) As of April 30, 2012. Includes Sonoma Mountain Village (Clean Fund).
- Source: Sonoma County



III. Debt Management Policy Overview



Debt Management Policy Table of Contents

- | | |
|----------------------------------|---|
| I. Introduction/Purpose | VII. Debt Structuring Practices |
| II. Policy Objectives | VIII. Debt Level/Affordability Targets |
| III. Scope | IX. Financial Assistance |
| IV. Debt Advisory Committee | X. Discount Rate Reduction |
| V. Delegation of Authority | XI. Annual Report/Continuing Disclosure |
| VI. Standards of Debt Financings | XII. New Financing Methods |



Sections IV & V – Debt Advisory Committee & Delegation of Authority

- The Debt Advisory Committee is responsible for reviewing all proposed financings and providing recommendations to the County Administrator's Office.
- Policy implementation and the day-to-day responsibility for the County's debt program will lie with the Auditor-Controller-Treasurer-Tax Collector.



Section VI - Standards of Debt Financing

- **Incurring Debt:** The County will minimize the level of its direct debt and use self-supporting debt when possible. Debt issuances can be “new money” financings and refinancings of prior debt.
 - **New Money Financings:** Subject to issuing and structuring considerations discussed in the Debt Management Policy.
 - **Refinancings:** Also subject to issuing and structuring considerations discussed in the Debt Management Policy.
 - The County has established a minimum present value cash flow savings threshold goal of three percent (3%) of the refunded bond principal amount. A refinancing may also be considered if other compelling reasons exist.



Section VIII - Debt Level / Affordability Targets

- The County shall establish an affordable level of debt in order to preserve credit quality and ensure financial stability. The Debt Management Policy has two affordability targets, one for certificates of participation (COPs) and one for pension obligation bonds (POBs).
- The County shall maintain a debt affordability model with ratios recalculated at the time of a new debt issue. The Debt Advisory Committee and the Board will be notified if any new issuance would cause the ratio to exceed the threshold. Both Debt Advisory Committee and Board approval would be required before the County is allowed to exceed the ratio threshold.



Section VIII - Debt Level / Affordability Targets

- General Fund lease debt service (e.g. certificates of participation) should not exceed a range of four to six percent (4%-6%) of General Fund Expenditures.

Certificates Of Participation (COPs) Debt Affordability (000s)

	<u>FY 2008-09</u>	<u>FY 2009-10</u>	<u>FY 2010-11</u>
Total General Fund Expenditures (1)	570,187	573,360	572,246
COP Debt Service	6,995	8,109	8,866
Ratio	1.23%	1.41%	1.55%
Capacity at 4%	22,807	22,934	22,890
Unused Debt Service Capacity	15,813	14,825	14,024
Rough Additional Par	210,000	190,000	180,000
Capacity at 6%	34,211	34,402	34,335
Unused Debt Service Capacity	27,216	26,293	25,469
Rough Additional Par	350,000	340,000	330,000

(1) Net of Transfers. Includes General Fund, Human Services and Health and Sanitation.



Section VIII - Debt Level / Affordability Targets

- Pension obligation bonds (POBs) shall be issued only after careful consideration by the DAC and Board of potential benefits and risks. Considerations include:
 - The spread between the expected borrowing rate and the assumed rate of return on retirement plan assets.
 - Investment risk associated with the investment of pension obligation bond proceeds.
 - Issuing a sufficient amount of pension obligation bonds to generate market interest.
 - The County's overall pension burden, including both pension obligation bond debt and Unfunded Actuarial Accrued Liability (UAAL).

- If other metrics become available, the County's total pension burden (including Unfunded Actuarial Accrued Liability) shall be compared to that of other comparable agencies.



Section VIII - Debt Level / Affordability Targets

- The debt service for pension obligation bonds (POBs) should not exceed 5%-7% of total County expenditures, without consideration of Unfunded Actuarial Accrued Liability (UAAL).

Pension Obligation Bonds (POBs) Debt Affordability (000s)

	<u>FY 2008-09</u>	<u>FY 2009-10</u>	<u>FY 2010-11</u>
Total County Expenditures (1)	871,068	889,590	878,438
Total POB Debt Service	27,291	28,663	45,298
Ratio	3.13%	3.22%	5.16%
Capacity at 5%	43,553	44,480	43,922
Unused Debt Service Capacity	16,262	15,816	-1,376
Rough Additional Par	190,000	180,000	N/A
Capacity at 7%	60,975	62,271	61,491
Unused Debt Service Capacity	33,683	33,608	16,192
Rough Additional Par	390,000	390,000	190,000

	<u>12/31/2008</u>	<u>12/31/2009</u>	<u>12/31/2010</u>
UAAL (000s)	301,943	402,088	248,586
Funded Ratio	83.6%	79.6%	88.4%

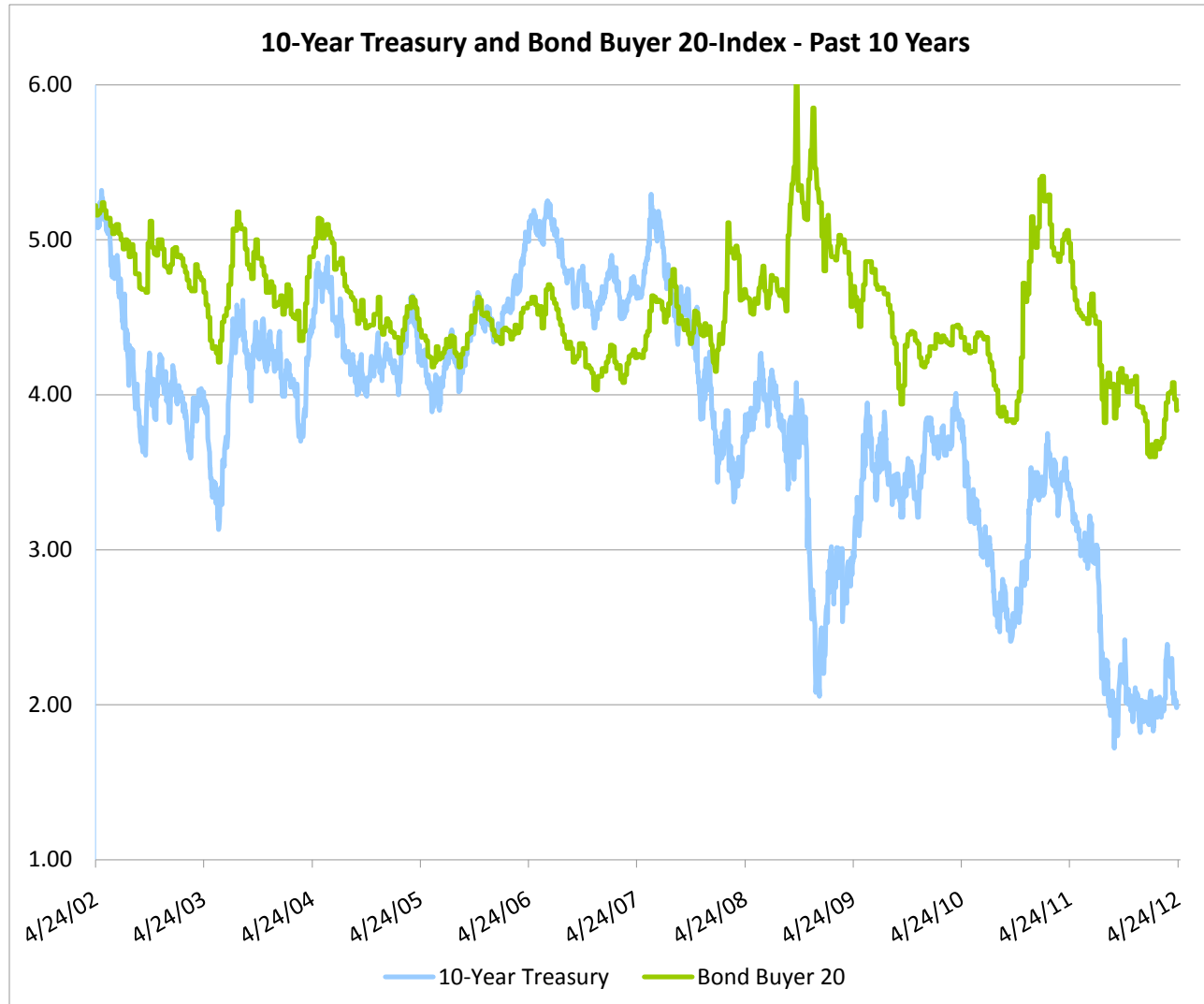
(1) Includes all Governmental Funds.



IV. Refinancing Opportunities



Interest Rates Are Near Historic Lows



Refinancing of 2003 COPs Series A&B and Solid Waste Project Private Placement

	Scenario #1 Full Reserve <u>Public Offering</u>	Scenario #2 1/2 Reserve <u>Public Offering</u>
Par Amount of Refunding Bonds	\$19,598,000	\$18,560,000
Par Amount of Refunded Bonds	17,065,000	17,065,000
True Interest Costs of Refunding Bonds	1.63%	1.63%
Final Maturity	11/15/18	11/15/18
Net Present Value (NPV) Savings	649,261	707,862
NPV Savings as % of Refunded Bonds	3.80%	4.14%
<u>Savings:</u>		
6/30/13	\$148,712	\$160,699
6/30/14	147,827	\$165,999
6/30/15	149,932	\$164,611
6/30/16	77,727	\$90,420
6/30/17	71,943	\$84,569
6/30/18	77,030	\$89,579
6/30/19	<u>36,405</u>	<u>\$9,608</u>
Total	\$709,575	\$765,485

Note: Based on current market conditions. Subject to change.



Background: None.

Attachments: None.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

SUBMIT TO:
 Board of Supervisors
 575 Administration Dr. 100A
 Santa Rosa, CA 95403

COUNTY OF SONOMA

Fee Waiver Request Form

For Board of Supervisors Use Only

1. Contact information for individual requesting fee waiver:

Name: Jeff Spencer
First Middle Last

Mailing Address: 18971 Sonoma Hwy. Sonoma CA 95476
Number Street City State/ZIP

Phone: (707)938-5922 X2104 Email: jennispen@aol.com
Area Code/Number

2. Name of organization or entity for which fee waiver is requested:

Name: James Mathieson Memorial

Mailing Address: 553 Acadia Drive Petaluma CA 94954
Number Street City State/ZIP

Phone: (305)849-0579 Email: colettakim@yahoo.com

3. Please indicate by check mark the supervisory district in which the organization or entity submitting this request is located, where the project/activity/event will be held, and the district office to whom you would like to submit this request:

Board Member and District	Valerie Brown District 1	David Rabbitt District 2	Shirlee Zane District 3	Mike McGuire District 4	Efron Carrillo District 5
Entity or organization location (select all that apply)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Project/activity/event location (select all that apply)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
District office to receive request (select only one)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Type of organization or entity for which the fee waiver is requested:

- City Special District Other Local Government
 School Non-profit or CBO Individual

Other Fees (please specify): _____

5. Please provide a description of the project/activity/event for which a fee waiver is being requested on a separate sheet of paper. Please include the type of project/activity/event, the number of individuals who will participate or be served, etc.

6. Please indicate if this is a one-time or annual event: One Time Annual

Reset

7. Type and amount of fee waiver(s) requested. Please list all County fees you are requesting be waived in conjunction with this project/activity/event:

Department Assessing Fee	Type of Fee	Amount of Fee
Sonoma County Veterans Memorial Buildings	Building rental fee	\$1,605.00

8. If your entity or organization has received a fee waiver(s) for a similar project/activity/event in the past, please list fee waivers below:

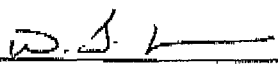
Date of Fee Waiver	Department Assessing Fee	Type of Fee	Amount of Fee

9. Does the organization or entity for which the fee waiver is requested receive funding from any of the following sources? If so, please specify:

- Property Tax
 Sales Tax
 Special Assessment
 User Fees

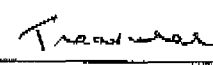
Other Fees (please specify): _____

10. If the organization or entity receives tax funding or has the ability to assess fees, please provide an explanation and supporting documentation regarding the complete inability of the organization or entity to pay the fees which you are requesting be waived. Please attach information/documentation to this form and submit with your request for a fee waiver.
11. Will the organization or entity be charging an entry fee or be requesting a donation for the project/activity/event for which you are requesting a fee waiver? If so, please provide an explanation and supporting documentation detailing why the fees to be waived cannot be recovered through the entry fee. Please attach information/documentation to this form and submit with your request for a fee waiver.



 Authorized Signature
 5/8/12

 Date



 Title

James Mathieson Memorial Event

July 21, 2012

Petaluma Veterans Memorial Building

Estimated attendance: 200

Deputy Jim Mathieson, was shot dead by a parolee in Petaluma while off duty will be remembered on July 21, 2012. Mathieson, 49, of Petaluma was killed by Thomas Edwin Halloran, 28, as he tried to give advice to the suspect's ex-girlfriend, who reported that Halloran had been threatening to kill her and her family.

Mathieson, was a father of two sons and committed Marin County Sheriff Deputy. He was a respected community member, colleague and friend to many. Mathieson has been described by many as a genuine and kind man, who was always willing to help his friends and coworkers. The event on July 21st will honor the respected community member and build a scholarship fund in his memory to benefit for the Santa Rosa Junior College Cadet program.



County of Sonoma Fee Waiver Policy

Authority: Board of Supervisors
Approval Date: June 2, 2009
Effective Date: July 1, 2009

1. Purpose

The purpose of this policy is to establish guidelines to be used to evaluate requests for fee waivers and to implement a structure and process through which consistent information for fee waiver requests will be collected and evaluated.

2. Background

Sonoma County is facing unprecedented fiscal challenges. As a result of the economic downturn, job and income losses, declining home values, and reduced consumption, the County's major sources of revenue property tax and sales tax have declined substantially. The situation is exacerbated by an increase in demand for county services. In light of this new fiscal reality, the county is reviewing all resource allocation decisions. Fee waivers, are an expense to the County General Fund. Fees are established to pay for the cost of a service provided by a county department. When a fee waiver is granted, the County General Fund pays the department in an amount equal to the fee waived.

3. Policy

The Board of Supervisors may, at their sole discretion, approve or disapprove fee waiver requests. Effective July 1, 2009, the following general guidelines will be used to assist in the determination of whether a requested fee waiver is eligible or ineligible.

Eligible for fee waivers	Ineligible for fee waivers
Community based organizations (CBO) or non-profits providing a direct service that is similar to or complimentary to a key county policy goal or direct service that the county is typically responsible for providing; e.g. emergency or economic assistance or basic sustenance needs (emergency food, shelter, etc.)	Flood elevation program fees
	Other county department fees
	Other governmental agencies – unless they can demonstrate an inability to pay the county fee
Governmental agencies that do not receive tax funding and can demonstrate an inability to pay the county fee	Fund raising events - where attendees pay a fee for admission to the event or in the case of festivals where vendors pay to participate in the event

4. Phased in Reduction for CBOs and Non-Profits

CBOs and non-profits that have received a fee waiver in the 12 months prior to the effective date of this policy, for an activity/event that may no longer be eligible under this policy, will be considered for a phased reduction in fees as follows:

- Year 1 – Up to two-thirds of the fee amount previously waived, may be waived
- Year 2 – Up to one-third of the fee amount previously waived, may be waived
- Year 3 – Fee waiver ineligible

The phased-in reduction does not apply to CBOs and non-profits who received fee waivers for a fund raising activity/event, where the CBO or non-profit has the ability to set entry or participation fees at a level necessary to cover costs, including the cost of any associated fees.

5. Fee Waiver Request Form

Fee waiver requests submitted on or after June 2, 2009, must be accompanied by a Fee Waiver Request Form (Attachment A). Copies of this form may be obtained from the County of Sonoma, Clerk of the Board of Supervisors, located at 575 Administration Drive, Room 100A, Santa Rosa, CA, 95403, or at the following website: <http://www.sonoma-county.org/board/index.htm>.

Fee Waiver Request Forms must be complete, signed, and accompanied by supporting documentation to demonstrate eligibility for the requested fee waiver. Demonstrated eligibility does not assure approval of a fee waiver request.

Completed Fee Waiver Request Forms shall be submitted to the Clerk of the Board of Supervisors at the address above. The Clerk will forward requests to the Board Member specified by the applicant.

County Of Sonoma Agenda Item Summary Report

Clerk of the Board Use Only

Meeting Date

/ /

Agenda Item No:

47

Department: Sonoma County Permit and Resource Management Department

Name and Phone Number:
Steve Padovan - (707) 565-1352

Board Date:
5/15/2012

AGENDA SHORT TITLE: Use Permit for a Level II Medical Cannabis Dispensary; UPE11-0062; Republic Health Center, Inc.; applicant.

REQUESTED BOARD ACTION: Conduct a public hearing and make a decision on an application for a Use Permit for a Level II Medical Cannabis Dispensary. Property address: 4170 Santa Rosa Avenue, Santa Rosa; APN 045-290-097; Supervisorial District No. 3.

Action Requested of the Board of Supervisors:

The Board is requested to conduct a public hearing and approve or deny an application for a Use Permit for a Level II Medical Cannabis Dispensary previously approved by the Board of Zoning Adjustments.

Location, Zoning and Project Description:

The subject property is a 2.05 acre parcel located at 4170 Santa Rosa Avenue, Santa Rosa; APN 045-290-097; Supervisorial District No. 3. The base zoning is LC (Limited Commercial), M1 (Limited Urban Industrial), and RR (Rural Residential) with a combining zone district of VOH (Valley Oak Habitat) over the entire site. The project site is located within the Santa Rosa Urban Service Area at the northeast corner of Horn and Santa Rosa Avenues and the existing building is on a private well and septic system. Fleming Way, a private driveway that serves several residences to the east, crosses through the northerly portion of the property. The site is developed with a 1,561 square foot commercial building which is located on the LC designated portion at the southwestern corner of the lot. The existing mound septic system is located east of the building and the water well is located to the north. There are 10 on-site parking spaces with driveway access provided off South Santa Rosa Avenue.

The proposal is for a Level II Medical Cannabis Dispensary, serving over 30 patients per day in an existing 1,561 square foot, recently remodeled commercial building. The dispensary will be operated by Republic Health Center, Inc., a California non-profit mutual benefit corporation and occupies .87 acres of the two acre parcel. The dispensary Use Permit was approved to operate Monday through Saturday from 10:00 a.m. to 7:00 p.m. with three full-time and three part-time employees and private security. The floor plan consists of a defined lobby/display area at the front of the business with a counter where the patients are checked in to ensure that they have the proper identification and a California issued Medical Marijuana Identification Card. The non-public area beyond the counter includes an office, break room and staff restroom. There are 24-hour closed circuit cameras focused on the parking area, the main entry, the retail/display area and the office. Video will be maintained for a period of 30 days. A small amount of product is on display behind a glass counter in the sales/dispensing area with the majority of the product stored within a safe in the back office. No smoking or consumption of any tobacco, cannabis or alcohol is permitted on or around the premises and exterior modifications are minimal, consisting of a small exterior sign.

On January 31, 2012, the Board of Supervisors requested a Direct Review of the Board of Zoning Adjustments January 26, 2012 approval of a Use Permit for the subject cannabis dispensary.

Attachments:

- Project Memo
- Draft Board of Supervisors Resolution
- EXHIBIT A: Draft Conditions of Approval

Separate Attachment to the Board of Supervisors and On File With Clerk: Board of Zoning Adjustments Resolution No. 12-003; Board of Zoning Adjustments Minutes dated December 15, 2011 and January 26, 2012; Board of Zoning Adjustments Staff Report dated December 15, 2011 and January 26, 2012.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")	Vote:



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

DATE: May 15, 2012 at 2:10 p.m.

TO: Board of Supervisors

FROM: Steve Padovan, Project Planner

SUBJECT: Public hearing on an application for a Use Permit for a Level II Medical Cannabis Dispensary previously approved by the Board of Zoning Adjustments; UPE11-0062; Republic Health Centers, applicant; Supervisorial District No. 3.

Action Requested of the Board of Supervisors:

The Board is requested to conduct a public hearing on an application for a Use Permit for a Level II Medical Cannabis Dispensary previously approved by the Board of Zoning Adjustments. At the conclusion of the hearing your Board can decide whether to approve or deny the Use Permit.

Prior Actions:

On December 15, 2011, the Board of Zoning Adjustments (BZA) conducted a public hearing and with a 5-0 vote, continued the item to January 26, 2012. Staff had originally recommended denial of the Use Permit because the dispensary was located within 100 feet of a residential zone district and the proposed fencing did not constitute enough of a physical separation to warrant a reduction in the 100 foot setback requirement. However, the BZA found that a solid wood fence and landscape screening, along with a separation of 90 to 100 feet between the dispensary and the nearest residence was an adequate physical separation. The item was thereby continued to allow staff to draft a resolution and conditions of approval along with a request for additional information from the applicant regarding security measures, possible relocation of a school bus stop and arrangement of a neighborhood meeting. On January 26, 2012, the Board of Zoning Adjustments reopened the public hearing and on a 4-1 vote, found the project exempt from CEQA and approved the request by Republic Health Center, Inc. for a Level II Medical Cannabis Dispensary.

At the January 31, 2012 Board of Supervisors Meeting, the Board approved a request for a Direct Review of the previously approved Use Permit.

On February 7, 2012, the Board of Supervisors adopted Ordinance No. 5967 which limits the total number of medical marijuana dispensaries in the unincorporated County to nine. This dispensary was the eighth one approved by the County.

Location, Zoning and Project Description:

The subject property is a 2.05 acre parcel located at 4170 Santa Rosa Avenue, Santa Rosa; APN 045-290-097; Supervisorial District No. 3. The base zoning is LC (Limited Commercial), M1 (Limited Urban Industrial), and RR (Rural Residential) with a combining zone district of VOH (Valley Oak Habitat) over the entire site. The project site is located within the Santa Rosa Urban Service Area at the northeast corner of Horn and Santa Rosa Avenues and the existing building is on a private well and septic system. Fleming Way, a private driveway that serves several residences to the east, crosses through

the northerly portion of the property. The site is developed with a 1,561 square foot commercial building which is located on the LC designated portion at the southwestern corner of the lot. The mound septic system is located to the east of the building and the water well is located to the north. There are 10 on-site parking spaces with driveway access provided off South Santa Rosa Avenue.

The proposal is for a Level II Medical Cannabis Dispensary, serving over 30 patients per day in an existing 1,561 square foot, recently remodeled commercial building. The dispensary will be operated by Republic Health Center, Inc., a California non-profit mutual benefit corporation and occupies .87 acres of the two acre parcel. The dispensary was approved to operate Monday through Saturday from 10:00 a.m. to 7:00 p.m. with three full-time and three part-time employees and private security. The floor plan consists of a defined lobby/display area at the front of the business with a counter where the patients are checked in to ensure that they have the proper identification and a California issued Medical Marijuana Identification Card. The non-public area beyond the counter includes an office, break room and staff restroom. There are 24-hour closed circuit cameras focused on the parking area, the main entry, the retail/display area and the office. Video will be maintained for a period of 30 days. A small amount of product is on display behind a glass counter in the sales/dispensing area with the majority of the product stored within a safe in the back office. No smoking or consumption of any tobacco, cannabis or alcohol is permitted on or around the premises and exterior modifications are minimal, consisting of a small exterior sign.

The facility will operate in the following manner:

- Dispensary members are met by security personnel when they enter the facility.
- Once proper identification is provided, patients are allowed to proceed into the medical cannabis dispensing area.
- A security guard maintains surveillance of all patients and the parking area.
- Once the sale is completed, the customer exits through the same door as they entered. Only one visit per day per customer is permitted.

As per the Zoning Code, Use Permits for Medical Cannabis Dispensaries are issued for a maximum period of one year and are subject to revocation or modification following a public hearing if the approving body finds that there has been a violation or noncompliance with the Operating Plan or any of the Use Permit conditions, or if the use constitutes a nuisance. In addition, the Use Permit shall expire upon change of tenancy or sale or transfer of the business or property. Furthermore, any Use Permit for a medical cannabis dispensary that is abandoned for a period of 6 months shall automatically expire and become null and void with no further action required on the part of the County.

The issues surrounding the project are summarized below. Additional background on the project, site, and issues related to the original proposal can be found in the attached December 15, 2011 and January 26, 2012 Board of Zoning Adjustments staff reports.

ISSUES DISCUSSED AT THE BOARD OF ZONING ADJUSTMENTS PUBLIC HEARING

Issue #1: General Plan and Zoning Consistency

The current General Plan (GP2020) land use designation and zoning for the portion of the property where the dispensary is located is Limited Commercial (LC). As stated in GP2020, the Limited Commercial designation is intended to accommodate retail sales and services for the daily self sufficiency of local rural or urban neighborhoods or communities. This category is also intended to

provide opportunities for a mix of residential and commercial uses in Urban Service areas. Permitted uses range from retail stores to offices to medical clinics. The subject property is currently developed with a 1,561 square foot commercial building, is located within the Santa Rosa Urban Service area, and has convenient access to an arterial street (Santa Rosa Avenue). It is not connected to a public sewer or water services with the exception of public water for fire suppression systems.

With regard to zoning consistency, Section 26-36-020 (pp) of the Zoning Code allows for Level II Cannabis Dispensaries in the LC zone if they are located within designated urban service areas and obtain a Use Permit. The LC zoning designation allows for retail sales and services for the daily self-sufficiency of urban and rural areas and allows for a full range of commercial operations. Permitted commercial uses include retail stores, repair services, offices, and restaurants. A medicinal marijuana dispensary most closely resembles a retail operation, in that the service provided is the display and sale of a product (medicinal marijuana) and the site is located within an Urban Service Area. Therefore, the proposed dispensary use would be consistent with the LC zoning district, subject to the dispensary criteria and Use Permit approval. See discussion of criteria compliance below.

Medical Cannabis Dispensary Criteria Compliance:

The Zoning Code was amended in July of 2007 (through Ordinance No. 5715) to include development criteria for the establishment of Medical Cannabis Dispensaries. The definitions section of the Zoning Code was also updated to include the following definition for a Medical Cannabis Dispensary:

“A Medical Cannabis Dispensary includes any association, cooperative, affiliation, or collective of 4 or more persons where the primary purpose is to provide the lawful distribution of medical cannabis that has been recommended by a licensed physician, in strict accordance with Health and Safety Code Section 11362.5 et seq.”

A Level II Cannabis Dispensary is further defined as:

“...a dispensary which has over 299 patients, and/or which is located in a facility of greater than 1,000 square feet, and/or which serves more than 20 patients per business day.”

Based on the applicant's proposal statement, the proposed facility is a Level II Medical Cannabis Dispensary and the following criteria (as set forth in the Zoning Regulations) must be met in order to establish the facility:

(1) The building in which the dispensary is located shall comply with all applicable local, state and federal rules, regulations, and laws including, but not limited to, building codes and accessibility requirements.

The building housing the proposed dispensary was recently modified with Building Permits in 2011 and complies with the building code in effect at the time of construction. The applicant has stated that no interior walls will be added and the only improvements needed to accommodate the dispensary will be paint and furniture. No additional electrical or plumbing fixtures are necessary. Furthermore, the project conditions of approval require compliance with all building and fire codes including handicap accessibility requirements.

(2) The dispensary shall provide adequate security on the premises, including lighting and alarms, to insure the safety of persons and to protect the premises from theft. The Operational Plan shall include the approved security measures.

Patients are required to bring their valid doctor's recommendation and valid identification to the facility and to present these documents to dispensary staff to verify that they are a qualified patient. The dispensary will be under full 24-hour camera surveillance and cameras will be placed throughout the interior of the building to monitor the retail/display area, the main entry, and the back offices. In addition, cameras will monitor the parking lot and the exterior of the building. The cameras record all customers who enter and the transactions that occur within the tenant space and the video will be preserved for a 30 day period. The building has existing exterior lighting to illuminate the parking areas and the front entry which shall be required to operate correctly. No loitering shall be permitted in the parking area, around the building or at the building entrance. Based on concerns raised at the Board of Zoning Adjustments, the applicant has contracted with a private security service for one uniformed, unarmed security person to be on-duty during operating hours. Along with the security presence, the facility will be fully alarmed.

(3) The site plan, circulation, parking, lighting, facility exterior, and any signage shall be subject to design review committee review and approval. The Planning Director may waive this requirement where the applicant can demonstrate that existing facilities, including parking, lighting and landscaping, already meet the requirements of this Section.

The applicant is proposing a dispensary within an existing building on a site that allows retail uses. There is a designated parking area at the front of the building which contains adequate parking to accommodate the use and existing exterior lighting illuminates the parking area and the front entry. After hours, the lighting shall be on motion sensors.

The site has not been landscaped and conditions of approval include requirements for additional landscaping and removal of the barbed wire fencing along the street frontage consistent with Design Review Guidelines, the South Santa Rosa Area Plan landscape requirements and the Water Efficient Landscape Ordinance. Landscape and irrigation plans will be reviewed and approved by staff prior to the issuance of any building or operational permit.

(4) No exterior signage or symbols shall be displayed which advertises the availability of cannabis, nor shall any such signage or symbols be displayed on the interior of the facility in such a way as to be visible from the exterior.

No sign plans have been submitted with this application and the existing building does not appear to have any advertising of the product sold, any mention of the word cannabis or any symbols alluding to a cannabis dispensary on the building. The conditions of approval require that any new monument or wall sign shall conform to the zoning code.

(5) A dispensary shall have no operators or employees who are not qualified patients or primary caregivers meeting all terms and conditions of applicable law.

The applicant indicates that all operators and employees are either qualified patients or primary caregivers. The submission packet includes a doctor's recommendation and the applicant's medical marijuana identification card.

(6) A dispensary may possess cannabis at its facility only in the collective amount that each qualified patient or primary caregiver served is allowed to possess under Health and Safety Code section 11362.77, as may be amended from time to time.

The amount of medical cannabis that one may possess without criminal enforcement at the State and local level is governed by State law in the California Health & Safety Code and as set forth by local regulation. Pursuant to Health and Safety Code section 11362.77, the County of Sonoma adopted Resolution No. 06-0846 on September 26, 2006, to establish medical marijuana guidelines which allow qualified medical marijuana patients or their primary caregivers to exceed the default threshold of the State of California. For this proposed dispensary, the on-site safe will contain no more than 1 to 2 pounds of cannabis and less than 15 ounces will be on display at any one time. Furthermore, the conditions of approval require that the dispensary not possess cannabis at the facility in collective or individual amounts greater than that allowed by state and local law.

(7) No person shall be allowed onto the premises unless they are a primary caregiver and/or a qualified patient, in strict accordance with California Health and Safety Code Section 11362.5 et seq. No person under the age of 18 shall be allowed on the dispensary site. All persons entering the site shall present a photo identification and shall establish proof of doctor's recommendation. The Operating Plan submitted as a part of the Use Permit application shall specify how this provision will be complied with and enforced.

All persons entering the facility are required to provide a valid photo identification and a valid doctor's recommendation. Every recommendation is verified by the staff prior to being granted admittance into the sales room. No one under the age of 18 shall be allowed on the dispensary site.

(8) No dispensary shall hold or maintain a license from the State Department of Alcoholic Beverage Control (ABC) to sell alcoholic beverages, or operate a business that sells alcoholic beverages. No alcoholic beverages shall be allowed or consumed on the premises.

The applicant has stated that they do not hold or maintain a license from ABC to sell alcohol. The conditions of approval also state that no alcoholic beverages will be permitted at the dispensary.

(9) An exhaust and ventilation system shall be utilized to prevent off-site odors.

The building is equipped with a heating, ventilation, and air conditioning system. The cannabis will be stored in a glass display case in self-sealing containers.

(10) No dispensary shall conduct or engage in the commercial sale of any product, good or service unless otherwise approved by the Use Permit.

In addition to the sale of medical cannabis, the dispensary was requesting several additional services including special events, farmer's market, seminars, counseling, etc. However, PRMD Project Review Health reviewed the proposed uses and found that the existing septic system was not designed for this type of loading and recommended denial of the proposal. Based on that, the applicant withdrew the additional activities and will only dispense medical cannabis.

Based on the limited septic capacity at the site, the dispensary will be restricted to the sale of medicinal marijuana only. No additional growing operations, classes, or sale of pipes, smoking devices or other

paraphernalia associated with the smoking, growing or preparation of tobacco or cannabis shall be allowed. Off-site delivery is also prohibited.

(11) No cannabis shall be smoked, ingested or otherwise consumed on the premises. The term "premises" includes the actual building, as well as any accessory structures, parking areas, or other immediate surroundings.

The proposed Operational Plan indicates that the smoking of tobacco or cannabis is not permitted in or around the facility. In addition, no loitering is permitted at the dispensary site and all clients are strongly encouraged not to open their medicinal cannabis until they are home. The dispensary is highly visible from public roads which allow for adequate surveillance of the business by the County Sheriff and tends to prevent loitering.

(12) Parking must meet the requirements of Section 26-86-010 which is as follows: 2 spaces, including at least 1 van-accessible space; plus 1 additional space for every 200 square feet of gross floor area, plus 1 additional space for each employee on maximum shift; but in no case less than 5 off-street parking spaces.

Based on this requirement, a total of 14 parking spaces are needed for the lobby/seating area, sales area and storage areas (9 for the 1,560 square feet of gross floor area, 3 for employees and 2 additional spaces). There are 10 paved spaces on the north side of the building and large graveled areas directly adjacent to the parking area that could easily accommodate four additional spaces.

(13) Operating days and hours shall be limited to Monday through Saturday from 7:00 a.m. to 7:00 p.m., or as otherwise allowed by the Use Permit. Operating hours may be further restricted through the Use Permit process where needed to provide land use compatibility.

The facility had proposed to operate seven days a week from 10:00 a.m. to 8:00 p.m., exceeding the hours in the zoning code. Staff has found no viable reason to allow the dispensary to exceed the hours stated in the code and the Board of Zoning Adjustments agreed. Therefore, the conditions of approval limit operating hours to Monday through Saturday from 10:00 a.m. to 7:00 p.m.

Resolution

The Level II Medical Cannabis Dispensary meets all thirteen development standards and operational criteria listed under Section 26-88-126 of the Zoning Ordinance, as conditioned. The operational plan conforms to the criteria with regard to types of patients, amount of product for sale, on-site operations and security personnel. In addition, the site plan and floor plan are consistent with the development standards regarding adequate lighting, parking and security measures. Furthermore, the hours of operation have been conditioned to comply with the Zoning Ordinance.

Issue #2: Location Requirements

A primary concern with medicinal cannabis dispensaries is the location of the facility and its proximity to land uses that may be incompatible with its operations. The medical cannabis ordinance outlines four criteria to be used to determine the appropriate location for a dispensary. These criteria are described below (note: distances are measured from the property lines, consistent with past practices):

- (1) A medical cannabis dispensary shall not be established on any parcel containing a dwelling unit used as a residence, nor within one hundred feet (100') of a residential zoning district.*
- (2) A Medical Cannabis Dispensary shall not be established within 1,000 feet of any other Medical Cannabis Dispensary, nor within 500 feet from a smoke shop or similar facility selling drug paraphernalia.*
- (3) A Medical Cannabis Dispensary shall not be established within 1,000 feet from any public school, park, or an establishment, public or private, that caters to or provides services primarily to persons under eighteen (18) years of age.*
- (4) Notwithstanding, the above provisions (1 and 2) may be waived by the decision-maker when the applicant can show that an actual physical separation exists between land uses or parcels such that no off-site impacts could occur.*

Criteria #1. The dispensary site directly abuts properties zoned Rural Residential along the north and east property lines and abutting parcels contain single-family dwellings. **Criteria #4** allows for a waiver to the 100 foot setback requirement from a residential zone district if a “physical separation” exists between land uses such that no off-site impacts could occur. However, the Zoning Code does not define what constitutes a physical separation.

The Board of Zoning Adjustments (BZA) has recently approved three dispensaries within 100 feet of a residential zone district based on physical barriers that were unique to each site. Generally, if the use was oriented toward an arterial roadway, there was no direct access between the parcels, and there was some type of fencing and driveway/roadway separating the dispensary from the residential use, then the BZA made the findings for the waiver. In the case of this dispensary, the site abuts Santa Rosa Avenue, an arterial roadway, the area occupied by the dispensary is separated from the residential uses by 100 feet and the applicant has agreed to install fencing and landscaping along Fleming Way and on the perimeter of the property to provide visual screening of the dispensary from the dwellings.

Criteria #2. The proposed dispensary is not located within 1,000 feet of another dispensary, nor within 500 feet of another smoke or drug paraphernalia shop. Organicann, an approved and operating dispensary on Todd Road near Santa Rosa Avenue, is approximately 4,500 feet to the north. The other approved and operational dispensary, Sonoma Medicinal Herbs at 3403 Santa Rosa Avenue, is 6,600 feet north of the site. PRMD also conducted a visual inspection of the surrounding roads and commercial properties (within 1,000 feet of the subject property) in October 2011 and found no businesses that would be categorized as a dispensary, smoke shop or similar business selling drug paraphernalia. In addition, PRMD has not approved any Use Permits for these types of businesses or for another medical cannabis dispensary within 1,000 feet of the subject property.

Criteria #3. The proposed dispensary is not located within 1,000 feet of a public school, public park, library, church, day care center or any other youth oriented use. Staff conducted an extensive windshield survey of all roads in the surrounding area and found no evidence of any park, school or playground nor any signage related to a day care facility or other youth oriented use. Staff also reviewed aerials of the surrounding neighborhood and found no evidence of any parks or playgrounds. There is a public school bus that stops at the corner of Fleming Way and Santa Rosa Avenue to drop off children who live up the street. However, the drop-off area is not a marked stop, there are no

physical improvements on the ground, and children do not congregate at the stop location. Based on these characteristics, the BZA found that the bus stop would not be considered a youth oriented facility.

Resolution

The Level II Medical Cannabis Dispensary is not located on a property with an existing residence and the Board of Zoning Adjustments determined that there is adequate physical separation between the dispensary and the adjacent residential zone district to waive the 100 foot required setback. The dispensary is located along a major arterial roadway and is located at the southwest corner of the lot at the furthest point from adjacent existing residentially zoned properties. In addition, the dispensary will be fenced and landscaped to provide screening from the dwellings. Based on these circumstances, the Board of Zoning Adjustments determined that off-site impacts to the residential uses are not likely to occur.

Furthermore, the dispensary is over 1,000 feet from any other medical cannabis dispensary, over 500 feet from a smoke shop or similar facility selling drug paraphernalia, and over 1,000 feet from any public school, park, or an establishment, public or private, that caters to or provides services primarily to persons under eighteen (18) years of age. This is based on a visual inspection of the surrounding area by staff and a review of the County's Use Permit records.

Issue #3: Responses from Interdepartmental Staff and the Sheriff

Referral responses were received from PRMD Health, Department of Transportation and Public Works, and the County Sheriff. Due to the limitations of the existing septic system, the applicant modified their proposal statement to eliminate previously proposed special events and some additional services. However, the Sheriff opposes the project on the grounds that dispensaries are contrary to State and Federal law, that there is a reasonable likelihood for increased crime and negative impacts to the neighborhood, and there are traffic related issues. At the December 2011 hearing, the Board of Zoning Adjustments asked the applicant to contact the Sheriff to address their concerns. The applicant provided the Sheriff with a revised security plan (on-site professional security personnel and 24-hour, fully monitored security alarms) in an effort to reduce potential impacts to the neighborhood.

Resolution

The Sheriff's office did not respond to the applicant. However, PRMD had previously requested data on crime statistics from the Sheriff related to specific dispensary locations around the county and their crime analyst came to the following conclusions:

- 1) Reports for the areas surrounding all dispensaries are down 25% compared to the previous period.
- 2) Call For Service (CFS) Events and Officer Initiated (OI) Events for the areas surrounding all dispensaries are down 10% compared to the previous period. The majority of that is attributed to a decrease in Officer Initiated Events.
- 3) Most all areas showed a decrease in activity with the following exceptions:
 - a) The area around Marvin Gardens Herbal Alliance (Guerneville) experienced a 12% increase in calls but had a 17% decrease in reports written.
 - b) The area around Valley of the Moon Collective experienced an increase in calls from 6 to 16 and an increase in reports from 0 to 1.

Note: Method of Analysis:

- Events and Reports were searched by the Sheriff's office within 1000 feet of the parcel for each dispensary.
- 119 days is the length of time that had occurred between the last permit approval and the data query.
- To account for seasonal variation data was compared against the same date range a year prior.

In summary, the Sheriff's crime analyst found that crime around existing dispensaries does not appear to increase. Also, anecdotal evidence suggests that the dispensaries currently operating in the County have had few if any security issues due to the increased security measures that have been required at those sites. Staff is not aware of any substantial incidents occurring at dispensaries that have been operating with a Use Permit. Further evidence was provided in comments from a neighbor at the Board of Zoning Adjustments hearing for the Valley of the Moon Collective who stated that the increased security presence at the retail center provided by the dispensary had reduced incidents of vandalism, loitering and graffiti. Based on this information, it appears that a dispensary providing security guards and 24-hour surveillance is not likely to cause increased crime in the surrounding area.

Issue #4: Neighborhood Concerns

At the December 15th Board of Zoning Adjustments hearing, several neighbors of the dispensary spoke in opposition to the project. Their concerns ranged from the location of the bus stop for children of the public elementary school, to the potential for increased crime, to project screening and security. The BZA asked that the applicant hold a neighborhood meeting to address their concerns.

Resolution

The applicant met with neighbors at the project site on January 7, 2012. A summary of the meeting and its results is attached to the BZA staff report of January 26, 2012. The neighbors wanted to limit the fencing to privacy slats on the existing chain link fence along Fleming Way, to place a hedge along the north and east property lines, require 24-hour security system monitoring and motion detection lighting, and have the applicant add signage to indicate that Fleming Way is a private roadway. The applicant agreed to install these improvements.

As for the relocation of the school bus stop, the applicant contacted Mike Rea of the West County Transportation Agency (his response is also included in the BZA report) and he recommended that the school bus stop remain at the corner of Horn and Santa Rosa Avenue since the children live up the street. It should also be noted that the bus stops more frequently just north of the dispensary at Connely so children living on Fleming Way could get off there and walk up Fleming without passing the dispensary. In any event, the driver usually stops the school bus at the base of each street that the children live on which minimizes the chance of any children walking by the dispensary. Furthermore, the proposed fencing, landscaping, restriction on outdoor loitering, and minimized signage should reduce the physical presence of the dispensary and help to integrate the use into the commercial corridor, making it less conspicuous.

List of Attachments:

Draft Board of Supervisors Resolution
EXHIBIT A Conditions of Approval

May 15, 2012
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Separate Attachment for the Board of Supervisors and On File with the Clerk:

Board of Zoning Adjustments Resolution No. 12-003;

Board of Zoning Adjustments Minutes dated December 15, 2011 and January 26, 2012;

Board of Zoning Adjustments Staff Reports dated December 15, 2011 and January 26, 2012.

Resolution No. 12-

**County of Sonoma
Santa Rosa, CA 95403**

**Date: 5/15/2012
UPE11-0062 Steve Padovan**

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Approving A Use Permit To Republic Health Center, Inc. For A Level II Medical Cannabis Dispensary On Property Located At 4170 Santa Rosa Avenue, Santa Rosa; APN 045-290-097.

Whereas, the applicant, Republic Health Center, Inc. filed a Use Permit application with the Sonoma County Permit and Resource Management Department for a Level II Medical Cannabis Dispensary, operating six days a week, located in a 1,560 square foot building on a .78 acre portion of a 2.05 acre lot located 4170 Santa Rosa Avenue, Santa Rosa; APN 045-290-097; Zoned LC (Limited Commercial), M1 (Limited Urban Industrial), RR (Rural Residential) B6 - 3 acre density, VOH (Valley Oak Habitat); Supervisorial District No 3; and

Whereas, the project was found to be Categorical Exempt under Sections 15301 and 15303 of the Guidelines for California Environmental Quality Act in accordance with the appropriate law and guidelines; and

Whereas, in accordance with the provisions of law, the Board of Zoning Adjustments held a public hearing on December 15, 2011, at which time all interested persons were given an opportunity to be heard; and

Whereas, on December 15, 2011, the Board of Zoning Adjustments closed the public hearing, deliberated, and on a 5-0 straw vote, directed staff to prepare a draft Resolution of Approval and draft Conditions of Approval for the Use Permit and continued the item to January 26, 2012 to re-open the public hearing and conduct a final vote on the permit; and

Whereas, on January 26, 2012, the Board of Zoning Adjustments reopened the public hearing allowing all interested persons an opportunity to be heard and with a 4-1 vote, approved the project; and

Whereas, at its regularly scheduled meeting on January 31, 2012, the Board of Supervisors requested a Direct Review of the Use Permit in conformance with Section 26-92-161 of the Sonoma County Code; and

Whereas, in accordance with the provisions of law, the Board of Supervisors held a public hearing on May 8, 2012, at which time all interested persons were given an opportunity to be heard; and

Whereas, the project was found to be Categorical Exempt under Section 15301 of the Guidelines for California Environmental Quality Act in accordance with the appropriate law and guidelines; and

Whereas, the Board of Supervisors makes the following findings:

1. The Level II Medical Cannabis Dispensary conforms to the General Plan land use designation of Limited Commercial, which allows for retail sales and services for the daily self-sufficiency of local rural or urban neighborhoods. The services provided by the dispensary serve residents in the local area and throughout the county and the clients served typically utilize the facility on a regular basis.
2. The Level II Medical Cannabis Dispensary is consistent with the LC (Limited Commercial) zoning district which allows for retail sales and services for the daily self-sufficiency of urban and rural areas and allows for a full range of commercial operations. Permitted commercial uses include retail stores, repair services, offices, and restaurants. A medical marijuana dispensary most closely resembles a retail operation, in that the service provided is the display and sale of a product (medical marijuana) and the site is located within an Urban Service Area. In addition, the Operational Plan for the facility states that it will serve local Sonoma County medical cannabis patients. Therefore, the proposed dispensary use would be consistent with the LC zoning district.
3. Section 26-36-020 (pp) of the Zoning Ordinance allows for Level II Medical Cannabis Dispensaries in the LC zone if they are located within designated urban service areas and obtain a Use Permit. The facility is located in the Santa Rosa Urban Service Area, has a functioning septic system, and is located off an arterial roadway. A Use Permit was submitted to the County and approved by the Board of Zoning Adjustments.
4. The Level II Medical Cannabis Dispensary meets all thirteen development standards and operational criteria listed under Section 26-88-126 of the Zoning Ordinance, as conditioned. The operational plan conforms to the criteria with regard to types of patients, amount of product for sale, on-site operations and security personnel. In addition, the site plan and floor plan are consistent with the development standards regarding adequate lighting, parking and security measures. Furthermore, the hours of operation have been conditioned to comply with the Zoning Ordinance.
5. The Level II Medical Cannabis Dispensary is not located on a property with an existing residence and there is adequate physical separation between the dispensary and the adjacent residential zone district to waive the 100 foot required setback. The dispensary is located along a major arterial roadway and is located at the southwest corner of the lot at the furthest point from adjacent existing residentially zoned properties. Furthermore, the dispensary will be fenced and landscaped to provide screening from the dwellings. Based on these circumstances, off-site impacts to the residential uses are not likely to occur.
6. The Level II Medical Cannabis Dispensary is not located within 1,000 feet of any other Medical Cannabis Dispensary, nor within 500 feet of a smoke shop or similar facility selling drug paraphernalia. This is based on a visual inspection of the surrounding area by staff and a review of the County's Use Permit records, as these types of uses require a Use Permit in order to operate legally in the County.

7. The Level II Medical Cannabis Dispensary is not located within 1,000 feet of any public school, park, or an establishment, public or private, that caters to or provides services primarily to persons under eighteen (18) years of age. This is based on a visual inspection of the surrounding area by staff, a review of the County's Use Permit records and a review of aerial photos. Furthermore, the Conditions of Approval require that the dispensary comply with the 1,000 foot physical separation for any new youth-oriented establishments in the future.

8. The establishment, maintenance or operation of the use for which the application is made will, under the circumstances of this particular case, not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, and be detrimental or injurious to property and improvements in the neighborhood and to the general welfare of the area. Fencing and landscaping will be installed around the building to provide visual screening, adequate security will be maintained on a 24-hour basis with trained security personnel on-site during operating hours, and the architecture of the building is similar to surrounding low density residential structures in the immediate area.

NOW THEREFORE BE IT RESOLVED that the Sonoma County Board of Supervisors approves the requested Use Permit, subject to the conditions in Exhibit A, attached hereto.

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:

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

So Ordered.

Exhibit A
Board of Supervisors Draft Conditions of Approval

Date: May 15, 2012
Applicant: Republic Health Center, Inc.
Address: 4170 Santa Rosa Avenue, Santa Rosa

File No.: UPE11-0062
APN: 045-290-097

Project Description: Request for a Use Permit for a Level II Medical Cannabis Dispensary, operating six days a week, located in a 1,560 square foot building on a .78 acre portion of a 2.05 acre lot.

Prior to commencing the use or vesting the Use Permit, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

"The conditions below have been satisfied" BY _____ DATE _____

PRIOR TO OCCUPANCY/OPERATION:

1. The applicant shall apply for and obtain all required building related permits from the Permit and Resource Management Department (PRMD), including building permits for tenant improvements.
2. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC) and Chapter 7 of the Sonoma County Code, as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC and Chapter 7 of the Sonoma County Code, to retrofitting of the existing structure.

HEALTH:

"The conditions below have been satisfied" BY _____ DATE _____

PRIOR TO OCCUPANCY/OPERATION:

3. Prior to building permit issuance and vesting the Use Permit, the applicant shall provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of the well water tested by a California State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this department may be required. Copies of all laboratory results must be submitted to the Project Review Health Specialist.
4. Prior to the issuance of building permits and vesting the Use Permit, the applicant shall provide an engineered design of the water supply system, construct and/or develop the water sources (wells and/or springs), complete the appropriate water quality testing and apply for a water supply permit from the State Department of Public Health, Office of Drinking Water if more than 25 persons per day for 60 days within a year will be served by the water system. A copy of the Use Permit application and conditions must be provided to the State Department of Public Health in order to obtain appropriate raw water source sampling requirements. (This process should begin as soon as possible, as the application, plan check and sampling may take some time. Be advised that surface water treatment rules may apply to springs or any water well with less than a 50-foot annular seal.) Prior to the issuance of building permits, copies of the clearance letter must be submitted to the Project Review Health Specialist, or the Office of Drinking Water may e-mail clearance directly to PRMD.
5. If a Water Supply Permit is required, then the water supply well is required to have a 50-foot annular seal prior to vesting the Use Permit. Annular seals are installed at the time of construction of the water well, and are very difficult (and sometimes impossible) to retro-fit in an economic

manner. If documentation of a 50-foot annular seal cannot be obtained, then a new water well may be required.

6. Prior to the issuance of any building permit and vesting the Use Permit, an Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well serving this project and any required monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All Easement language is subject to review and approval by PRMD Project Review staff and County Counsel prior to recordation.
7. Prior to building permit issuance and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require both soils analysis, groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

8. Toilet facilities shall be provided for patrons prior to vesting the Use Permit.
9. Prior to occupancy, a water well serving this project shall be fitted with a groundwater level measuring tube and port, or electronic groundwater level measuring device. Water meter(s) to measure all groundwater extracted for the permitted use shall be installed on the water system. A Site Plan showing the location of the well with the groundwater level measuring device and the location of the water meter(s) shall be submitted to the PRMD Project Review Health Specialist.

OPERATIONAL REQUIREMENTS:

10. A safe, potable water supply shall be provided and maintained.
11. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this use shall be monitored quarterly and reported to PRMD in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance.
12. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD Project Review staff at least once every five years.
13. Maintain the Annual Operating Permit for any package treatment plant, alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32.
14. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
15. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation

and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.

16. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2:Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (5 minutes in any hour)	60	55
L02 (1 minute in any hour)	65	60
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.		

17. No outdoor amplified sound is allowed for this project.
18. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.
19. Special events were not requested in this Use Permit and therefore are not authorized by this Use Permit.
20. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day. Please note that the Local Enforcement Agency (at Environmental Health) bills at an hourly rate for enforcement of violations of the solid waste requirements.

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY _____ DATE _____

21. Prior to issuance of any building permit which results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code.
22. Street frontage improvements along Santa Rosa Avenue and Horn Avenue will be required for the development of the remainder of the property.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

PRIOR TO OCCUPANCY/OPERATION:

23. All pre-operational conditions identified in this Use Permit and payment of all required fees shall be completed within 60 days of approval to operate. Additional time to comply with pre-operational conditions may be granted at the discretion of the Deputy Director.
24. The applicant shall pay all applicable development fees prior to issuance of building permits.
25. The applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.
26. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no building permits shall be issued until all permit processing costs are paid in full.
27. The applicant shall include these Conditions of Approval on a separate sheet(s) of plan sets to be submitted for building and grading permit applications.
28. The final site plan, circulation, landscaping, fencing, parking, lighting, and signage shall be subject to approval by PRMD staff.
29. The applicant shall submit a landscape plan prepared by a licensed landscape architect or licensed landscape contractor for the project frontage and customer parking area addressing County design guidelines, including street trees, shrubs, and ground cover. The plans shall comply with the South Santa Rosa Area Plan (two rows of london plane trees and groundcover) and all provisions of the County Water Efficiency Landscaping Ordinance (drip irrigation). Shrubs shall be planted along the portion of the chain link fence that has slats (along Fleming Way) and along the west property line of the first house abutting the dispensary on Fleming Way. Landscape planters and pots shall also be placed around the dispensary. Landscaping shall be installed prior to start of operations.
30. The existing wire fencing shall be removed along the street frontage directly in front of the dispensary and replaced with a short, decorative wire fence and landscaping. Vinyl slats shall be installed in the chain link fence fronting Fleming Way to a point that is 100 feet from the front property line. All barbed wire shall be removed from the perimeter fencing.
31. An exterior lighting plan shall be submitted for review and approval by PRMD staff. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall not exceed 20 feet in height. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated. All parking lot lighting shall be inspected to insure that it is working properly and any damaged or burnt out exterior lights shall be replaced.
32. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building site(s), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior

to occupancy, written approval that the required improvements have been installed shall be provided to the Permit and Resource Management Department from the County Fire Marshal/Local Fire Protection District.

OPERATIONAL REQUIREMENTS:

33. This Use Permit allows for the legalization of a Level II Medical Cannabis Dispensary, operating six days a week, located in an existing 1,560 square foot building on a .78 acre portion of a 2.05 acre parcel. The days and hours of operation shall be restricted to Monday through Saturday from 10:00 a.m. to 7:00 p.m. The use shall be operated in accordance with the proposal statement, operational plan and site plan located in File# UPE11-0062 and as modified by these conditions.

Pipes, smoking devices or other paraphernalia associated with the smoking, growing or preparation of tobacco or cannabis shall not be sold on the premises. In addition, this Use Permit does not permit the delivery of medical cannabis to off-site patients.

34. The dispensary shall comply with the 1,000 foot physical separation requirement from any public school, park, or an establishment, public or private, that caters to or provides services primarily to persons under eighteen (18) years of age for any future youth-oriented establishments that locate in the area.
35. This use shall be constructed, maintained, and operated in conformance with all applicable county and state statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit conditions and shall be subject to potential revocation.
36. This use shall be operated in compliance with the California State Attorney General's Guidelines for the Security and Non-Diversion of Marijuana grown for medical use, as amended from time to time. Any non-compliance with the State Attorney General's Guidelines shall be deemed a violation of this Use Permit.
37. The dispensary shall provide adequate security on the premises, including lighting and alarms, to insure the safety of persons and to protect the premises from theft consistent with proposal statement and operational plan.
38. No exterior signage or symbols shall be displayed which advertises the availability of cannabis, nor shall any such signage or symbols be displayed on the interior of the facility in such a way as to be visible from the exterior. Signs will be subject to design review approval by PRMD staff and shall conform to the approved sign program for the retail center. In addition, signage shall be placed on Fleming Way stating that it is a private road for residents only.
39. The dispensary may possess cannabis at its facility only in the collective amount that each qualified patient or primary caregiver served is allowed to possess under Health and Safety Code Section 11362.77, as may be amended from time to time.
40. No person shall be allowed onto the premises unless they are a primary caregiver and/or a qualified patient, in strict accordance with California Health and Safety Code Section 11362.5 et. seq. No person under the age of eighteen (18) shall be allowed on the dispensary site. All persons entering the site shall present a photo identification and shall establish proof of doctor's recommendation. The operating plan submitted as a part of the Use Permit application shall specify how this provision will be complied with and enforced.
41. The dispensary shall not hold or maintain a license from the State Department of Alcoholic Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages. No alcoholic beverages shall be allowed or consumed on the premises.

42. An exhaust and ventilation system shall be utilized to prevent off-site odors. If PRMD receives complaints regarding objectionable odors, staff will investigate the complaint. If it is determined by PRMD staff that complaints are warranted, the permit holder shall implement additional odor control measures as determined by PRMD.
43. The dispensary shall not conduct or engage in the commercial sale of any product, good or service unless otherwise approved by the Use Permit.
44. No cannabis shall be smoked, ingested or otherwise consumed on the premises. The term "premises" includes the actual building, as well as any accessory structures, parking areas, outside patio areas, or other immediate surroundings.
45. The applicant shall maintain a minimum of 14 parking spaces on-site to serve the Level II Medical Cannabis Dispensary. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.
46. The applicant/owner shall be required to maintain in good condition all street frontage improvements along the property to the face of curb, including any landscape areas, sidewalks, or surface drainage contained within the public right-of-way.
47. This permit shall be valid for a one (1) year term from the date of Use Permit approval as per Sonoma County Code Section 26-88-126. Additionally, this permit shall be a limited term permit and shall be subject to revocation or modification following a public hearing if the approving body finds that there has been a violation or noncompliance with the Operating Plan, Medical Cannabis Dispensary Ordinance, Zoning Code or any of the Use Permit conditions, or if the use for which this permit is hereby granted constitutes a nuisance. At every one-year renewal, the owner/operator of the dispensary shall provide evidence that the dispensary is operated as a nonprofit entity.

Upon written request by the applicant and prior to expiration of the one-year permit, the Use Permit approval may be extended pursuant to Section 26-88-126 (f) of the Sonoma County Code. The written request shall be accompanied by an at cost fee to cover anticipated staff time to process the permit as determined by PRMD.

48. This Use Permit shall expire upon change of the medical cannabis dispensary tenancy or sale or transfer of the business or property to a party other than the Redwood Herbal Alliance. If the Use Permit is abandoned for a period of 6 months, it shall automatically expire and become null and void with no further action required on the part of the County
49. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review if necessary.
50. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

51. This permit may be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

Resolution Number 12-003
County of Sonoma
Santa Rosa, California

January 26, 2012
UPE11-0062 Steve Padovan

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS,
COUNTY OF SONOMA, STATE OF CALIFORNIA, APPROVING
A REQUEST FOR A USE PERMIT FOR A LEVEL II MEDICAL
CANNABIS DISPENSARY AT 4170 SANTA ROSA AVENUE,
SANTA ROSA; APN 045-290-097

WHEREAS, the applicant, Republic Health Center, c/o Randy Dale, filed a Use Permit application with the Sonoma County Permit and Resource Management Department for a Level II Medical Cannabis Dispensary, operating six days a week, located in a 1,560 square foot building on a .78 acre portion of a 2.05 acre lot located 4170 Santa Rosa Avenue, Santa Rosa; APN 045-290-097; Zoned LC (Limited Commercial), M1 (Limited Urban Industrial), RR (Rural Residential) B6 - 3 acre density, VOH (Valley Oak Habitat); Supervisorial District No 3; and

WHEREAS, the project was found to be Categorically Exempt under Sections 15301 and 15303 of the Guidelines for California Environmental Quality Act in accordance with the appropriate law and guidelines; and

WHEREAS, in accordance with the provisions of law, the Board of Zoning Adjustments held a public hearing on December 15, 2011, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on December 15, 2011, the Board of Zoning Adjustments closed the public hearing, deliberated, and on a 5-0 straw vote, directed staff to prepare a draft Resolution of Approval and draft Conditions of Approval for the Use Permit and continued the item to January 26, 2012 to re-open the public hearing and conduct a final vote on the permit; and

WHEREAS, on January 26, 2012, the Board of Zoning Adjustments reopened the public hearing and conducted a final vote on the project.

NOW THEREFORE BE IT RESOLVED that the Board of Zoning Adjustments makes the following findings:

1. The Level II Medical Cannabis Dispensary conforms to the General Plan land use designation of Limited Commercial, which allows for retail sales and services for the daily self sufficiency of local rural or urban neighborhoods. The services provided by the dispensary serve residents in the local area and throughout the county and the clients served typically utilize the facility on a regular basis.
2. The Level II Medical Cannabis Dispensary is consistent with the LC (Limited Commercial) zoning district which allows for retail sales and services for the daily self-sufficiency of urban and rural areas and allows for a full range of commercial operations. Permitted commercial uses include retail stores, repair services, offices, and restaurants. A medical marijuana dispensary most closely resembles a retail operation, in that the service provided is the display and sale of a product (medical marijuana) and the site is located within an Urban Service Area. In addition, the

Operational Plan for the facility states that it will serve local Sonoma County medical cannabis patients. Therefore, the proposed dispensary use would be consistent with the LC zoning district.

3. Section 26-36-020 (pp) of the Zoning Ordinance allows for Level II Medical Cannabis Dispensaries in the LC zone if they are located within designated urban service areas and obtain a Use Permit. The facility is located in the Santa Rosa Urban Service Area, has a functioning septic system, and is located off an arterial roadway. A Use Permit was submitted to the County and approved by the Board of Zoning Adjustments.
4. The Level II Medical Cannabis Dispensary meets all thirteen development standards and operational criteria listed under Section 26-88-126 of the Zoning Ordinance, as conditioned. The operational plan conforms to the criteria with regard to types of patients, amount of product for sale, on-site operations and security personnel. In addition, the site plan and floor plan are consistent with the development standards regarding adequate lighting, parking and security measures. Furthermore, the hours of operation have been conditioned to comply with the Zoning Ordinance.
5. The Level II Medical Cannabis Dispensary is not located on a property with an existing residence and there is adequate physical separation between the dispensary and the adjacent residential zone district to waive the 100 foot required setback. The dispensary is located along a major arterial roadway and is located at the southwest corner of the lot at the furthest point from adjacent existing residentially zoned properties. Furthermore, the dispensary will be fenced and landscaped to provide screening from the dwellings. Based on these circumstances, off-site impacts to the residential uses are not likely to occur.
6. The Level II Medical Cannabis Dispensary is not located within 1,000 feet of any other Medical Cannabis Dispensary, nor within 500 feet of a smoke shop or similar facility selling drug paraphernalia. This is based on a visual inspection of the surrounding area by staff and a review of the County's Use Permit records, as these types of uses require a Use Permit in order to operate legally in the County.
7. The Level II Medical Cannabis Dispensary is not located within 1,000 feet of any public school, park, or an establishment, public or private, that caters to or provides services primarily to persons under eighteen (18) years of age. This is based on a visual inspection of the surrounding area by staff, a review of the County's Use Permit records and a review of aerial photos. Furthermore, the Conditions of Approval require that the dispensary comply with the 1,000 foot physical separation for any new youth-oriented establishments in the future.
8. The establishment, maintenance or operation of the use for which the application is made will, under the circumstances of this particular case, not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, and be detrimental or injurious to property and improvements in the neighborhood and to the general welfare of the area. Fencing and landscaping will be installed around the building to provide visual screening, adequate security will be maintained on a 24-hour basis with trained security personnel on-site during operating

hours, and the architecture of the building is similar to surrounding low density residential structures in the immediate area.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby approves the Use Permit for a Level II Medical Cannabis Dispensary subject to the conditions of approval as set forth in Exhibit "A" to this resolution, attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED that this determination has been found to be Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15303 of the CEQA Guidelines because the project is a minor alteration of an existing commercial facility and conversion from one use to another.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Board's decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustment's action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

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

Commissioner	Carr	Aye
Commissioner	Bennett	Aye
Commissioner	Cook	No
Commissioner	Liles	Aye
Commissioner	Lynch	Aye

Ayes: 4 Noes: 1 Absent: 0 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
DRAFT MINUTES**

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: **December 15, 2011**
Meeting No.: **11-017**

ROLL CALL

Commissioners

Greg Carr
Don Bennett
Paula Cook
Jason Liles
Tom Lynch, Chair

Staff Members

Jennifer Barrett
Blake Hillegas
Steve Padovan
Sue Dahl, Secretary
David Hurst, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Approval of Minutes -

Correspondence

Board of Supervisors Actions

Commissioner Announcements/Disclosures- Most commissioners had visited the sites of the active items and spoken with neighbors.

Public Appearances -

REGULAR CALENDAR

Item No. 1	Time:	1:05	File:	PLP04-0056
	Applicant:	County of Sonoma	Staff:	David Hardy
	Cont'd from:	October 6, 2011		
	Env. Doc.:	Categorical Exemption		
	Proposal:	Request for an amendment of Chapter 26 of the Zoning Ordinance to establish use permit requirements and standards for all the businesses that sell or serve alcohol for on site consumption in bars and restaurants within the County, and apply the existing standards to retail stores of 10,000 square feet or more in size.		

approved in the County. **Commissioner Cook** expressed concern at the number of dispensaries on Santa Rosa Avenue. **Commissioner Lynch** wondered how many are still in the pipeline. **Counsel Hurst** warned that the Commission should evaluate each application on the merits because there is currently no cap in place.

Public Hearing Opened: 3:35

Randolph Dale, applicant, has lived in Sonoma County for 17 years and is concerned about community. He searched for the location for 14 months and likes the buffer zone. Dale said he visited the neighbors personally to talk about project and has retained Dan Beck to help with legal aspects.

Dale commented that he has cleaned up the property and removed tons of materials that were an eyesore. He installed landscaping and groundcover. Handicapped access has been installed, 10 parking spaces and the parking is on site behind fence. The site will be monitored by a security guard. All traffic will come in and exit onto Santa Rosa Avenue through one gate. Dale reviewed the site plan and said he incorporated GIS measurements to determine exact building site location.

Dale proposes to erect six foot fence around dispensary, either chain link or redwood. Two building has two entrances and is visible for law enforcement. Dale thinks there is plenty of physical separation on property, and said the neighbors are convinced that dispensary will be quiet use. Dale dramatically reduced his initial proposal due to septic capacity. The dispensary will have three employees. Dale withdrew the request for on site consumption.

Dale said that he is conservative and strict about compliance with federal and local codes. Has an agreement with wellness center in Kenwood to refer off site pain services. Cannabis is a medicine that works. Dale expects to serve about 30 patients a day. There will be no deliveries.

Commissioner Carr asked about Dale if he had talked to the Sheriff. Dale said that it is a myth that dispensaries attract drug traffic and crime, and said that studies have shown an actual decrease because of the security monitoring. Commissioner Carr asked if anyone is watching the surveillance videos. Dale replied that if alarm sensors go off it triggers the security company.

Commissioner Cook asked about the distances to neighbors and asked for the location of the opponent's homes and where the school bus stops. Dale pointed out the locations on the site plan.

Kevin Kellogg, Director, stated that most of the neighbors are concerned about their kids, and are not aware of the safety procedures involved in operating a dispensary.

Dan Beck, Attorney, said the issued raised has to do with basis upon which denial was made. The reason for denial was based on a false premise, not law. The measurements should be from the actual dispensary, not the property line.

Regarding concern about overconcentration, the applicant has a legitimate use in a legitimate location that is in compliance with the ordinance. He was denied because location. The dispensary is not abutting or within 100 feet of anything residential. Practice has been that this can be waived with physical separation exists. The Commission has approved other projects if there were physical separations.

The applicant does not lease the entire parcel that abuts Fleming Way. The applicant agreed to put in a fence for the one neighbor that is impacted.

Beck stated that Rand Corporation and UCLA Medical center reports conclude that there is not an increase in crime around dispensaries and this is an image created by the media.

Tom Havstad, worked with applicants and said they have been very careful to not open and they have worked with the neighbors.

Speakers: Ed Clites, Fleming Way resident stated that he and his wife were never notified, and they live within 300 feet of the dispensary. Clites questions the due diligence that the applicant stated he had done. Clite's neighbors oppose the project but were afraid to come to the hearing, and some had already left. There are about 40 houses in the subdivision and may kids live there. 20 are within 300 feet of the dispensary, and the bus stop location right in front of the dispensary.

Clites complained that the signage posted was illegal and looked like a marijuana leaf. He contacted Supervisor Zane and it took three weeks to remove the sign. Clites supported the recommendation for denial. Clites has been a deputy sheriff for 23 years.

If a 6 foot redwood fence built is built, it will take away visibility from neighbors and sheriff and would minimize security. Not all people who are involved in medical marijuana are upstanding citizens with a real need for medicine.

Clites expressed concern about overconcentration and said that two on the avenue are enough. The unarmed security guard is not going to be able to overtake criminals. The area is a major thoroughfare for homeless. Mr. Clites was at the hearing as a private citizen, not representing the Sheriff.

Angelica King owns the wellness center in Kenwood that patients will be referred to from the dispensary. Cannabis is more natural pain reliever. She is a certified holistic dietician and supports the project.

Roberta Cardwell manages property on Horn Avenue and supports the dispensary. She is an addiction treatment counselor. The dispensary means people will be less likely to buy marijuana illegally where other drugs are. We need to embrace medicinal marijuana and move forward. The applicant has beautified the property and she feels safer now. There used to be many more problems on the property.

Barbara Spingola, resident Horn Ave, expressed concerned about safety. The fact that they have a guard implies that it would be unsafe if there was not one. Spingola never received notification and was concerned about decrease in property values. There are many kids in the area and there is no way to guarantee that the ingress and egress will be onto Santa Rosa Avenue. Spingola complained about the patio set and said people should be able to get medical marijuana at the hospital or drug store. She opposed the project.

Ralph Warden, neighbor on Horn also opposed the project. He owns a business on East Todd and there is a dispensary there. Warden does not believe that there will only be 30 patients a day, and Organican is the busiest business on the street. Most clients are young kids. He has been in the community 34 years and is fed up. There is illegal growing activity taking place next to his business. Warden said there will be no enforcement at the dispensary.

Randolph Dale, on rebuttal, said the security guard could be armed and uniformed if required by the Commission. He did the best he could to talk to the neighbors and is always open to communication. The permit would be issued for one year permit, and if there are problems they would come out. One gate will be used to enter and exit. The school buses will not be impacted. He is dealing with the medical side of the market and is strict with compliance. Security will be done by Weinstein Security, and the signs have been removed. He will get rid of the leaf. Dale apologized to the neighbors, and added that the facility will be safe and secure. He will remove the patio set.

Dale said he has heard many rumors about dispensaries, but in fact they are safe and there is no crime. Safety is a top priority for them, and they will take care of problems if they come up.

Public Hearing Closed 4:55

Commission Discussion: Commissioner Cook said the once a dispensary is located in a place it precludes other development from occurring that are kid oriented, such as schools and parks. While compelled by neighbors processed, Commissioner Cook said the applicant put in a good application. She did think the applicant could have gone farther to involve the neighborhood. She was torn in her decision.

Commissioner Carr noted that the Sheriff recommended denial, and said the facility should have armed security and night cameras. He was bothered by the school bus stop location and wanted to consider increasing the barrier between Fleming Way and the facility, possibly by incorporating landscape berms. A six foot fence is not enough.

Commissioner Bennett said that the commission needs to look at policies and ordinances in place to make their decision to determine compliance, not whether there is a violation of state and federal law. He expressed security about people breaking in at night, but did not think armed guards were needed. The policy says that the property line is used as the measuring tool and the commission should not deviate from it.

Deputy Director Barrett cautioned against changing practices without changing policy. A finding would have to be made to indicate that the dispensary is not detrimental to the health of the neighbors because the dispensary is less

than 1,000 feet from public school or park or places that cater to persons under 18 years of age. There is the possibility that precedent will be set. **Counsel Hurst** concurred, adding that we need to consider neighborhood compatibility.

Commissioner Liles commented that this is always the biggest concern, and said that in his visits to older dispensaries he had found no opposition. Many people think they are an improvement and there is better security. The biggest complaint he hears cigarette smoke by employees. Commissioner Liles said requiring an armed guard would be overkill. Money is not left on site and product is locked up at night. He also said that there is a one year review period in which to flush out problems. There is not a single complaint he knows of. Commissioner Liles said he would be just as concerned if he was a neighbor, but he has not found that there have been problems.

Commissioner Lynch mentioned there are a couple of dispensaries in Guerneville and people complain that customers smoke marijuana under the bridge. This may come up in their review period. He opposed signage and concurred that the applicant must meet with the neighbors.

Commissioner Cook was troubled about kids being in the vicinity of the dispensary and expressed concerned about degrading further development on Santa Rosa Avenue.

Commissioner Carr said that we need to decide what the barrier is, and do more to protect Fleming Way. He supported additional landscaping, but since the applicant leases the land, it might not be allowed. Commissioner Carr was concerned about the response from the Sheriff Department.

The item was continued to give staff a redo the staff report, as conditions and the environmental document have not been done.

Suggested changes:

Make a finding - that the use is not detrimental to the persons residing or working in the neighborhood or the peace, health or general welfare of the people residing or working in the neighborhood.

Remove leaves on sign.

Talk to sheriff about screening and security.

Talk to someone about moving the bus stop.

Action: **Commissioner Cook** moved to continue the item to January 26th, 2012 at 2:30 p.m.
Commissioner Liles seconded and motion passed with a 5-0 vote. The public hearing will be reopened for new information

Appeal Deadline:
Resolution No:

Carr: aye	Bennett: aye	Cook: aye	Liles: aye	Lynch: aye
Ayes: 5	Noes: 0	Absent: 0	Abstain: 0	

Item No. 5	Time: 2:15 p.m.	File: UPE11-0070
Applicant: Alternatives Health Collective, Karen Kissler	Staff: Blake Hillegas	
Env. Doc.: Categorical Exemption		
Proposal: Request for a Use Permit for a Level II Medical Cannabis Dispensary to occupy 1,450 square feet of a 3,000 square foot commercial building on a 0.5 acre parcel.		
Location: 1603 Hampton Way, Santa Rosa,		
APN: 125-082-022		
Zoning: C2 (Retail Business), VOH (Valley Oak Habitat)		

Staff Hillegas said the recommendation for denial was based on the proximity to a parochial school.

Karen Kissler, applicant, presented her power point presentation and has secured SBA funding on property. The school is unpermitted and not close to the facility. The subject parcel is ideal for patients and all the businesses look



Sonoma County Board of Zoning Adjustments DRAFT MINUTES

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: **January 26, 2012**
Meeting No.: **12-001**

ROLL CALL

Commissioners

Greg Carr
Don Bennett
Paula Cook
Jason Liles
Tom Lynch, Chair

Staff Members

Jennifer Barrett
Blake Hillegas
Lisa Posternak
Steve Padovan
Sue Dahl
David Hurst, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Minutes Approved - December 8, 2011 and December 15, 2011 - Board of Zoning Adjustments

Correspondence

Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances -

REGULAR CALENDAR

Item No. 1	Time:	1:05 p.m.	File:	UPE09-0036
	Applicant:	Jean Kapolchok and Associates	Staff:	Blake Hillegas
	Cont'd from:	December 8, 2011		
	Env. Doc.:	Mitigated Negative Declaration		
	Proposal:	Request for a Use Permit for a new winery with a maximum annual production capacity of 32,000 cases, including tasting, tours, retail sales, cafe, barrel making, and up to 150 special events a year on a 214 acre site. The project consists of 55,648 square foot winery with fermenting tanks and barrel storage, a 1,714 square foot tasting room, a 266 square foot V.I.P. tasting room, a 540 square foot cafe, and a 8,156 square foot event center. The maximum capacity of the special events center is 300 people. Proposed hours of the winery and tasting room are 10 a.m. to 5 p.m. daily. Proposed hours for special events are from 9:00 a.m. to 10:00 p.m.		

Commissioner Liles said that the testimony did not have much of an impact on his decision. The Board of Supervisors unanimously approved the ordinance and asked staff to identify locations. The intent is to have dispensaries be far away from kids, but the main reason for the ordinance is to allow medical marijuana. Commissioner Liles said he thought the dispensary would help the local economy.

Commissioner Bennett said he was not opposed to medical marijuana but was not comfortable with finding 4. The intent of the ordinance is to keep dispensaries away from schools. A more appropriate location should be found and he would not support the location.

Commissioner Carr indicated that facilities are needed for patients, and approved of the decision for a full time security guard. He said the ordinance needs to be modified to allow for a little more flexibility. Regarding the residentially zoned land next door, Commissioner Carr asked for a finding to read that if the property is developed it will cause a review of the dispensary permit.

Commissioner Cook remarked that it is messy that dispensaries are proposed in redevelopment areas where there is opportunity for affordable housing, and was persuaded by Commissioner Bennett's comments. She was less inclined to support the project than before.

Commissioner Lynch said that marijuana should be legalized and provided in pharmacies, but instead, we have dispensaries. The alternative is increasing presence of crime, cartels, trespass groves, problems endemic to prohibition that can't be monitored or managed. He agreed that the ordinance needs to be clarified. **Commissioner Lynch** appreciated Father Hughes comments, but added that we need dispensaries to avoid other problems. He supported the request.

Changes to draft conditions: A new condition was added to state that upon application of a residential use of adjacent residentially zoned the dispensary use permit will be reviewed.

Action: **Commissioner Lynch** moved to approve the request with modified conditions and findings. Seconded by **Commissioner Carr** and passed with a 3-2 vote.

Appeal Deadline: ten days
Resolution No: 12-002

Carr: Aye	Bennett: No	Cook: No	Liles: Aye	Lynch: Aye
Ayes: 3	Noes: 2	Absent: 0	Absent: 0	Abstain: 0

Item No. 4	Time: 2:30 p.m.	File: UPE11-0062
Applicant: Republic Health Center, Inc.		Staff: Steve Padovan
Cont'd from: December 15, 2011		
Env. Doc.: Categorical Exemption		
Proposal: Request for a Use Permit for a Level II Medical Cannabis Dispensary operating six days a week, located in a newly remodeled 1,560 square foot building on a 0.87 acre portion of a 2.05 acre parcel.		
Location: 4170 Santa Rosa Avenue, Santa Rosa		
APN: 045-290-097	Supervisorial District: 3	
Zoning: LC (Limited Commercial), M1 (Limited Urban Industrial), RR (Rural Residential), B6 - three acre density, VOH (Valley Oak Habitat)		

Steve Padovan summarized the staff report, which is incorporated herein by reference.

Commissioner Liles asked if the Sheriff had weighed in on the project, and Staff Padovan said that they did not.

Public Hearing Opened 4:55

Randy Dale, applicant, said he tried to get the Sheriff's input about the hedge and security and did not get a response. He had several landscape plan options, and met with neighbors after the last meeting. He talked to West Coast Transportation about moving the bus stops but has no new news. In response to earlier complaints, he got rid of the patio furniture and will close on Sundays. He has modified the sign to eliminate the marijuana leaf.

Speakers. Ed Clites, Fleming Way, is still opposed to the project. He met with people from the facility since last hearing and discussed neighborhood concerns. Mr. Clites expressed concern about the bus stops for kids coming and going to school and said that the company won't move the stops. He was concerned that kids will loiter at the facility and said that kids know what it is used for.

Mr. Clites disagreed with Public Works that there is no need to do sidewalk and street improvements at the site. The fences should not go completely around the facility but should allow for a 360 degree line of sight around the dispensary for security purposes. Mr. Clites said the dispensary is in a high crime area and was worried about attracting transient people. The dispensary does not fit the rural residential nature of the neighborhood.

Robert Bregioni, Horn Avenue resident expressed concern about security and safety, and asked the commission if they would want to develop property around a cannabis club. He expressed concern that the dispensary will attract crime, and said people should have to get cannabis at a doctor or a pharmacy. In that location there is dope on one side of the street and salamanders on the other.

Sarah Shrader, Americans for Safe Access, said she had met with the applicants who had many questions about the laws and want to be law abiding citizens. It is not easy to find locations for dispensaries in the County, and there are only a few locations. This is causing clustering. Shrader supports well run dispensaries and said that zoning maps should be reconsidered to find more locations. Many people suffering from conditions use medical marijuana because it does not have side effects, and it isn't fair that they are treated like criminals. Many patients are housebound and can't walk, and medical marijuana needs to be made accessible throughout the County.

Barbara Spingola, Horn Avenue, said she still opposes the project. There are enough dispensaries on Santa Rosa Avenue. Spingola complained about the barbed wire fencing. Residents pay high taxes and should have a say, the street is neglected and a mess, with potholes and now a pot dispensary. It is all about money, and most users are youth.

Chet Jenkins, patient advocate, said that there are many reports about the value of medical marijuana, and the government grows it and supplies patients. He is glad kids are getting the message that marijuana is OK. There are hundreds of medical reports that show medical marijuana is beneficial. He asked the commission to remember to be compassionate.

Randy Dale, on rebuttal, said he had removed 20 tons of garbage from the site and the barbed wire was already there and could be taken down. The landscaping could be changed at the discretion of the BZA. Dale said he is one of the strictest compliance persons in the business, and spent a lot of time discussing the business with attorneys.

Public Hearing Closed 5:30

Commissioner Cook noted the amount of opposition and expressed concern about the 17 children in the neighborhood who use the buses. She could not support the project at this location because of overconcentration.

Commissioner Liles disagreed, supports the project and thinks it will help the neighborhood. He had visited other dispensaries after they had been in business and found no complaints after talking to neighbors. The requirement for annual review of the permit also helps.

Commissioner Bennett said that the BZA's job is to look at the ordinance and determine if the applicant is entitled to have a dispensary at the site. Commissioner Bennett said it was OK for the site, and added that concern about crime is not supported by evidence. He also said that the annual review requirement will give neighbors an opportunity to revisit the issue.

Commissioner Carr also supported the project, said it will be well run, and added that the kids can use other bus stops than the one right in front of the dispensary. He thought it would be good to get rid of the barbed wire fencing and was puzzled that Public Works did not require improvements. The fence should be moved back for visibility. Commissioner Carr concurred that we need to see better distribution of dispensaries throughout the County.

Changes to draft conditions:

Remove the wire fence in front, but allow for a four foot fence along Santa Rosa Avenue.

Remove the barbed wire around the entire perimeter.

Add a condition stating that if the rear portion of the property is developed, street frontage improvements can be required.

Add a condition that the developer shall pay for their fair share four foot fence in front

Action: **Commissioner Liles** moved to approve the staff recommendation and approve the request with modified conditions. Seconded by **Commissioner Carr** and passed with a 3-2 vote. .

Appeal Deadline:
Resolution No:

Carr: Aye	Bennett: Aye	Cook: No	Liles: Aye	Lynch: Aye
Ayes: 4	Noes: 1		Absent: 0	Abstain: 0



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Board of Zoning Adjustments
From: Steve Padovan, Project Planner
Subject: UPE11-0062 - Use Permit for a Level II Medical Cannabis Dispensary at 4170 Santa Rosa Avenue, Santa Rosa
Date: January 26, 2012

Previous Action of the Board of Zoning Adjustments:

On December 15, 2011, the Board of Zoning Adjustments took public testimony on a Use Permit request for a Level II Medical Cannabis Dispensary to be located in an existing 1,560 square foot building on a .78 acre portion of a 2.05 acre lot located at 4170 Santa Rosa Avenue, Santa Rosa. The BZA closed the public hearing, deliberated, and on a 5-0 straw vote, continued the item to the January 26, 2012 BZA hearing. Staff was directed to provide a draft resolution with conditions of approval and to return on January 26th where the public hearing would be reopened and a final vote taken.

Prior to the hearing, the BZA requested additional information from the applicant related to security measures, the possible relocation of the school bus stop, and arranging a meeting with the neighbors. In addition, staff was asked to provide the locations of the two dispensaries that currently operate in the City of Santa Rosa.

Response to BZA Request for Information:

Security Issues

The applicant contacted the Sheriff's Department by e-mail to address the Sheriff's concerns (as outlined in their e-mail to staff) relating to potential security risks at the dispensary. They provided the Sheriff with a revised security plan and revised operating parameters (Exhibit D) in an effort to reduce potential impacts to the neighborhood. To summarize, professional security personnel will be on-site during operating hours and 24-hour, fully monitored security alarms and cameras will provide a sufficient deterrent.

The Sheriff did not respond to the applicant. However, PRMD had previously requested data on crime statistics from the Sheriff related to specific dispensary locations around the county and their crime analyst came to the following conclusions:

- 1) Reports for the areas surrounding all dispensaries are down 25% compared to the previous period.
- 2) Call For Service (CFS) Events and Officer Initiated (OI) Events for the areas surrounding all dispensaries are down 10% compared to the previous period. The majority of that is attributed to a decrease in Officer Initiated Events.

- 3) Most all areas showed a decrease in activity with the following exceptions:
- a) The area around Marvin Gardens Herbal Alliance experienced a 12% increase in calls but had a 17% decrease in reports written.
 - b) The area around Valley of the Moon Collective experienced an increase in calls from 6 to 16 and an increase in reports from 0 to 1.

Method of Analysis

- *Events and Reports were searched within 1000 feet of the parcel for each dispensary.*
- *119 days is the length of time that had occurred between the last permit approval and the data query.*
- *To account for seasonal variation data was compared against the same date range a year prior.*

Anecdotal evidence also suggests that the dispensaries currently operating in the County have had few if any security issues due to the increased security measures that have been installed on those sites. Staff is not aware of any substantial incidents occurring at dispensaries that have been operating with a Use Permit. Further evidence was provided in comments from a neighbor at a previous dispensary hearing for the Valley of the Moon Collective who stated that the increased security presence at the retail center provided by the dispensary had reduced incidents of vandalism, loitering and graffiti. Based on this information, it appears that a dispensary providing security guards and 24-hour surveillance may actually reduce crime in the surrounding area.

Neighborhood Meeting

The applicant met with neighbors on January 7, 2012 in the dispensary. A summary of the meeting and its results is attached as Exhibit E. Basically, the neighbors wanted to limit the fencing to privacy slats on the existing chain link fence along Fleming Way, a hedge along the north and east property lines, 24-hour security system monitoring and motion detection lighting, and signage to indicate that Fleming Way is a private roadway.

As for the relocation of the bus stop, the applicant contacted Mike Rea of the West County Transportation Agency (his response is included at the end of Exhibit E) and he recommended that the bus stop remain at the corner of Horn and Santa Rosa Avenue as the children live up the street (see Exhibit F). However, staff believes that the proposed fencing, landscaping, restriction on outdoor loitering, and minimized signage should reduce the physical presence of the dispensary and help to integrate the use into the commercial corridor along the road making it less conspicuous. Staff also recommends that a compacted gravel walkway be provided along the Santa Rosa Avenue frontage to provide an all weather surface for any children that may walk along Santa Rosa Avenue. It should also be noted that the bus stops more frequently just north of the dispensary at Connely so children living on Fleming Way would get off there and walk up Fleming without passing the dispensary.

With regard to dispensary locations in the city, staff contacted the City of Santa Rosa Community Development Department and was informed that one dispensary is located across the freeway from the County Center at 2425 Cleveland Avenue and the other is at 1061 North Dutton, just south of West College Avenue. These sites are over five miles from the proposed dispensary.

Conclusion:

Consistent with the Board of Zoning Adjustments review and recommendation, a Resolution and Conditions of Approval have been prepared. The following is a list of the topics discussed and correlating conditions of approval:

1. Provide landscaping along the two street frontages; see Condition #28.
2. Provide a compacted gravel pathway along Santa Rosa Avenue between Fleming Way and Horn Avenue; see Condition #29.
2. Provide a six foot solid wood fence around the perimeter of the dispensary operations to provide a physical separation between the dispensary and the residential properties; see Condition #30.
3. Limit the days and hours of operation. The applicant is proposing to operate seven days a week, from 10:00 a.m. to 8:00 p.m. The ordinance restricts hours of operation to Monday through Saturday from 7:00 a.m. to 7:00 p.m. No compelling reason to allow for Sunday operations or the longer hours has been provided, therefore staff is recommending that the hours be limited to Monday through Saturday from 10:00 a.m. to 7:00 p.m.; see Condition #33.
4. No delivery of cannabis to off-site patients shall be permitted; see Condition #33.
5. Exterior lighting shall be maintained and burnt out bulbs replaced to ensure adequate lighting of the parking area and all security lighting shall be motion sensed; see Conditions #31 and #37.
6. Signage shall be made consistent with the Zoning Code and include signage along Fleming Way indicating that the road is private; see Condition #38.
7. The operator shall be responsible for submitting documentation on an annual basis to verify continued nonprofit status; see Condition #47.
8. The Use Permit shall be reviewed on an annual basis for compliance with the Operating Plan, Medical Cannabis Dispensary Ordinance, Zoning Code or any of the Use Permit conditions; see Condition #47.

Memo to BZA Regarding UPE11-0062
January 26, 2012
Page #4

List of Attachments

- EXHIBIT A: Draft Conditions of Approval
- EXHIBIT B: Draft Minutes of the December 15, 2011 BZA Meeting
- EXHIBIT C: Fence Location on Site Plan
- EXHIBIT D: Response to Sheriff and Revised Security Plan
- EXHIBIT E: Neighborhood Meeting and Resident Responses
- EXHIBIT F: Street Map with School Bus Stops
- EXHIBIT G: Landscape Neighborhood Discussion and Landscape Plans
- EXHIBIT H: Draft Resolution

Exhibit A
Draft Conditions of Approval

Date: January 26, 2012
Applicant: Randy Dale - Republic Health Center
Address: 4170 Santa Rosa Avenue, Santa Rosa

File No.: UPE11-0062
APN: 045-290-097

Project Description: Request for a Use Permit for a Level II Medical Cannabis Dispensary, operating six days a week, located in a 1,560 square foot building on a .78 acre portion of a 2.05 acre lot.

Prior to commencing the use or vesting the Use Permit, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

"The conditions below have been satisfied" BY _____ DATE _____

PRIOR TO OCCUPANCY/OPERATION:

1. The applicant shall apply for and obtain all required building related permits from the Permit and Resource Management Department (PRMD), including building permits for tenant improvements.
2. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC) and Chapter 7 of the Sonoma County Code, as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC and Chapter 7 of the Sonoma County Code, to retrofitting of the existing structure.

HEALTH:

"The conditions below have been satisfied" BY _____ DATE _____

PRIOR TO OCCUPANCY/OPERATION:

3. Prior to building permit issuance and vesting the Use Permit, the applicant shall provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of the well water tested by a California State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this department may be required. Copies of all laboratory results must be submitted to the Project Review Health Specialist.
4. Prior to the issuance of building permits and vesting the Use Permit, the applicant shall provide an engineered design of the water supply system, construct and/or develop the water sources (wells and/or springs), complete the appropriate water quality testing and apply for a water supply permit from the State Department of Public Health, Office of Drinking Water if more than 25 persons per day for 60 days within a year will be served by the water system. A copy of the Use Permit application and conditions must be provided to the State Department of Public Health in order to obtain appropriate raw water source sampling requirements. (This process should begin as soon as possible, as the application, plan check and sampling may take some time. Be advised that surface water treatment rules may apply to springs or any water well with less than a 50-foot annular seal.) Prior to the issuance of building permits, copies of the clearance letter must be submitted to the Project Review Health Specialist, or the Office of Drinking Water may e-mail clearance directly to PRMD.
5. If a Water Supply Permit is required, then the water supply well is required to have a 50-foot annular seal prior to vesting the Use Permit. Annular seals are installed at the time of construction of the water well, and are very difficult (and sometimes impossible) to retro-fit in an

economic manner. If documentation of a 50-foot annular seal cannot be obtained, then a new water well may be required.

6. Prior to the issuance of any building permit and vesting the Use Permit, an Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well serving this project and any required monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All Easement language is subject to review and approval by PRMD Project Review staff and County Counsel prior to recordation.
7. Prior to building permit issuance and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require both soils analysis, groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

8. Toilet facilities shall be provided for patrons prior to vesting the Use Permit.
9. Prior to occupancy, a water well serving this project shall be fitted with a groundwater level measuring tube and port, or electronic groundwater level measuring device. Water meter(s) to measure all groundwater extracted for the permitted use shall be installed on the water system. A Site Plan showing the location of the well with the groundwater level measuring device and the location of the water meter(s) shall be submitted to the PRMD Project Review Health Specialist.

OPERATIONAL REQUIREMENTS:

10. A safe, potable water supply shall be provided and maintained.
11. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this use shall be monitored quarterly and reported to PRMD in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance.
12. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD Project Review staff at least once every five years.
13. Maintain the Annual Operating Permit for any package treatment plant, alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32.
14. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
15. All future sewage disposal system repairs shall be completed in the Designated Reserve areas

and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.

16. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (5 minutes in any hour)	60	55
L02 (1 minute in any hour)	65	60
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.		

17. No outdoor amplified sound is allowed for this project.
18. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.
19. Special events were not requested in this Use Permit and therefore are not authorized by this Use Permit.
20. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day. Please note that the Local Enforcement Agency (at Environmental Health) bills at an hourly rate for enforcement of violations of the solid waste requirements.

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY _____ DATE _____

21. Prior to issuance of any building permit which results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

PRIOR TO OCCUPANCY/OPERATION:

22. All pre-operational conditions identified in this Use Permit and payment of all required fees shall be completed within 60 days of approval to operate. Additional time to comply with pre-operational conditions may be granted at the discretion of the Deputy Director.
23. The applicant shall pay all applicable development fees prior to issuance of building permits.
24. The applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.
25. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no building permits shall be issued until all permit processing costs are paid in full.
26. The applicant shall include these Conditions of Approval on a separate sheet(s) of plan sets to be submitted for building and grading permit applications.
27. The final site plan, circulation, landscaping, fencing, parking, lighting, and signage shall be subject to approval by PRMD staff.
28. The applicant shall submit a landscape plan prepared by a licensed landscape architect or licensed landscape contractor for the project frontage and customer parking area addressing County design guidelines, including street trees, shrubs, and ground cover. The plans shall comply with the South Santa Rosa Area Plan and all provisions of the County Water Efficiency Landscaping Ordinance. Landscaping shall be installed prior to start of operations.
29. A compacted gravel pathway shall be constructed along Santa Rosa Avenue between Horn Avenue and Fleming Way per County standards and the applicant shall obtain an Encroachment Permit from the Transportation and Public Works Department. The pathway shall be installed within 90 days of approval or as quickly as possible through the Encroachment Permit process.
30. A solid six-foot wooden fence shall be placed around the north and east perimeter of the dispensary and shall enclose the building, the parking area and the outdoor patio/yard area only. A buffer of between 90 and 100 feet shall be provided between the fence and the adjacent residential property boundaries. The existing wire fencing shall be removed along the street frontage directly in front of the dispensary and replaced with landscaping. Vinyl slats shall be installed in the chain link fence fronting Fleming Way.
31. An exterior lighting plan shall be submitted for review and approval by PRMD staff. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall not exceed 20 feet in height. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated. All parking lot lighting shall be inspected to insure that it is working properly and any damaged or burnt out exterior lights shall be replaced.
32. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be

reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building site(s), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to the Permit and Resource Management Department from the County Fire Marshal/Local Fire Protection District.

OPERATIONAL REQUIREMENTS:

33. This Use Permit allows for the legalization of a Level II Medical Cannabis Dispensary, operating six days a week, located in an existing 1,560 square foot building on a .78 acre portion of a 2.05 acre parcel. The days and hours of operation shall be restricted to Monday through Saturday from 10:00 a.m. to 7:00 p.m. The use shall be operated in accordance with the proposal statement, operational plan and site plan located in File# UPE11-0062 and as modified by these conditions.

Pipes, smoking devices or other paraphernalia associated with the smoking, growing or preparation of tobacco or cannabis shall not be sold on the premises. In addition, this Use Permit does not permit the delivery of medical cannabis to off-site patients.
34. The dispensary shall comply with the 1,000 foot physical separation requirement from any public school, park, or an establishment, public or private, that caters to or provides services primarily to persons under eighteen (18) years of age for any future youth-oriented establishments that locate in the area.
35. This use shall be constructed, maintained, and operated in conformance with all applicable county and state statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit conditions and shall be subject to potential revocation.
36. This use shall be operated in compliance with the California State Attorney General's Guidelines for the Security and Non-Diversion of Marijuana grown for medical use, as amended from time to time. Any non-compliance with the State Attorney General's Guidelines shall be deemed a violation of this Use Permit.
37. The dispensary shall provide adequate security on the premises, including lighting and alarms, to insure the safety of persons and to protect the premises from theft consistent with proposal statement and operational plan.
38. No exterior signage or symbols shall be displayed which advertises the availability of cannabis, nor shall any such signage or symbols be displayed on the interior of the facility in such a way as to be visible from the exterior. Signs will be subject to design review approval by PRMD staff and shall conform to the approved sign program for the retail center. In addition, signage shall be placed on Fleming Way stating that it is a private road for residents only.
39. The dispensary may possess cannabis at its facility only in the collective amount that each qualified patient or primary caregiver served is allowed to possess under Health and Safety Code Section 11362.77, as may be amended from time to time.
40. No person shall be allowed onto the premises unless they are a primary caregiver and/or a qualified patient, in strict accordance with California Health and Safety Code Section 11362.5 et. seq. No person under the age of eighteen (18) shall be allowed on the dispensary site. All persons entering the site shall present a photo identification and shall establish proof of doctor's recommendation. The operating plan submitted as a part of the use permit application shall specify how this provision will be complied with and enforced.

41. The dispensary shall not hold or maintain a license from the State Department of Alcoholic Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages. No alcoholic beverages shall be allowed or consumed on the premises.
42. An exhaust and ventilation system shall be utilized to prevent off-site odors. If PRMD receives complaints regarding objectionable odors, staff will investigate the complaint. If it is determined by PRMD staff that complaints are warranted, the permit holder shall implement additional odor control measures as determined by PRMD.
43. The dispensary shall not conduct or engage in the commercial sale of any product, good or service unless otherwise approved by the Use Permit.
44. No cannabis shall be smoked, ingested or otherwise consumed on the premises. The term "premises" includes the actual building, as well as any accessory structures, parking areas, outside patio areas, or other immediate surroundings.
45. The applicant shall maintain a minimum of 14 parking spaces on-site to serve the Level II Medical Cannabis Dispensary. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.
46. The applicant/owner shall be required to maintain in good condition all street frontage improvements along the property to the face of curb, including any landscape areas, sidewalks, or surface drainage contained within the public right-of-way.
47. This permit shall be valid for a one (1) year term from the date of Use Permit approval as per Sonoma County Code Section 26-88-126. Additionally, this permit shall be a limited term permit and shall be subject to revocation or modification following a public hearing if the approving body finds that there has been a violation or noncompliance with the Operating Plan, Medical Cannabis Dispensary Ordinance, Zoning Code or any of the Use Permit conditions, or if the use for which this permit is hereby granted constitutes a nuisance. At every one-year renewal, the owner/operator of the dispensary shall provide evidence that the dispensary is operated as a nonprofit entity.

Upon written request by the applicant and prior to expiration of the one-year permit, the Use Permit approval may be extended pursuant to Section 26-88-126 (f) of the Sonoma County Code. The written request shall be accompanied by an at cost fee to cover anticipated staff time to process the permit as determined by PRMD.

48. This Use Permit shall expire upon change of the medical cannabis dispensary tenancy or sale or transfer of the business or property to a party other than the Redwood Herbal Alliance. If the Use Permit is abandoned for a period of 6 months, it shall automatically expire and become null and void with no further action required on the part of the County
49. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review if necessary.
50. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized

by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

51. This permit may be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.



Sonoma County Combined Planning Commission and Board of Zoning Adjustments **DRAFT MINUTES**

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: **December 15, 2011**
Meeting No.: **11-017**

ROLL CALL

Commissioners

Greg Carr
Don Bennett
Paula Cook
Jason Liles
Tom Lynch, Chair

Staff Members

Jennifer Barrett
Blake Hillegas
Steve Padovan
Sue Dahl, Secretary
David Hurst, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Approval of Minutes -

Correspondence

Board of Supervisors Actions

Commissioner Announcements/Disclosures- Most commissioners had visited the sites of the active items and spoken with neighbors.

Public Appearances -

REGULAR CALENDAR

Item No. 1	Time: 1:05	File: PLP04-0056
Applicant:	County of Sonoma	Staff: David Hardy
Cont'd from:	October 6, 2011	
Env. Doc.:	Categorical Exemption	
Proposal:	Request for an amendment of Chapter 26 of the Zoning Ordinance to establish use permit requirements and standards for all the businesses that sell or serve alcohol for on site consumption in bars and restaurants within the County, and apply the existing standards to retail stores of 10,000 square feet or more in size.	

EXHIBIT B

Deputy Director Barrett said they had recommended a cap on the number of dispensaries in the County and the Board adopted a resolution of intent to cap the number at nine. The also recommended that the County initiate tougher penalties for growing on public lands and incorporate this into the code. The item will be coming before the Planning Commission on January 12. There was concern about overconcentration. To date, six dispensaries have been approved in the County. **Commissioner Cook** expressed concern at the number of dispensaries on Santa Rosa Avenue. **Commissioner Lynch** wondered how many are still in the pipeline. **Counsel Hurst** warned that the Commission should evaluate each application on the merits because there is currently no cap in place.

Public Hearing Opened: 3:35

Randolph Dale, applicant, has lived in Sonoma County for 17 years and is concerned about community. He searched for the location for 14 months and likes the buffer zone. Dale said he visited the neighbors personally to talk about project and has retained Dan Beck to help with legal aspects.

Dale commented that he has cleaned up the property and removed tons of materials that were an eyesore. He installed landscaping and groundcover. Handicapped access has been installed, 10 parking spaces and the parking is on site behind fence. The site will be monitored by a security guard. All traffic will come in and exit onto Santa Rosa Avenue through one gate. Dale reviewed the site plan and said he incorporated GIS measurements to determine exact building site location.

Dale proposes to erect six foot fence around dispensary, either chain link or redwood. Two building has two entrances and is visible for law enforcement. Dale thinks there is plenty of physical separation on property, and said the neighbors are convinced that dispensary will be quiet use. Dale dramatically reduced his initial proposal due to septic capacity. The dispensary will have three employees. Dale withdrew the request for on site consumption.

Dale said that he is conservative and strict about compliance with federal and local codes. Has an agreement with wellness center in Kenwood to refer off site pain services. Cannabis is a medicine that works. Dale expects to serve about 30 patients a day. There will be no deliveries.

Commissioner Carr asked about Dale if he had talked to the Sheriff. Dale said that it is a myth that dispensaries attract drug traffic and crime, and said that studies have shown an actual decrease because of the security monitoring. Commissioner Carr asked if anyone is watching the surveillance videos. Dale replied that if alarm sensors go off it triggers the security company.

Commissioner Cook asked about the distances to neighbors and asked for the location of the opponent's homes and where the school bus stops. Dale pointed out the locations on the site plan.

Kevin Kellogg, Director, stated that most of the neighbors are concerned about their kids, and are not aware of the safety procedures involved in operating a dispensary.

Dan Beck, Attorney, said the issued raised has to do with basis upon which denial was made. The reason for denial was based on a false premise, not law. The measurements should be from the actual dispensary, not the property line.

Regarding concern about overconcentration, the applicant has a legitimate use in a legitimate location that is in compliance with the ordinance. He was denied because location. The dispensary is not abutting or within 100 feet of anything residential. Practice has been that this can be waived with physical separation exists. The Commission has approved other projects if there were physical separations.

The applicant does not lease the entire parcel that abuts Fleming Way. The applicant agreed to put in a fence for the one neighbor that is impacted.

Beck stated that Rand Corporation and UCLA Medical center reports conclude that there is not an increase in crime around dispensaries and this is an image created by the media.

Tom Havstad, worked with applicants and said they have been very careful to not open and they have worked with the neighbors.

Speakers: Ed Clites, Fleming Way resident stated that he and his wife were never notified, and they live within 300

feet of the dispensary. Clites questions the due diligence that the applicant stated he had done. Clite's neighbors oppose the project but were afraid to come to the hearing, and some had already left. There are about 40 houses in the subdivision and may kids live there. 20 are within 300 feet of the dispensary, and the bus stop location right in front of the dispensary.

Clites complained that the signage posted was illegal and looked like a marijuana leaf. He contacted Supervisor Zane and it took three weeks to remove the sign. Clites supported the recommendation for denial. Clites has been a deputy sheriff for 23 years.

If a 6 foot redwood fence built is built, it will take away visibility from neighbors and sheriff and would minimize security. Not all people who are involved in medical marijuana are upstanding citizens with a real need for medicine.

Clites expressed concern about overconcentration and said that two on the avenue are enough. The unarmed security guard is not going to be able to overtake criminals. The area is a major thoroughfare for homeless. Mr. Clites was at the hearing as a private citizen, not representing the Sheriff.

Angelica King owns the wellness center in Kenwood that patients will be referred to from the dispensary. Cannabis is more natural pain reliever. She is a certified holistic dietitian and supports the project.

Roberta Cardwell manages property on Horn Avenue and supports the dispensary. She is an addiction treatment counselor. The dispensary means people will be less likely to buy marijuana illegally where other drugs are. We need to embrace medicinal marijuana and move forward. The applicant has beautified the property and she feels safer now. There used to be many more problems on the property.

Barbara Spingola, resident Horn Ave, expressed concerned about safety. The fact that they have a guard implies that it would be unsafe if there was not one. Spingola never received notification and was concerned about decrease in property values. There are many kids in the area and there is no way to guarantee that the ingress and egress will be onto Santa Rosa Avenue. Spingola complained about the patio set and said people should be able to get medical marijuana at the hospital or drug store. She opposed the project.

Ralph Warden, neighbor on Horn also opposed the project. He owns a business on East Todd and there is a dispensary there. Warden does not believe that there will only be 30 patients a day, and Organican is the busiest business on the street. Most clients are young kids. He has been in the community 34 years and is fed up. There is illegal growing activity taking place next to his business. Warden said there will be no enforcement at the dispensary.

Randolph Dale, on rebuttal, said the security guard could be armed and uniformed if required by the Commission. He did the best he could to talk to the neighbors and is always open to communication. The permit would be issued for one year permit, and if there are problems they would come out. One gate will be used to enter and exit. The school buses will not be impacted. He is dealing with the medical side of the market and is strict with compliance. Security will be done by Weinstein Security, and the signs have been removed. He will get rid of the leaf. Dale apologized to the neighbors, and added that the facility will be safe and secure. He will remove the patio set.

Dale said he has heard many rumors about dispensaries, but in fact they are safe and there is no crime. Safety is a top priority for them, and they will take care of problems if they come up.

Public Hearing Closed 4:55

Commission Discussion: **Commissioner Cook** said the once a dispensary is located in a place it precludes other development from occurring that are kid oriented, such as schools and parks. While compelled by neighbors processed, Commissioner Cook said the applicant put in a good application. She did think the applicant could have gone farther to involve the neighborhood. She was torn in her decision.

Commissioner Carr noted that the Sheriff recommended denial, and said the facility should have armed security and night cameras. He was bothered by the school bus stop location and wanted to consider increasing the barrier between Fleming Way and the facility, possibly by incorporating landscape berms. A six foot fence is not enough.

Commissioner Bennett said that the commission needs to look at policies and ordinances in place to make their decision to determine compliance, not whether there is a violation of state and federal law. He expressed security

about people breaking in at night, but did not think armed guards were needed. The policy says that the property line is used as the measuring tool and the commission should not deviate from it.

Deputy Director Barrett cautioned against changing practices without changing policy. A finding would have to be made to indicate that the dispensary is not detrimental to the health of the neighbors because the dispensary is less than 1,000 feet from public school or park or places under 18 years of age. There is the possibility that precedent will be set. **Counsel Hurst** concurred, adding that we need to consider neighborhood compatibility.

Commissioner Liles commented that this is always the biggest concern, and said that in his visits to older dispensaries he had found no opposition. Many people think they are an improvement and there is better security. The biggest complaint he hears is cigarette smoke by employees. Commissioner Liles said requiring an armed guard would be overkill. Money is not left on site and product is locked up at night. He also said that there is a one year review period in which to flush out problems. There is not a single complaint he knows of. Commissioner Liles said he would be just as concerned if he was a neighbor, but he has not found that there have been problems.

Commissioner Lynch mentioned there are a couple of dispensaries in Guerneville and people complain that customers smoke marijuana under the bridge. This may come up in their review period. He opposed signage and concurred that the applicant must meet with the neighbors.

Commissioner Cook was troubled about kids being in the vicinity of the dispensary and expressed concern about degrading further development on Santa Rosa Avenue.

Commissioner Carr said that we need to decide what the barrier is, and do more to protect Fleming Way. He supported advanced landscaping, but since the applicant leases the land, it might not be allowed. Commissioner Carr was concerned about the response from the Sheriff Department.

Changes to Draft Conditions:

The item was continued to give staff a redo the staff report, as conditions and the environmental document have not been done.

Make a finding - that the use is not detrimental to the persons residing or working in the neighborhood or the peace, health or general welfare of the people residing or working in the neighborhood.

Remove leaves on sign.

Talk to sheriff about screening and security.

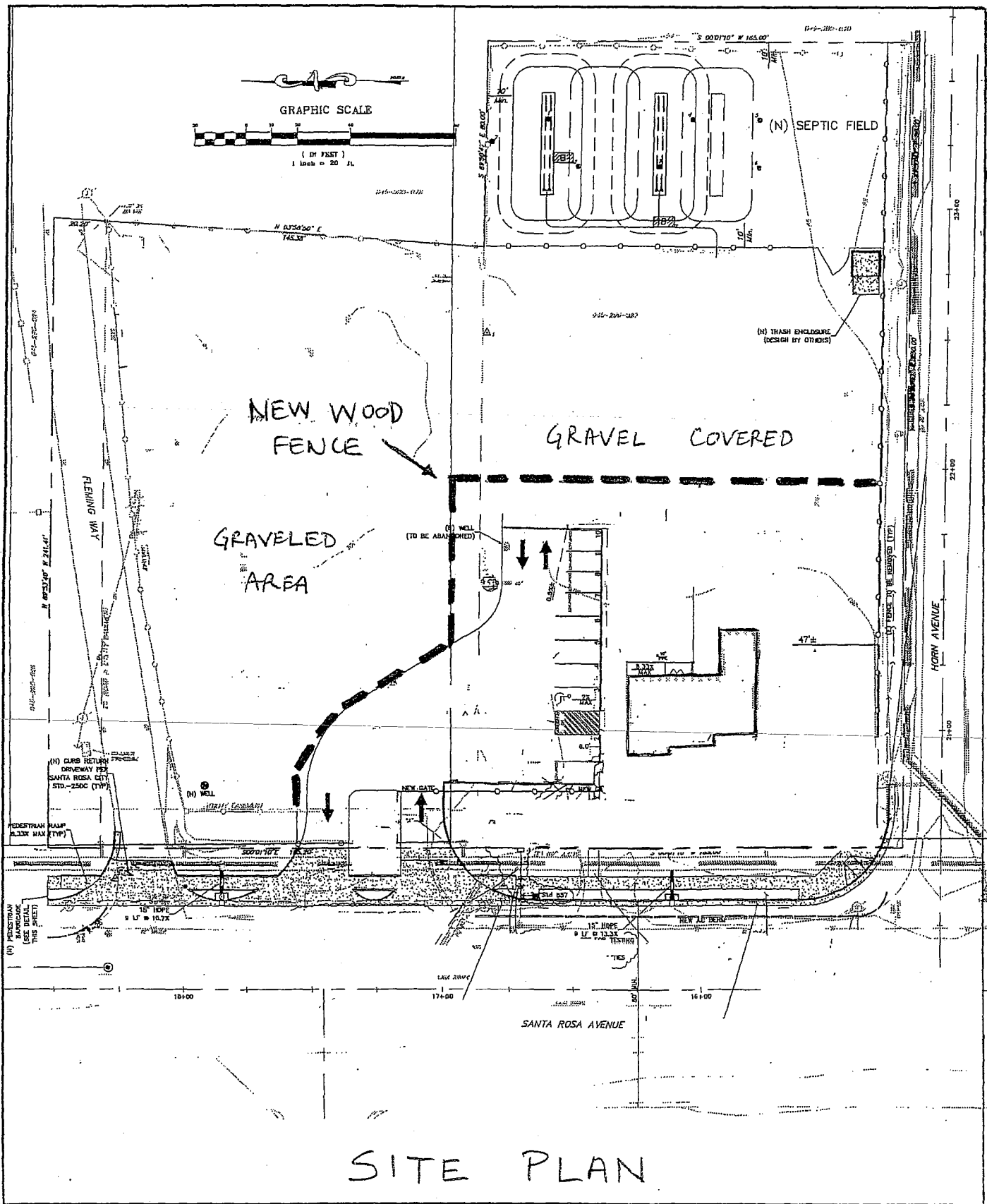
Talk to someone about moving the bus stop.

Action: **Commissioner Cook** moved to continue the item to January 26th, 2012 at 2:30 p.m. Commissioner Liles seconded and motion passed with a 5-0 vote. The public hearing will be reopened for new information

Appeal Deadline:
Resolution No:

Carr: aye	Bennett: aye	Cook: aye	Liles: aye	Lynch: aye
Ayes: 5	Noes: 0	Absent: 0	Absent: 0	Abstain: 0

Item No. 5	Time: 2:15 p.m.	File: UPE11-0070
Applicant: Alternatives Health Collective, Karen Kissler	Staff: Blake Hillegas	
Env. Doc.: Categorical Exemption		
Proposal: Request for a Use Permit for a Level II Medical Cannabis Dispensary to occupy 1,450 square feet of a 3,000 square foot commercial building on a 0.5 acre parcel.		
Location: 1603 Hampton Way, Santa Rosa,		
APN: 125-082-022		
Zoning: C2 (Retail Business), VOH (Valley Oak Habitat)		



SITE PLAN

08003\dwg\B00381d.dwg

Republic Health Center, Inc.
A California Nonprofit Mutual Benefit Corporation

Sheriff Inquiry

Project Type: Use Permit for Level II Medical Cannabis Dispensary
File Number: UPE11-0062
Applicant Name: Randolph Dale
Owner Name: Stephen Schnur
Site Address: 4170 Santa Rosa Avenue, Santa Rosa, CA 95407
APN: 045-290-097

Dear Steve Padovan, Planner III:

On October 20, 2011, Matt McCaffery, Captain, Field Services, Sonoma County Sheriff's Office, sent a referral letter to Steve Padovan, Planner III, Sonoma County Permit and Resource Management. The Sheriff's letter opposed the issuance of a permit for a medical cannabis dispensary located at 4170 Santa Rosa Avenue, Santa Rosa, CA 95407. The reasons for the Sheriff's opposition were that "marijuana dispensaries are contrary to State and Federal law, reasonable likelihood of increased crime and negative impacts to the neighborhood and traffic related issues."

On December 15, 2011, the Sonoma County Board of Zoning Adjustments had a hearing regarding the permit for the medical cannabis dispensary. The commissioners advised the applicant to revise the security plan and submit to the Sonoma County Sheriff's Office for review.

On December 21, 2012, I emailed Matt McCaffery, Captain, Field Services, Sonoma County Sheriff's Office. I requested a review of the revised security plan including adding uniform security guard, adding 24-hour monitoring of security system, reducing hours of operation, removing logo from exterior signs, removing patio furniture and adding landscaping that would affect visibility from Fleming Way. To date, I have not received a reply from the Sheriff's Office.

On January 4, 2012, I mailed Matt McCaffery, Captain, Field Services, Sonoma County Sheriff's Office the same letter with attachments of the Revised Security Plan and Proposal for Security Guard Services from Weinstein Security, Inc. To date, I have not received a reply from the Sheriff's Office.

Attached is copy of my email to Sheriff's Office dated December 21, 2012.

Attached is copy of my letter to Sheriff's Office dated January 4, 2012.

Attached is a copy of Revised Security Plan.

Attached is copy of Proposal for Security Guard Services from Weinstein Security, Inc.

Submitted on January 11, 2011.

Applicant: Randolph Dale
Owner: Stephen Schnur

Subject: Use Permit for Medical Cannabis Dispensary
From: Republic Health Center (republichealthcenter@yahoo.com)
To: mmccaffr@sonoma-county.org;
Cc: spadovan@sonoma-county.org;
Date: Wednesday, December 21, 2011 6:03 PM

December 21, 2011

Matt McCaffery, Captain, Field Services
Sonoma County Sheriff's Office
2796 Ventura Avenue
Santa Rosa, CA 95403
mmccaffr@sonoma-county.org
707.565.3920
www.sonomasheriff.org

Project Type: Use Permit for Level II Medical Cannabis Dispensary
File Number: UPE11-0062
Applicant Name: Randolph
Dale
Owner Name: Stephen Schnur
Site Address: 4170 Santa Rosa Avenue, Santa Rosa, CA 95407
APN: 045-290-097

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On December 15, 2011, the Sonoma County Board of Zoning Adjustments had a hearing regarding the permit for the medical cannabis dispensary. The commissioners advised the dispensary to revise the security plan and submit to the Sonoma County Sheriff's Office for review. Attached is a copy of a Revised Security Plan for the dispensary.

The commissioners advised the dispensary to have a uniformed security guard to monitor the exterior, main entrance and interior of the premises. The uniformed security guard will not have a firearm, taser or mace. The dispensary has contacted Weinstein Security for this service. Attached is a proposal from Weinstein Security for a security guard.

The commissioners the dispensary to have a the security system monitored by a professional security company. The dispensary has contacted First Alarm Security Services for this service.

The commissioners advised the dispensary to limit the days and hours of operation to Monday to Saturday 10:00 a.m. to 7:00 p.m. The dispensary will be closed on Sunday.

The commissioners advised the dispensary to remove the logo from the exterior signs. The dispensary will not have exterior signs or images advertising medical cannabis.

The commissioners advised the dispensary to remove the patio furniture from the premises. The dispensary has removed the patio furniture from the premises.

The commissioners advised the dispensary to plant a line of trees from the east to the west property lines of the parcel. The line of trees will enhance the landscaping of the premises. Presently, the dispensary is in a highly visible location. The dispensary can easily be viewed from Fleming Way (north of the dispensary), Horn Avenue (south of the dispensary) and Santa Rosa Avenue (west of the dispensary). The line of trees would affect the visibility from Fleming Way.

The commissioners advised the dispensary to limit activities to dispensing medical cannabis. The dispensary has limited activities including: no outdoor special events, no community events, no cultural events, no music events, no farmers markets of fruits and vegetables, no farmers markets of medical cannabis, no classes, no seminars, no counseling, no holistic services including: no chinese and western herbal consultations, no chiropractic, no naturopathy, no hypnotherapy, no acupressure, no acupuncture, no shiatsu massage, no reiki massage, no foot massage, no chair massage, no yoga, no tai chi, no consumption or medical cannabis on the premises and no cultivation of medical cannabis on the premises.

The applicant's safety, security, practices and procedures will include: serving only qualified patients and primary caregivers, a photo identification and physician recommendation are required for service, no patients under eighteen (18) years old unless a parent or court appointed legal guardian is the primary caregiver for a patient under eighteen (18) years old, no diversion of medical cannabis for non-medical purposes, no cell phones, no pagers, no cameras, no recording devices, no smoking, no alcohol, no illegal drugs, no drug paraphernalia, no weapons, no loitering, no littering, no painting graffiti and no playing loud music.

The applicant submits the Revised Security Plan to the Sonoma County Sheriff's Office. The applicant respectfully requests that the Sonoma County Sheriff's Office review the Revised Security Plan.

Please contact applicant if you have any questions or concerns.

Sincerely,

Randolph Dale, Manager
Republic Health Center, Inc.

4170 Santa Rosa Avenue
Santa Rosa, CA 95407
707.326.3355
republichealthcenter@yahoo.com
republichealthcenter.com

Republic Health Center, Inc.
A California Nonprofit Mutual Benefit Corporation
A nonprofit medical cannabis growing and dispensing
collective in compliance with California Proposition 215,
California Senate Bill 420, California Attorney General Guidelines
and Sonoma County Guidelines.

Republic Health Center, Inc.
A California Nonprofit Mutual Benefit Corporation

4170 Santa Rosa Avenue, Santa Rosa, CA 95407
republichealthcenter@yahoo.com
www.republichealthcenter.com
707-326-3355

BY FIRST CLASS MAIL

January 4, 2012

Matt McCaffery, Captain, Field Services
Sonoma County Sheriff's Office
2796 Ventura Avenue
Santa Rosa, CA 95403
mmccaffr@sonoma-county.org
707.565.3920
www.sonomasheriff.org

Project Type: Use Permit for Level II Medical Cannabis Dispensary
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The applicant submits the Revised Security Plan to the Sonoma County Sheriff's Office. The applicant respectfully requests that the Sonoma County Sheriff's Office review the Revised Security Plan.

Please contact applicant if you have any questions or concerns.

Sincerely,



Randolph Dale, Manager

Republic Health Center, Inc.
A California Nonprofit Mutual Benefit Corporation

Security System Upgrade

Project Type: Use Permit for Level II Medical Cannabis Dispensary
File Number: UPE11-0062
Applicant Name: Randolph Dale
Owner Name: Stephen Schnur
Site Address: 4170 Santa Rosa Avenue, Santa Rosa, CA 95407
APN: 045-290-097

Dear Steve Padovan, Planner III:

Security System Upgrade

The security service we are presently using cannot provide the monitoring requested by the Sonoma County Board of Zoning Adjustments. I received proposals to upgrade the dispensary security systems from other security services. I selected ADT Security Services, Inc.

The dispensary security system will be provided, maintained and professionally monitored by ADT Security Services located at 150 North Hill Drive, Suite 3, Brisbane, CA 94005. Phone: 650-826-0827

The dispensary will have interior and exterior security cameras, interior security camera monitors, interior and exterior security lighting, interior and exterior security alarm, interior and exterior security signs and notices.

The dispensary will have eight security cameras to monitor the exterior, main entrance and interior of the premises to discourage and report loitering, crime, illegal or nuisance activities. The security cameras will be on 24 hours a day, 7 days a week and 365 days a year. The security video will be maintained for 30 days.

The dispensary will have five infrared motion detectors to monitor the interior of the premises.

The dispensary will have three panic buttons for the interior of the premises.

Fire Alarm

The fire alarm is monitored 24 hours a day, 7 days a week and 365 days a year. In event of a fire, the fire alarm will be activated, then I will be called to verify the incident or have ADT call the Sonoma County Fire Department.

Burglar Alarm

The burglar alarm is monitored 24 hours a day, 7 days a week and 365 days a year. In event of a burglary, the burglar alarm will be activated, then I will be called to verify the incident or have ADT call the Sonoma County Sheriff's Department.

Panic Button

The burglar alarm is monitored 24 hours a day, 7 days a week and 365 days a year. In event of a panic incident, ADT calls the Sonoma County Sheriff's Department.

Camera System

The cameras are monitored 24 hours a day, 7 days a week and 365 days a year. I can view the cameras from my smart phone or home computer or laptop computer. In event of a burglary, the cameras will be activated at ADT to verify the incident, then I will be called to verify the incident or have ADT call the Sonoma County Sheriff's Department.

Submitted on January 11, 2011.

Applicant: Randolph Dale
Owner: Stephen Schnur

Republic Health Center, Inc.
A California Nonprofit Mutual Benefit Corporation

Revised Security Plan

Project Type: Use Permit for Level II Medical Cannabis Dispensary
File Number: UPE11-0062
Applicant Name: Randolph Dale
Owner Name: Stephen Schnur
Site Address: 4170 Santa Rosa Avenue, Santa Rosa, CA 95407
APN: 045-290-097

Republic Health Center safety and security will involve the following elements:

Laws and Guidelines

Republic Health Center will operate a nonprofit medical cannabis dispensing collective in compliance with California Proposition 215, California Senate Bill 420, California Attorney General Guidelines and Sonoma County Guidelines.

In 1996, the California voters approved Proposition 215, also known as the Compassionate Use Act of 1996, codified as California Health and Safety Code Section 11362.5.

In 2003, the California State Legislature approved Senate Bill 420, also known as the Medical Marijuana Program Act, codified as California Health and Safety Code Section 11362.7 et seq.

In 2006, Sonoma County issued Resolution Number 06-0846. "Resolution of the Sonoma County Board of Supervisors Enacting County Medical Marijuana Possession and Cultivation Guidelines as Authorized by California Health and Safety Code Sections 11362.5 and 11362.77."

In 2007, Sonoma County issued Ordinance Number 5715. "An Ordinance of the Board of Supervisors of the County of Sonoma, State of California, Amending Chapter 26 of the Sonoma County Code to Establish Use Permit Requirements and Standards for Medical Cannabis Dispensary Uses in the C1, C2 and LC Zoning Districts, and Repealing Ordinance No. 5665."

In 2008, the California Attorney General issued "Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use."

Parcel Location

The dispensary will be located at 4170 Santa Rosa Avenue, Santa Rosa, CA 95407. The parcel is 2.05 acres. The parcel is surrounded by three streets. The street to the north of the parcel is Fleming Way. The street to the south of the parcel is Horn Avenue. There is no street to the east of the parcel. The street to the west of the parcel is Santa Rosa Avenue.

Parcel Zoning

The northern portion of the parcel is 0.88 acres and is zoned Limited Urban Industrial District (M1). The northern portion is vacant land. The southern portion of the parcel is 0.87 acres and is zoned Limited Commercial District (LC). The southern portion has a 1,561 square foot building. The building was recently remodeled to meet commercial and handicapped accessibility requirements. The eastern portion of the parcel is 0.30 acres and is zoned Rural Residential District (RR B6 3). The eastern portion is used for a septic field.

Dispensary Location

The dispensary will be located on the southern portion of the parcel. The southern portion is 0.87 acres and is zoned Limited Commercial District (LC). The southern portion has a 1,561 square foot building. The building was recently remodeled to meet commercial and handicapped accessibility requirements.

Days and Hours

The dispensary will be open Monday to Saturday 10:00 a.m. to 7:00 p.m. The dispensary will be closed on Sunday. The dispensary will have 3 full-time employees. The employees are qualified patients. The dispensary will serve an average of 30 patients per day. The dispensary will have approximately 3,000 patients. The dispensary will have a safe containing approximately \$2,500 cash and 2 pounds of medical cannabis. The dispensary will display approximately 15 ounces of medical cannabis.

Surrounding Uses

The street to the north of the parcel is Fleming Way. The zoning of the property to the north of Fleming Way is Limited Commercial District (LC). The property is used for storage of recreational vehicles. The business is Big Wheels Company R.V. Storage.

The street to the south of the parcel is Horn Avenue. The zoning of the property to the south of Horn Avenue is Limited Urban Industrial District (M1). The property has a nonconforming, single family residence. The remainder of the property is vacant.

There is no street to the east of the parcel. The zoning of the property to the east of the parcel is Rural Residential District (RR B6 3). The property is vacant. The property east of the vacant property has a conforming, single family residence.

The street to the west of the parcel is Santa Rosa Avenue. The zoning of the property to the west of Santa Rosa Avenue is Limited Urban Industrial District (M1). The property is used for storage. The business is Southpoint Self Storage and Wine Cellars.

Safety and Security

The safety and security of patients and the neighborhood will be a top priority of the dispensary. The dispensary will protect the health, safety, peace, comfort and welfare of patients and the neighborhood.

The dispensary will provide adequate security to ensure the safety of patients and to protect the facility from theft. Security ensures that surrounding businesses are not negatively impacted by nuisance activities such as loitering. Security measures are taken to provide a safe environment and to avoid loss or damage to the dispensary. Security measures are required because medical cannabis is a controlled and valuable substance.

- Highly visible location. The dispensary will be located in a highly visible location. The dispensary can easily be viewed from Fleming Way (north of the dispensary), Horn Avenue (south of the dispensary) and Santa Rosa Avenue (west of the dispensary).
- On-site parking behind exterior fence. The parking area will be safe and secure. The dispensary will be on 0.87 acres. No off-site parking will be necessary. The dispensary parking will not impact surrounding businesses or neighbors.
- Fence and gate. The parcel has a six foot, chain link fence on the perimeter of the premises and a six foot, chain link gate at the front of the premises. The gate is on Santa Rosa Avenue. The fence will be an excellent physical security measure. The gate will control traffic flow to the dispensary from Santa Rosa Avenue. The gate is the only way to enter and exit the premises.
- Security guard. A security guard will be the first and last contact for a patient visiting the dispensary. The security guard will be provided by Weinstein Security located at 930 Shiloh Road, Building 40, Suite 2, Windsor, CA 95492. Phone: 707.836.1022.

The dispensary will be a friendly, safe and secure place for patients to acquire medical cannabis. The dispensary will accommodate patients with challenging physical and mental conditions. The dispensary will have a security guard to monitor the exterior, main entrance and interior of the premises to discourage and report loitering and nuisance activities. The dispensary will train the security guard

in dispensary safety, security, practices and procedures. The security guard will not have a firearm, taser or mace.

The dispensary safety, security, practices and procedures will include: serving only qualified patients and primary caregivers, a photo identification and physician recommendation are required for service, no patients under eighteen (18) years old unless a parent or court appointed legal guardian is the primary caregiver for a patient under eighteen (18) years old, no consumption of medical cannabis on the premises, no cultivation of medical cannabis on the premises, no diversion of medical cannabis for non-medical purposes, no cell phones, no pagers, no cameras, no recording devices, no smoking, no alcohol, no illegal drugs, no drug paraphernalia, no weapons, no loitering, no littering, no painting graffiti and no playing loud music.

- Security system. The dispensary security system will be provided, maintained and professionally monitored by First Alarm Security Services located at 6555 Hunter Drive, Suite 7, Rohnert Park CA 94928. Phone: 707.542.1111
- Security system. The dispensary will have interior and exterior cameras, interior camera monitors, interior and exterior motion detector lighting, interior motion detectors, interior alarm, interior and exterior signs and notices.
- Security cameras. The dispensary will have eight cameras to monitor the exterior, main entrance and interior of the premises to discourage and report loitering and nuisance activities. The cameras will be monitored 24 hours a day, 7 days a week by First Alarm Security Services. The cameras video will be maintained for 30 days.
- Security motion detectors. The dispensary will have five infrared motion detectors to monitor the interior of the premises.
- Security panic buttons. The dispensary will have three panic buttons for the interior of the premises.
- Safe. The dispensary will have an interior safe for the storage of cash and medical cannabis. The safe will be a Cannon Armory Series 54. The safe weighs 783 pounds.
- Signs. The dispensary will not have exterior signs or images advertising medical cannabis.
- The dispensary will have a lobby and waiting area at the entrance to receive, identify and verify new and existing members. The dispensary will have a separate area for dispensing medical cannabis.

- The dispensary will have routine security patrols within a two block radius of the dispensary.
- The dispensary will follow accepted money handling practices including daily bank drops.
- The dispensary will educate patients to be sure they understand the dispensary rules and regulations.
- The dispensary will train staff to enforce the dispensary rules and regulations.
- The dispensary will implement policies to prevent diversion of medical cannabis.
- The dispensary will restrict access to the facility to legally qualified patients or designated primary caregivers, dispensary staff and authorized persons.
- The dispensary will use appropriate security technology and equipment to monitor and secure the facility.
- The dispensary will maintain communication with neighbors, elected officials, and law enforcement.
- The dispensary will train staff to prevent and respond to emergencies.
- Americans for Safe Access will train staff to prevent and respond to emergencies. Americans for Safe Access is the largest national organization of patients, medical professionals, scientists and concerned citizens promoting safe and legal access to medical cannabis for therapeutic use and research.
www.americansforsafeaccess.org
- The dispensary will educate staff and patients as to their rights and responsibilities under state and local laws.
- An attorney for the dispensary will be Robert Raich, Attorney at Law. He will educate staff and patients as to their rights and responsibilities under state and local laws. He has 21 years of experience and specializes in medical cannabis law. He is the attorney for many dispensaries for compliance with state and local laws.
www.robertraich.com
- An attorney for the dispensary will be Daniel Bech, Attorney at Law. He will educate staff and patients as to their rights and responsibilities under state and local laws. He has 30 years of experience and specializes in medical cannabis law. He is the attorney for many dispensaries for compliance with state and local laws.
www.bechlaw.net

- The Sonoma County Sheriff and surrounding businesses within a two block radius will be provided with name, address and cell phone number of the dispensary manager to whom notice may be provided of any operating problems associated with the dispensary. The dispensary manager will promptly resolve any operating problems.

Individually, these elements help make the dispensary a safer facility. Taken together, they provide a comprehensive safety strategy that makes the dispensary a safe and secure facility in the neighborhood. The dispensary business is conducted in a discrete and professional manner. The dispensary security and careful patient screening serve to protect the surrounding neighborhoods.

Dispensaries safely provide medical cannabis to patients with serious medical conditions. Dispensaries have been operating safely in Sonoma County for many years.



WEINSTEIN SECURITY, INC.

930 Shiloh Road, Building 40, Suite 2, Windsor, CA 95492

phone (707) 836-1022

fax (707) 836-1185

www.WeinsteinSecurity.com

When Experience Counts and Security Matters

State Licensed PPO# 14577 | ACO# 5737

PROPOSAL FOR SECURITY SERVICES

December 13, 2011

Republic Health Center, Inc.
Randy Dale, Manager
4170 Santa Rosa Ave.
Santa Rosa, CA 95407
Phone: 707-326-3355
E-mail: republichealthcenter@yahoo.com

Introduction

Thank you for selecting our security firm for a request for proposal. Our management team has a wide variety of experience and education to meet your needs for quality service. We are also on the web at www.weinsteinsecurity.com. After careful review of our proposal, should you have any questions, you may direct your inquiries to:

Maureen Weinstein, CFO
Dan Weinstein, CEO
(707) 836-1022

Our Competitive Advantage: What makes us different?

Experience. We have over 30 years experience in the industry and know the specific issues you need addressed. We also have the experience to supervise our staff properly to ensure the highest quality.

Employees. We pay attention to our employees – listening to their needs and providing them with support. Our management team has years of experience in matching the security officer to the site, paying close attention to his or her strengths, and personal goals. We emphasize neatness in appearance, along with a friendly and professional attitude. We strive to employ those that have common sense, take their job seriously, and have pride in what they do and accomplish. We offer pay raises, promotions and job enrichment as incentives. We also provide medical benefits to full time employees, vacation pay for all employees, a SIMPLE retirement plan and free life insurance to employees with over 1 year of service and a drug free workplace through our drug and alcohol policy, including pre-employment screening for safety sensitive positions.

Hiring & Training. Per California law (and company policy), all employees must be fingerprinted, pass a thorough background check with the FBI and the Department of Justice as well as pass the Powers to Arrest 8-hour exam with 100% accuracy. All security officers have been issued a license by the state prior to being assigned to duty. Every officer receives personal training in report writing and the responsibilities of a security officer by our highly experienced management team prior to being assigned to a site or job duty. In addition, on-the-job training and 32 hours of formal in-house training by a trained professional is required for the security officer during the first 6 months of licensure. Thereafter, an 8-hour, annual refresher course is required. Other forms of training include publications, memos, and newsletters.

Supervision. All security officers are required to check in with a Duty Officer (Supervisor) at least four times during an 8-hour shift. Cellular phones and/or radios provide constant communication. Written daily activity reports and incident reports are supervised by a member of the management team to ensure quality.

Tracking the Officer. This company utilizes a time wand system to track officers. It is a very effective supervisory tool. Magnetic buttons are distributed about the property to ensure full coverage, placed in key areas of concern. Upon arrival on the site, the officer will touch the button with a hand held time wand. This wand stores information pertaining to the officer's name, location and time. This information is then downloaded into a program and checked frequently. Any discrepancies are immediately communicated to management for supervision. Although a very powerful and useful supervisory tool, it is not possible to guarantee 100% accuracy as the time-wands are hand held and occasionally will lose data caused by inadvertent damage and/or battery failure. However, we find reports to be fairly accurate and complete. *(Tracking Systems are a supervisory tool and not a condition of payment or complete proof of services rendered.)*

Management Team

Dan P. Weinstein, CEO

Chief Executive Officer of Weinstein Security, Inc. providing management, sales and customer service. Custom design of security services to meet the individual needs of each client. Current Alarm Company Qualified Manager license holder.

Prior experience: Manager of Russian River Property Patrol for over 20 years with extensive experience in managing personnel and complex security issues for clients. Alarm Company Qualified Manager; experience in installation, service and design of alarm systems.

Maureen A. Weinstein, CPA , CFO

Certified Public Accountant ~ Bachelor of Science in Business Administration & Accounting Chief Financial Officer of Weinstein Security, Inc. providing sales, customer service, human resources and financial management. Private Patrol Operator – Qualified Manager.

Prior experience: Accounting Manager / Controller of Russian River Property Patrol from 1994 through 2000 with extensive experience in supervision of office staff as well as designing benefit programs to meet the individual needs of security guards. Experience in designing security services as well as government and private proposal preparation.

Kristina Miranda, Office & Scheduling Manager

Scheduling – Office Manager of Weinstein Security, Inc. providing hiring, motivation, supervision and scheduling of security officers.

Kristina has been completely in charge of all the security officer's reports, post orders and scheduling since 2006. She is highly involved in all aspects of the company and empowered by the CEO and CFO to make high level decisions. She has valuable skills in hiring techniques and has attended several seminars in human resource development.

David Brandenburg, Duty Officer, Managing Supervisor

Duty Officer / Managing Supervisor of Weinstein Security, Inc. providing supervision, direction, motivation and training of security officers in the field.

Prior experience: 20 years experience in the industry with 15 years as a Security Guard Duty Officer, supervising staff in the field with previous security companies.

References

1. Peace in Medicine
Morgan Manlopig 707-326-3355
2. Santa Rosa Treatment Program
Lee Tillman 707-576-7803
3. Silver Oak Cellars
Terry Collins 800-273-8809

Insurance and License

Private Patrol License: #PP0-14577

Alarm Company License: #ACO 5737

General Liability Coverage: 2,000,000 each occurrence 4,000,000 aggregate

Automobile Insurance: 2,000,000 each accident

Workers Compensation: 1,000,000 coverage

Available Service

Standing Guard

1 uniformed/unarmed security officer to conduct foot patrol on site as a deterrent to any suspicious/illegal activity. Loiterers/trespassers will be asked to leave the site. Incoming patients will have ID's checked against proper medical forms. A more detailed scope of work will be discussed and provided in writing upon agreement of service

Access to an onsite restroom is required (a portable toilet is acceptable). Otherwise, the security officer is allowed to leave the site for his/her breaks to use a restroom.

Hours of Service: 10:00am – 7:00pm (9 hours per day) 6 days per week

Rate per Hour: \$18.00

Service on holidays will be charged at 1.5 times the regular rate (7 holidays observed).

This is a proposal of services to be provided and not a contract or agreement of services. Should this company be hired to provide security services, both parties shall meet, exchange information and ideas, form a complete task description and implement a formal agreement.

Proposal Prepared By:

Kristina Miranda, Manager

For: Weinstein Security, Inc.

Republic Health Center, Inc.
A California Nonprofit Mutual Benefit Corporation

Neighborhood Meeting

Project Type: Use Permit for Level II Medical Cannabis Dispensary
File Number: UPE11-0062
Applicant Name: Randolph Dale
Owner Name: Stephen Schnur
Site Address: 4170 Santa Rosa Avenue, Santa Rosa, CA 95407
APN: 045-290-097

Dear Steve Padovan, Planner III:

Neighborhood Meeting

On January 7, 2012, I had a neighborhood meeting at the dispensary. I discussed dispensary safety, security, practices and procedures with neighbors. I discussed several landscape plans with neighbors. I discussed fencing and several types of evergreen hedges including Photinia Fraseri, Privet Hedge (Ligustrum Amurense), Bamboo (Fargesia Robusta), Pacific Wax Myrtle (Myrica Californica), Common Laurel (Prunus Laurocerasus). On January 11, 2012, I filed a Landscape Plan with PRMD.

On December 10, 2011, five neighbors from Fleming Way and Horn Avenue attended the open house at the dispensary. On January 7, 2012, four neighbors from Fleming Way attended the neighborhood meeting at the dispensary. In addition, I have gone door-to-door and visited the neighbors to discuss the dispensary.

Results of Neighborhood Meeting

The neighbors and I recommend no additional fencing.

The neighbors and I recommend a hedge on the north and part of the east property line.

The neighbors and I recommend privacy slats on the existing fence on Fleming Way.

The neighbors and I recommend security system on 24 hours monitoring.

The neighbors and I recommend security lighting on motion detectors.

The neighbors and I recommend a sign attached to the existing fence at the beginning of Fleming Way stating it is a "Private Road, Residents Only."

The neighbors and I recommend a chain across the driveway at 119 Fleming Way with a sign attached to the chain stating "Private Property, No Trespassing."

The neighbors and I recommend having the security guard inform patients upon exiting the dispensary that they are not to use Fleming Way. Exception for patients that live on Fleming Way.

The neighbors and I recommend having the security guard monitor children during the afternoon bus stop. The morning bus stop at 7:29 a.m. is not an issue because the dispensary is not open until 10:00 a.m. The afternoon bus stop is at 2:58 p.m. and on the corner of Santa Rosa Avenue and Horn Avenue. I observed the afternoon bus stop. I observed two children that exited the bus and walked to their homes. The children do not congregate at the afternoon bus stop.

The bus stop is for Taylor Mountain Elementary School. West County Transportation Agency provides school bus service for Taylor Mountain Elementary School. I discussed the bus stop issue with Mike Rea of West County Transportation Agency. He recommended not having the bus stop moved.

The neighbors and I are in discussions regarding making donations to help repair the asphalt on Fleming Way. Making donations to help repair the asphalt is subject to the success of the dispensary. I do not recommend that this be a condition for approval of the dispensary.

Attached are letters from neighbors in favor of the dispensary.
Attached is letter from Mike Rea of West County Transportation Agency.

Submitted on January 11, 2011.

Applicant: Randolph Dale
Owner: Stephen Schnur

FROM: noaknoak@sonic.net
TO: [Republic Health Center](#)
Saturday, January 7, 2012 4:39 PM

Hello, This is Jerry Noakes who lives at 215 Fleming Way, Santa Rosa, CA 95407. I am in support of the Republic Health Center opening a business at 4170 Santa Rosa Ave. After attending a meeting with them, I see them as being supportive of the neighborhood and willing to give back to us. Not that I think that is necessary, however, it is nice jester. The property looks so much better than it did as Rustic Woods Lumber, and then just a rundown vacant lot. Thanks for the improvement you have already made. I doubt that I will make the 26th meeting, but you may use this statement of support if you need it.
Jerry Noakes

FROM: noaknoak@sonic.net
TO: [Republic Health Center](#)
Monday, January 9, 2012 9:08 AM

Also I want to oppose any locked gate or automatic gate on Fleming Way, not necessary and very inconvenient. Just voicing my desires. And the name of the hedge is Privet. Thanks Jerry

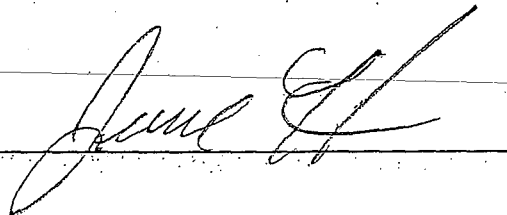
Resident at

104 Horn Ave.

Santa Rosa, Ca. 95407

I am in favor of the dispensary opening up across the street from my home. The grounds have never looked nicer and I enjoy the view out my front door now. It does not concern me and I think we need to embrace the change and understand this is to medially help people in need.

Thanks,

A handwritten signature in black ink, appearing to read "James H.", written over a horizontal line.

Roberta Cardwell
108 Horn Ave.
Santa Rosa, Ca. 95407
Ph. (707) 623-3260
Fax (707) 586-1802

12/15/11

To whom it may concern,

I have been living on Horn Ave for eight years now. I am the property manager for seven homes beginning at the corner of Santa Rosa Ave. and Horn Ave. continuing down Horn.

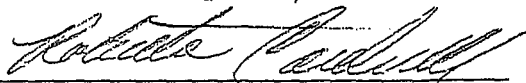
I have never seen the property look so good where the new propose dispensary will be located. The property has been cleaned up, the building has been upgraded and it has been landscaped beautifully. The gentlemen that have done the work have been courteous and helpful with information concerning the addition to our neighborhood.

Before they were involved with this property, there was ugly storage containers parked directly across the street from my drive-way. Now when I look off my front porch I see a nice building with new paint, green lawn and it is a refreshing upgrade to the neighborhood.

The cyclone fence that surrounds the property used to have animal holes underneath it and now it is secured properly. I welcome this establishment to our neighborhood and want to say they will be supported by me, a neighbor living across the street.

If you have any question please feel free to call me at (707) 623-3260.

Thank You,



Roberta Cardwell

Cerise Pool
112 Horn Ave.
Santa Rosa, Ca. 95407

12/15/11

I live at 112 Horn Ave. I am writing this letter to support the corner lot on Santa Rosa Ave. and
Horn Ave. I was so glad when the property had been cleaned up. The old out buildings and all the debris
was cleared off the property and it has been kept up since then. Before they took over the property, it
was beginning to fill up with old storage containers and old motor homes. It was an eye sore that I didn't
like to see when I would take my 3 year old son on a walk. I do not feel threatened by the medical
marijuana dispensary moving in there. People who need this substance for medical reasons should have
a safe place to legally purchase it. The more safe places there are the less people will have to buy it off
the streets.

Thank you,



Cerise Pool

FROM: Mike Rea
TO: Republic Health Center
Wednesday, January 11, 2012 1:53 PM

Hi Guys,

I did check the route sheets and speak with the driver.

On the route sheet the bus stops at Horn and Connelly in the am and pm. The approximate times are 7:29 and 2:58. Wednesday is an early dismissal day and the bus stop time is approximately 12.:32. There is no bus stop at Flemming.

I did drive by so I could see where you were located and familiarize myself with your location and that part of Santa Rosa Avenue.

I spoke with the driver and she has a stop at both locations in the AM and in the pm there is usually a stop at Connelly, but not very frequent at Horn.

It is best to keep the bus stops where they are. In both cases, the students live down Horn and Connelly and have to walk to get to Santa Rosa Avenue.

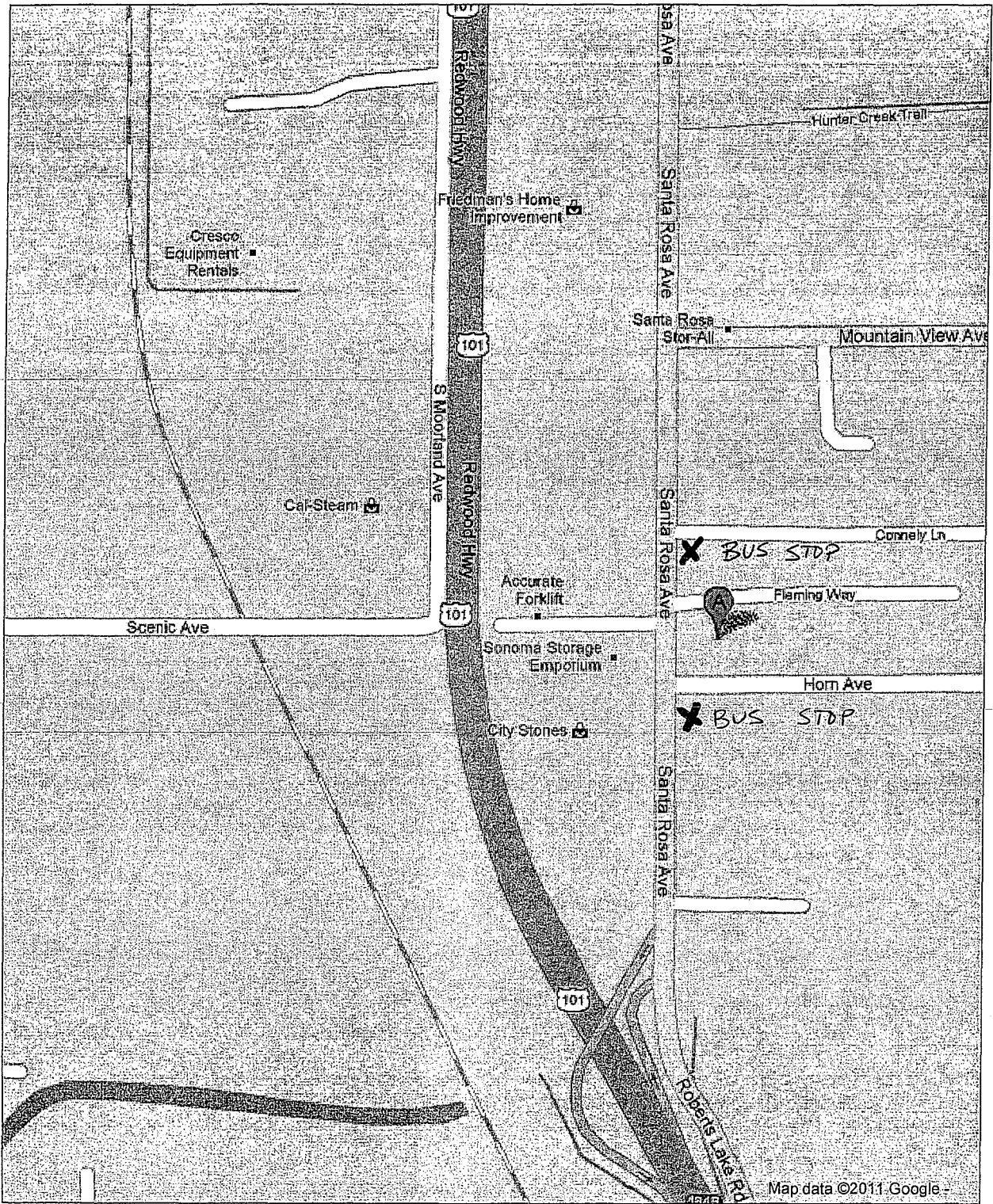
The driver is aware of your location and if she sees any suspicious persons or behavior in the area, will take reasonable steps to protect the children, such as keeping them on the bus in the PM and bringing them back to school, or calling the sheriff, etc.

Thanks again for dropping by.

Mike

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Republic Health Center, Inc.
A California Nonprofit Mutual Benefit Corporation

RECEIVED

JAN 12 2012

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Landscape Plan

Project Type: Use Permit for Level II Medical Cannabis Dispensary
File Number: UPE11-0062
Applicant Name: Randolph Dale
Owner Name: Stephen Schnur
Site Address: 4170 Santa Rosa Avenue, Santa Rosa, CA 95407
APN: 045-290-097

Dear Steve Padovan, Planner III:

Sheriff Visibility

On December 21, 2012, I emailed Matt McCaffery, Captain, Field Services, Sonoma County Sheriff's Office. I requested a review of the revised security plan including adding uniform security guard, adding 24 hour monitoring of security system, reducing hours of operation, removing logo from exterior signs, removing patio furniture and adding landscaping that would affect visibility from Fleming Way. I did not receive a reply from the Sheriff's Office.

On January 4, 2012, I mailed Matt McCaffery, Captain, Field Services, Sonoma County Sheriff's Office the same letter with attachments of the Revised Security Plan and Proposal for Security Guard Services from Weinstein Security, Inc. I did not receive a reply from the Sheriff's Office.

Neighborhood Meeting

On January 7, 2012, I discussed several landscape plans with neighbors at the Neighborhood Meeting. I discussed fencing and several types of evergreen hedges including Photinia Fraseri, Privet Hedge (Ligustrum Amurense), Bamboo (Fargesia Robusta), Pacific Wax Myrtle (Myrica Californica), Common Laurel (Prunus Laurocrasus). See attached Landscape Plan 1 and Landscape Plan 2. See attached pictures and descriptions of hedges.

Fence and Gate

The parcel has a six foot, chain link fence on the perimeter of the premises and a six foot, chain link gate at the front of the premises. The gate is on Santa Rosa Avenue. The fence and gate are excellent physical security measures. The gate will control traffic flow to the dispensary from Santa Rosa Avenue. The gate is the only way to enter and exit the premises. The neighbors and I recommend no additional fencing.

Evergreen Hedge and Privacy Slats

The neighbors and I recommend Landscape Plan 2. This plan consists of an evergreen hedge on the north and part of the east property line. The hedge will parallel Fleming

Way and a neighbor's property. The hedge will consist of 34 Photinia Fraseri plants. The plants have green mature leaves and red immature leaves. The plants mature at 8-12 feet high and 8-10 feet wide. The plants grow at a rate of 3-5 feet per year. The plants will be parallel to the existing fence. The plants will be placed 5 feet from the existing fence and 10 feet on center. The plants will be watered using drip irrigation.

One of the neighbors recommended a Privet plants. The plants make a good hedge but have to be placed 1.5 feet on center. This is not feasible. One of the neighbors recommended Bamboo plants. The plants make a good hedge but are expensive and difficult to maintain.

The neighbors and I recommend brown, plastic, privacy slats on the existing fence on Fleming Way. The slats will provide privacy until the plants mature. Presently, the property to the north of Fleming Way (Big Wheels Company and R.V. Storage) has brown, plastic privacy slats on their existing fence.

The neighbors and I recommend no evergreen hedge and no brown, plastic, privacy slats on the south and west property lines. Also, no hedge and slats on part of the east property line next to the septic field.

There are no privacy concerns for the south part of the property. The street to the south is Horn Avenue. The south part of the property has some existing landscaping. The south part of the property is not exposed to the dispensary front door and parking.

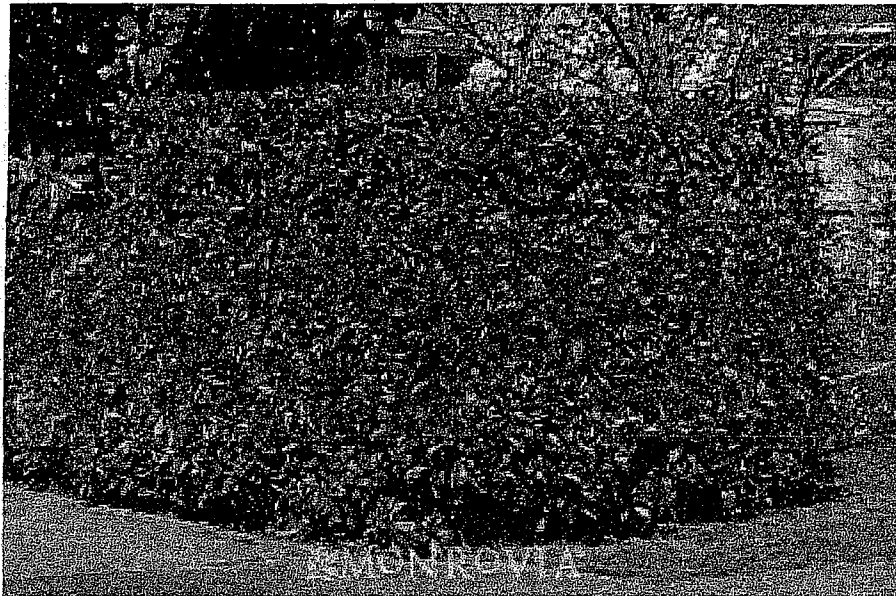
There are no privacy concerns for the west part of the property. The street to west is Santa Rosa Avenue. There are no residential neighbors to the west of the property. The business to the west is Southpoint Self Storage and Wine Cellars.

Submitted on January 11, 2011.

Applicant: Randolph Dale
Owner: Stephen Schnur

Hedge Selection for Republic Health Center

Photinia Fraseri
Photinia x Fraseri



Excellent medium shrub for hedge or screens. New growth explodes in bright bronzed in early spring, maturing to large, dark green leaves. Evergreen, can be used as espalier or as a patio tree.

Botanical Pronunciation:	foh-TIN-i-a x FRAY-zer-eye
Key feature:	Hedge Plant
Plant type:	Shrub
Deciduous/evergreen:	Evergreen
Cold hardiness zones:	7 - 9
Light needs:	Full sun
Water Needs:	Needs regular watering - weekly, or more often in extreme heat.
Average landscape size:	Moderate to fast grower to 8 to 12 ft. high, 8 to 10 ft. wide.
Growth rate:	Moderate

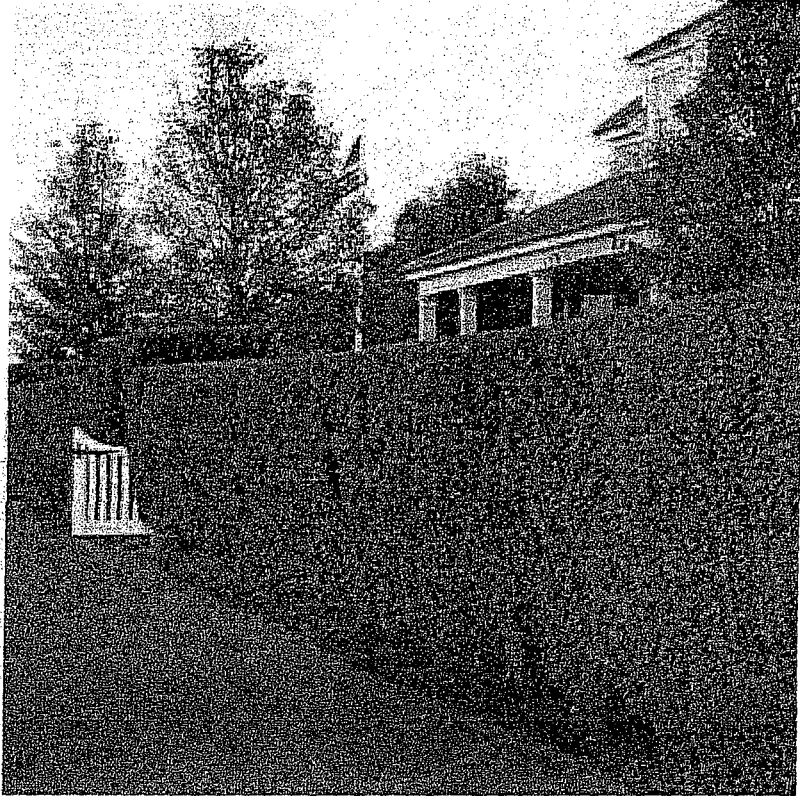
Special feature:	Dramatic Foliage Color
Landscape uses:	Border, Container, Espalier, Firescaping/Fire Wise, Privacy Screen, Specimen, Topiary, Windbreak
Flower color:	White
Blooms:	Spring
Foliage color:	Green
Item no.:	6485

Care Information: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a tidy, neat appearance, shear annually to shape. Pruning time: winter.

Design Ideas: This shrub is the backbone of landscapes in mild winter regions. Beauty and dense growth combine to produce the perfect tall hedge, whether grown natural or sheared. They are grown in side yards, down property lines or spaced out into a natural landscape for spring foliage contrast. Easily trained into a neat small tree, offering an evergreen lollipop for entries, front yards or even near the street.

History: This very common shrub that is often classified as a pure species, *P. fraseri*, but it is in fact a hybrid. Its most dominant parent is likely *P. serratifolia*, which is native to China where it is known as "Red For A Thousand Years" which is evidenced by *P. x. fraseri*'s bright, scarlet red new growth, its most outstanding characteristic. The Chinese plant was first introduced into Britain in 1804 by Captain Kirkpatrick of the Dutch East India Company. The genus *Photinia* is classified in the Rosaceae family and English horticulturist John Lindley, 1799-1865, named it from the Greek for shining to describe its glossy foliage. Lindley also dubbed the species after a contemporary plant hunter, John Fraser, 1750-1811, who is best known for introducing many new species from North American into Britain.

Privet Hedge
Ligustrum Amurense



Largest selling hedge plant in America! It is a fast-growing, superior, long-lived and beautiful hedge plant. If you love neat, formal trimmed hedges, our Hardy Amur Privet is the hedge for you. It loves to be sheared in any shape. This hedge grows very rapidly and fills in very quickly. Grows to 12-15' in height, or trim to height desired. Plant 1 1/2' apart for hedge use. The Hardy Amur Privet is a winter hardy strain from Eastern Siberia -- perfect for rugged conditions. Thrives in almost any soil or location. Requires practically no care. Enjoys full sun or partial shade. Vigorous, healthy plants sent. 1' - 2' Tall Plants

Bamboo

Fargesia Robusta



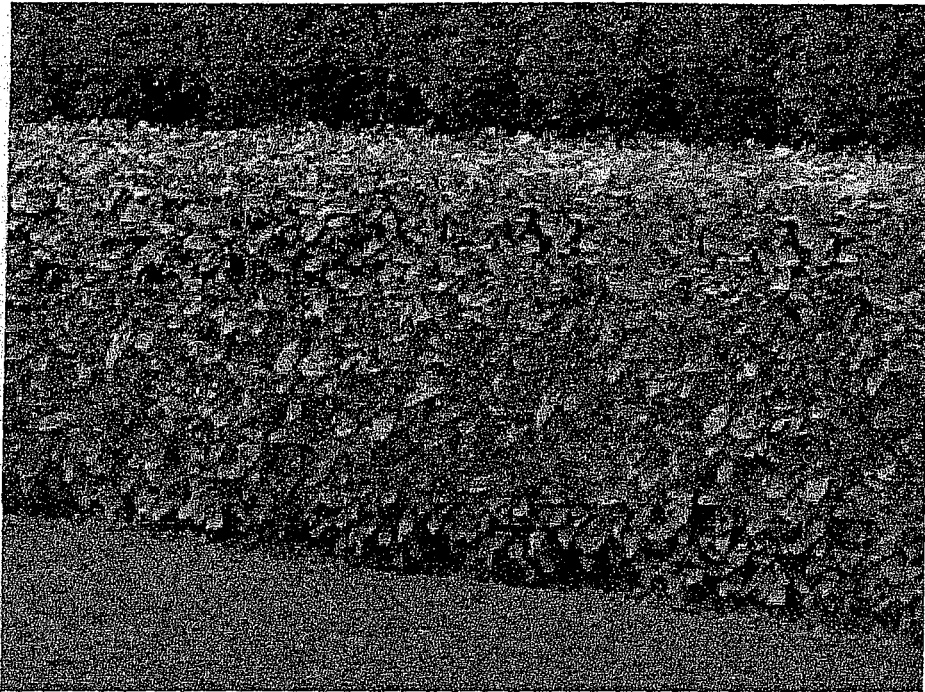
Fargesia robusta is a clumping bamboo that tolerates full sun better than other bamboos. It grows quickly to form a large clump, 15 to 18 feet tall. New shoots form in early spring, and the stems hold on to a distinctive sheathing that makes this plant stand out even further. Mature plants have a fountain shape, that can be 12 feet wide at the top, so allow room when siting.

Pacific Wax Myrtle *Myrica Californica*

Pacific Wax Myrtle is an evergreen shrub or tree to 15 feet, and is native to the coasts of California, Oregon and Washington. Pacific Wax Myrtle grows in full sun in coastal areas, and does best in afternoon shade in inland areas. Foliage is happiest when rinsed off every so often during dry season. This shiny, fragrant-leaved evergreen is cold tolerant to 25 degrees Fahrenheit in containers, and 20 degrees F in the ground, and needs summer water in inland areas, as it grows in moist spots naturally (In many towns, the water from a bird bath will be enough to keep it growing well). An excellent hedge or screen along the coast as it is very tolerant of wind. *Myrica californica* tolerates sandy, loamy, or clay soils. By adding nitrogen to the soil by way of its roots, in combination with nitrogen -fixing bacteria (nitrogen fixation), this myrtle species builds soil health. *Myrica californica* is a great transition plant between that loud, obnoxious neighbor next door with the overwatered garden, and you. Pacific Wax Myrtle transfers nitrogen and water and other nutrients to various other plants in the garden, and reduces the need for additional fertilizer and irrigation. *Myrica californica* can also be sheared for a more formal-looking hedge, if desired.



Common Laurel
Prunus Lauroecrasus



Area of origin: Europe.

Adult Dimensions: Height up to 3 m, width up to 3 m (9,8').

Foliage: Evergreen, bright green.

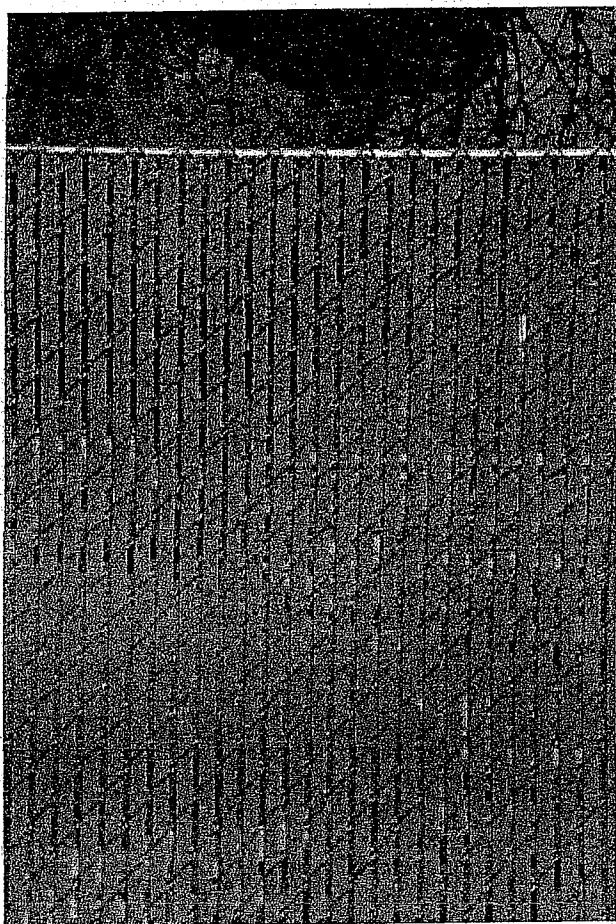
Soil Type: Dislikes lime.

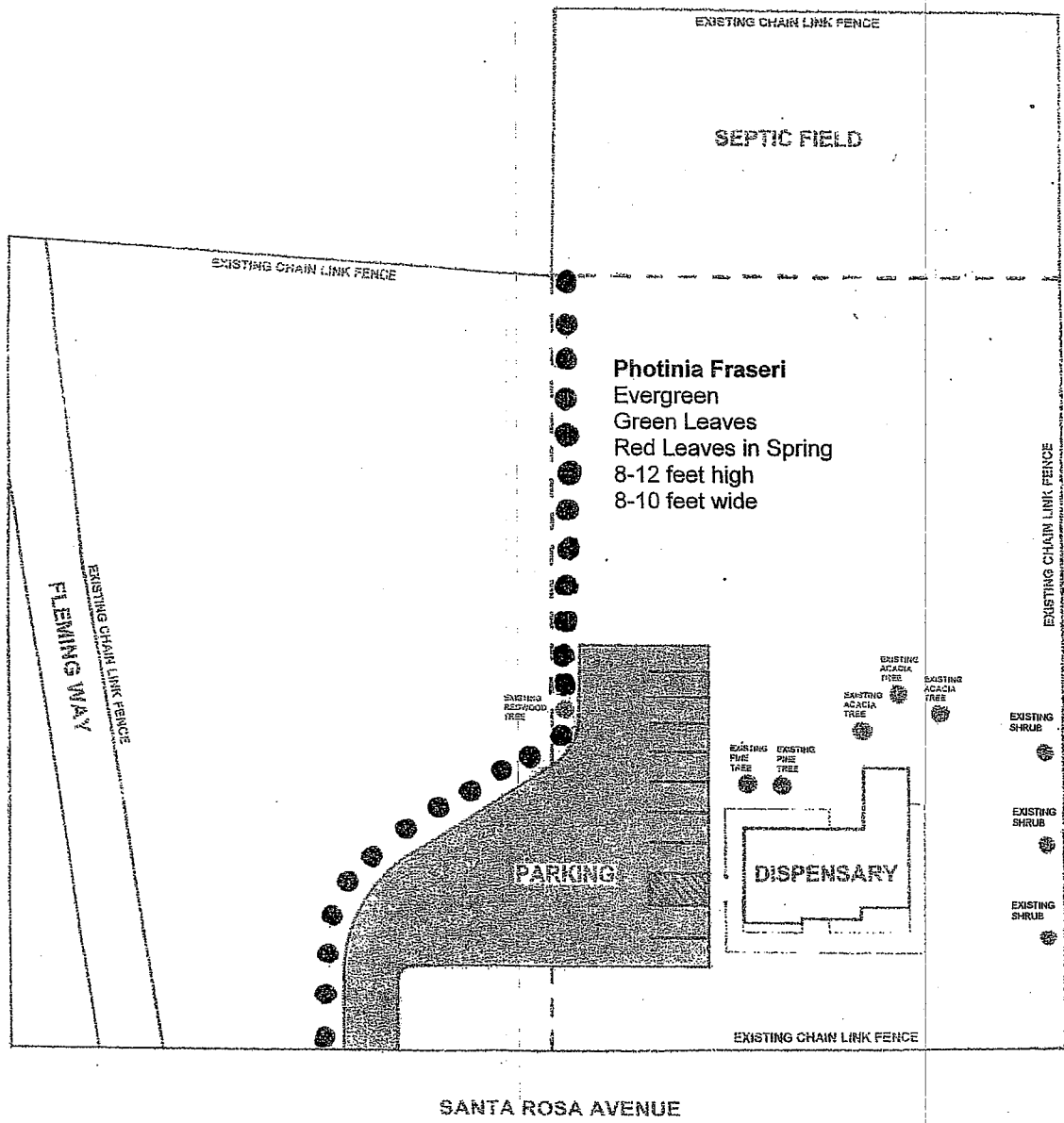
Hardiness: Tolerant to -15°C.

Exposure: Shade to full sun.

Characteristics and Uses: Beautiful flowers in spring in bunches followed by black drupes which are poisonous to people but edible by birds. Ideal for creating screening hedges.

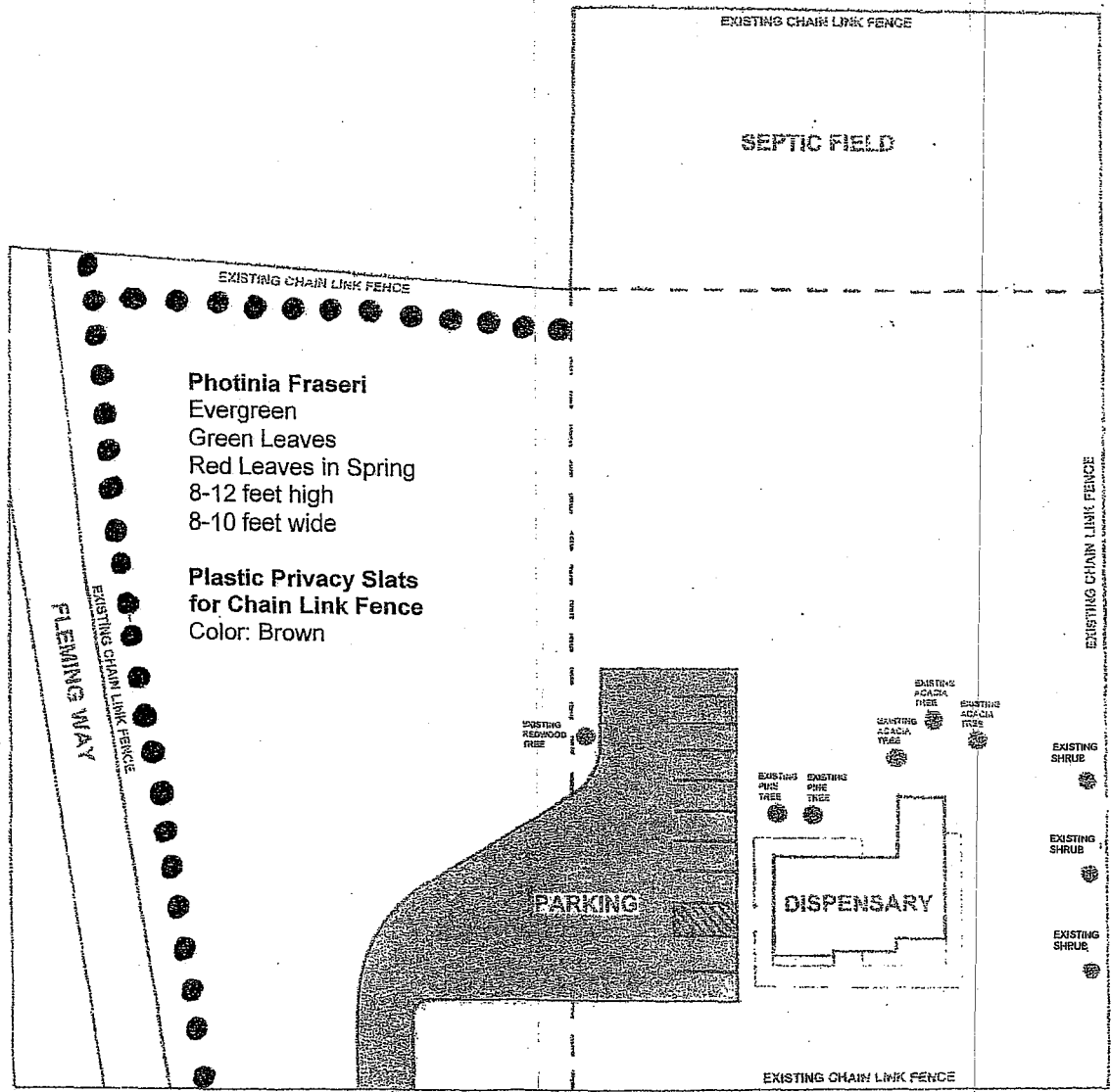
Plastic Privacy Slats for Chain Link Fence
Color: Brown





Landscape Plan 1

Republic Health Center
4170 Santa Rosa Avenue
Santa Rosa, CA 95407



Landscape Plan 2

Republic Health Center
4170 Santa Rosa Avenue
Santa Rosa, CA 95407

Resolution Number 12-
County of Sonoma
Santa Rosa, California

January 26, 2012
UPE11-0062 Steve Padovan

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS,
COUNTY OF SONOMA, STATE OF CALIFORNIA, APPROVING
A REQUEST FOR A USE PERMIT FOR A LEVEL II MEDICAL
CANNABIS DISPENSARY AT 4170 SANTA ROSA AVENUE,
SANTA ROSA; APN 045-290-097

WHEREAS, the applicant, Republic Health Center, c/o Randy Dale, filed a Use Permit application with the Sonoma County Permit and Resource Management Department for a Level II Medical Cannabis Dispensary, operating six days a week, located in a 1,560 square foot building on a .78 acre portion of a 2.05 acre lot located 4170 Santa Rosa Avenue, Santa Rosa; APN 045-290-097; Zoned LC (Limited Commercial), M1 (Limited Urban Industrial), RR (Rural Residential) B6 - 3 acre density, VOH (Valley Oak Habitat); Supervisorial District No 3; and

WHEREAS, the project was found to be Categorically Exempt under Sections 15301 and 15303 of the Guidelines for California Environmental Quality Act in accordance with the appropriate law and guidelines; and

WHEREAS, in accordance with the provisions of law, the Board of Zoning Adjustments held a public hearing on December 15, 2011, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on December 15, 2011, the Board of Zoning Adjustments closed the public hearing, deliberated, and on a 5-0 straw vote, directed staff to prepare a draft Resolution of Approval and draft Conditions of Approval for the Use Permit and continued the item to January 26, 2012 to re-open the public hearing and conduct a final vote on the permit; and

WHEREAS, on January 26, 2012, the Board of Zoning Adjustments reopened the public hearing and conducted a final vote on the project.

NOW THEREFORE BE IT RESOLVED that the Board of Zoning Adjustments makes the following findings:

1. The Level II Medical Cannabis Dispensary conforms to the General Plan land use designation of Limited Commercial, which allows for retail sales and services for the daily self sufficiency of local rural or urban neighborhoods. The services provided by the dispensary serve residents in the local area and throughout the county and the clients served typically utilize the facility on a regular basis.
2. The Level II Medical Cannabis Dispensary is consistent with the LC (Limited Commercial) zoning district which allows for retail sales and services for the daily self-sufficiency of urban and rural areas and allows for a full range of commercial operations. Permitted commercial uses include retail stores, repair services, offices, and restaurants. A medical marijuana dispensary most closely resembles a retail operation, in that the service provided is the display and sale of a product (medical marijuana) and the site is located within an Urban Service Area. In addition, the

Operational Plan for the facility states that it will serve local Sonoma County medical cannabis patients. Therefore, the proposed dispensary use would be consistent with the LC zoning district.

3. Section 26-36-020 (pp) of the Zoning Ordinance allows for Level II Medical Cannabis Dispensaries in the LC zone if they are located within designated urban service areas and obtain a Use Permit. The facility is located in the Santa Rosa Urban Service Area, has a functioning septic system, and is located off an arterial roadway. A Use Permit was submitted to the County and approved by the Board of Zoning Adjustments.
4. The Level II Medical Cannabis Dispensary meets all thirteen development standards and operational criteria listed under Section 26-88-126 of the Zoning Ordinance, as conditioned. The operational plan conforms to the criteria with regard to types of patients, amount of product for sale, on-site operations and security personnel. In addition, the site plan and floor plan are consistent with the development standards regarding adequate lighting, parking and security measures. Furthermore, the hours of operation have been conditioned to comply with the Zoning Ordinance.
5. The Level II Medical Cannabis Dispensary is not located on a property with an existing residence and there is adequate physical separation between the dispensary and the adjacent residential zone district to waive the 100 foot required setback. The dispensary is located along a major arterial roadway and is located at the southwest corner of the lot at the furthest point from adjacent existing residentially zoned properties. Furthermore, the dispensary will be enclosed by a six foot wooden fence that will provide screening from the dwellings and result in 90 to 100 foot buffer between the uses. Based on these circumstances, off-site impacts to the residential uses are not likely to occur.
6. The Level II Medical Cannabis Dispensary is not located within 1,000 feet of any other Medical Cannabis Dispensary, nor within 500 feet of a smoke shop or similar facility selling drug paraphernalia. This is based on a visual inspection of the surrounding area by staff and a review of the County's Use Permit records, as these types of uses require a Use Permit in order to operate legally in the County.
7. The Level II Medical Cannabis Dispensary is not located within 1,000 feet of any public school, park, or an establishment, public or private, that caters to or provides services primarily to persons under eighteen (18) years of age. This is based on a visual inspection of the surrounding area by staff, a review of the County's Use Permit records and a review of aerial photos. Furthermore, the Conditions of Approval require that the dispensary comply with the 1,000 foot physical separation for any new youth-oriented establishments in the future.
8. The establishment, maintenance or operation of the use for which the application is made will, under the circumstances of this particular case, not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, and be detrimental or injurious to property and improvements in the neighborhood and to the general welfare of the area. Fencing and landscaping will be installed around the building to provide visual screening, adequate security will be

maintained on a 24-hour basis with trained security personnel on-site during operating hours, and the exterior of the building architecture is similar to surrounding low density residential structures in the surrounding area.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby approves the Use Permit for a Level II Medical Cannabis Dispensary subject to the conditions of approval as set forth in Exhibit "A" to this resolution, attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED that this determination has been found to be Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15303 of the CEQA Guidelines because the project is a minor alteration of an existing commercial facility and conversion from one use to another.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Board's decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustment's action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

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.



Sonoma County Board of Zoning Adjustments STAFF REPORT

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

FILE: UPE11-0062
DATE: December 15, 2011
TIME: 2:00 p.m.
STAFF: Steve Padovan

Appeal Period: 10 Calendar Days

SUMMARY

Applicant: Republic Health Center, Inc.

Owner: Stephen Schnur

Location: 4170 Santa Rosa Avenue, Santa Rosa
APN 045-290-097 Supervisorial District No. 3

Subject: Use Permit for a Level II Medical Cannabis Dispensary

PROPOSAL: Request for a Use Permit for a Level II Medical Cannabis Dispensary operating seven days a week, located in a newly remodeled 1,560 square foot building on a 0.87 acre portion of a 2.05 acre parcel.

Environmental Determination: Categorically Exempt; Class 1, Section 15301 - Minor Alteration of an Existing Private Facility

General Plan: LC (Limited Commercial), LI (Limited Industrial), RR (Rural Residential) 3 acre density

Specific/Area Plan: South Santa Rosa Area Plan
Land Use: Limited Commercial, Limited Industrial, Low Density Residential

Ord. Reference: Sections 26-36-020(pp) and 26-88-126

Zoning: LC (Limited Commercial), M1 (Limited Urban Industrial), RR (Rural Residential) B6 - 3 acre density, VOH (Valley Oak Habitat)

Project Complete for Processing: The project was complete for processing on October 25, 2011

RECOMMENDATION: Deny the Use Permit for a Level II Medical Cannabis Dispensary.

ANALYSIS

Background:

On March 20, 2007, the Board of Supervisors adopted Ordinance No. 5715 which established Use Permit requirements and standards for Medical Cannabis Dispensary uses in the C1, C2 and LC zoning districts. Since that time, six dispensaries have been approved in the unincorporated area of the County.

In 2008, PLP04-0104 was approved through the hearing waiver process which legalized a lumber and outdoor materials yard on the entire 2 acre site. A mound septic system, designed for up to 13 employees, was subsequently installed to accommodate the use. In 2010, a building permit was obtained for a remodel of a residence on the site into a 1,560 square foot commercial building. All other structures on the site were removed. PRMD granted final occupancy for the remodeled building in August 2011.

On August 15, 2011, the applicant submitted a Use Permit application for a Level II dispensary in the newly remodeled commercial building. The facility is currently not operating and there are no outstanding violations on the property. However, staff did notify the applicant upon submittal that the dispensary was within 100 feet of a residential zone district and that there did not appear to be a substantial physical separation between the two uses.

Project Description:

The proposal is for a Use Permit for a Level II Cannabis Dispensary, serving over 30 patients per day in a 1,560 square foot recently remodeled commercial building at the northeast corner of South Santa Rosa Avenue and Horn Avenue (see Exhibit A and B). The purpose of the facility is to provide medicinal cannabis to local medicinal cannabis patients in a clean, safe, and professional environment and in compliance with California Health and Safety Codes 11362.5 & 11362.7 through 11362.83, and Sonoma County Ordinance No. 5715. The medical-cannabis dispensary is operated by Republic Health Center, Inc., a California non-profit mutual benefit corporation and occupies .87 acres of the 2 acre parcel. A total of 10 parking spaces are paved and striped along the north side of the building which includes handicap parking and ramps. There are no other structures on the site and the property maintains a private well and septic system (see Exhibit E).

The dispensary is proposing to operate Monday through Sunday from 10:00 a.m. to 8:00 p.m. There are 3 full-time and 3 part-time employees with three employees on each shift including a security guard. The main entrance to the dispensary faces to the east. The floor plan consists of a defined lobby/display area at the front of the business with a counter where the patients are checked in to ensure that they have the proper identification and a California issued Medical Marijuana Identification Card. The non-public area beyond the counter includes an office, break room and staff restroom. There are 24-hour closed circuit cameras focused on the parking area, the main entry, the retail/display area and the office. Video will be maintained for a period of 30 days. A small amount of product is on display behind a glass counter in the sales/dispensing area with the majority of the product stored within a safe in the back office. No smoking or consumption of any tobacco, cannabis or alcohol is permitted on or around the premises and exterior modifications are minimal, consisting of a small exterior sign.

The applicant originally proposed on-site classes, seminars, holistic services, community events, etc. for their members. In addition, future proposed development consisted of three greenhouses for growing medicinal marijuana and a potential detached smoke room for the on-site consumption of cannabis. However, the project has been scaled back significantly to the sale of cannabis only due to limitations on the septic system (see revised Proposal Statement under Exhibit F).

The facility will operate in the following manner:

- Dispensary members are met by security personnel when they enter the facility.
- Once proper identification is provided, patients are allowed to proceed into the medical cannabis dispensing area.
- A security guard maintains surveillance of all patients and the parking area.
- Once the sale is completed, the customer exits through the same door as they entered. Only one visit per day per customer is permitted.

As per the Ordinance, Use Permits for Medical Cannabis Dispensaries are issued for a maximum period of one year and are subject to revocation or modification following a public hearing if the approving body finds that there has been a violation or noncompliance with the Operating Plan or any of the Use Permit

conditions, or if the use for which this permit is hereby granted constitutes a nuisance. In addition, the Use Permit shall expire upon change of tenancy or sale or transfer of the business or property. Furthermore, any Use Permit for a medical cannabis dispensary that is abandoned for a period of 6 months shall automatically expire and become null and void with no further action required on the part of the County.

Site Characteristics:

The site is comprised of a 2.05 acre parcel located at the northeastern corner of South Santa Rosa Avenue and Horn Avenue. Fleming Way, a private driveway that serves several residences to the east, crosses through the northerly portion of the property. The site is developed with a 1,561 square foot commercial building which is located on the LC designated portion at the southwestern corner of the lot. The mound septic system is located to the east of the building and the water well is located to the north. There are 10 on-site parking spaces with driveway access provided off South Santa Rosa Avenue. The parcel is located within the Santa Rosa Urban Service area.

Surrounding Land Use and Zoning:

NORTH	General Plan Land Use: Zoning:	LC (Limited Commercial), RR (Rural Residential) LC (Limited Commercial); RR (Rural Residential), B6-3 acres per unit, VOH (Valley Oak Habitat)
	Surrounding Uses:	RV storage lot, Low density residential
SOUTH	General Plan Land Use: Zoning:	LI (Limited Industrial); RR (Rural Residential) M1 (Limited Urban Industrial), AR (Agricultural Residential) B6-3 acres per unit, VOH (Valley Oak Habitat)
	Surrounding Uses:	Low density residential, vacant land
EAST	General Plan Land Use: Zoning:	RR (Rural Residential) RR (Rural Residential), B6-3 acres per unit, VOH (Valley Oak Habitat)
	Surrounding Uses:	Low density residential
WEST	General Plan Land Use: Zoning:	LI (Limited Industrial) M1 (Limited Urban Industrial), SR (Scenic Resource) VOH (Valley Oak Habitat)
	Surrounding Uses:	Self-storage facility, RV and boat storage lot

DISCUSSION OF ISSUES

Issue #1: General Plan and Zoning Consistency

The current General Plan (GP2020) land use designation and zoning for the portion of the property where the dispensary is located is Limited Commercial (LC). As stated in GP2020, the Limited Commercial designation is intended to accommodate retail sales and services for the daily self sufficiency of local rural or urban neighborhoods or communities. This category is also intended to provide opportunities for a mix of residential and commercial uses in Urban Service areas. Permitted uses range from retail stores to offices to medical clinics. The subject property is currently developed with a 1,560 square foot commercial building, is located within the Santa Rosa Urban Service area, and has convenient access to an arterial street (Santa Rosa Avenue). It is not connected to a public sewer or water services with the exception of public water for fire suppression systems.

With regard to zoning consistency, Section 26-36-020 (pp) of the Zoning Code allows for Level II Cannabis Dispensaries in the LC zone if they are located within designated urban service areas and obtain a Use Permit. The LC zoning designation allows for retail sales and services for the daily self-sufficiency of urban and rural areas and allows for a full range of commercial operations. Permitted

commercial uses include retail stores, repair services, offices, and restaurants. A medicinal marijuana dispensary most closely resembles a retail operation, in that the service provided is the display and sale of a product (medicinal marijuana) and the site is located within an Urban Service. Therefore, the proposed dispensary use would be consistent with the LC zoning district, subject to the dispensary criteria and Use Permit approval. See discussion of criteria compliance below.

Medical Cannabis Dispensary Criteria Compliance:

The Zoning Code was amended in July of 2007 (through Ordinance No. 5715) to include development criteria for the establishment of Medical Cannabis Dispensaries. The definitions section of the Zoning Code was also updated to include the following definition for a Medical Cannabis Dispensary:

"A Medical Cannabis Dispensary includes any association, cooperative, affiliation, or collective of 4 or more persons where the primary purpose is to provide the lawful distribution of medical cannabis that has been recommended by a licensed physician, in strict accordance with Health and Safety Code Section 11362.5 et seq."

A Level II Cannabis Dispensary is further defined as:

"...a dispensary which has over 299 patients, and/or which is located in a facility of greater than 1,000 square feet, and/or which serves more than 20 patients per business day."

Based on the applicant's proposal statement, the proposed facility is a Level II Medical Cannabis Dispensary and the following criteria (as set forth in the Zoning Regulations) must be met in order to establish the facility:

- (1) *The building in which the dispensary is located shall comply with all applicable local, state and federal rules, regulations, and laws including, but not limited to, building codes and accessibility requirements.*

Response:

The building housing the dispensary was recently modified with Building Permits in 2011 and complies with the building code in effect at the time of construction. The applicant has stated that no interior walls will be added and the only improvements needed to accommodate the dispensary will be paint and furniture. No additional electrical or plumbing fixtures are necessary. In any event, if the Use Permit is approved, compliance with all building and fire codes including all accessibility requirements is required.

- (2) *The dispensary shall provide adequate security on the premises, including lighting and alarms, to insure the safety of persons and to protect the premises from theft. The Operational Plan shall include the approved security measures.*

Response:

Patients are required to bring their valid doctor's recommendation and valid identification to the facility and to present these documents to dispensary staff to verify that they are a qualified patient. One non-uniformed security person will be on-duty during operating hours to provide a security presence, the facility will be alarmed, and all activities will be under 24 hour camera surveillance. Cameras will be placed throughout the interior of the building to monitor the retail/display area, the main entry and the back offices. In addition, cameras will monitor the parking lot and the exterior of the building. The cameras record all customers who enter and the transactions that occur within the tenant space and the video will be preserved for a 30 day period. The building has existing exterior lighting to illuminate the parking areas and the front entry which shall be required to operate correctly. No loitering shall be permitted in the parking area, around the building or at the building entrance. The site is completely fenced with a six foot wire/cyclone fence with barbed wire on the top. Should the BZA approve the project, staff recommends

that the fencing along Horn and Santa Rosa Avenues that abuts the leased area be replaced with landscaping.

- (3) *The site plan, circulation, parking, lighting, facility exterior, and any signage shall be subject to design review committee review and approval. The Planning Director may waive this requirement where the applicant can demonstrate that existing facilities, including parking, lighting and landscaping, already meet the requirements of this Section.*

Response:

The applicant is proposing a dispensary within an existing building on a site that allows retail uses. There is a designated parking area at the front of the building which contains adequate parking to accommodate the use and there is exterior lighting to illuminate the parking areas and the front entry. After hours, the lighting shall be on motion sensors.

The site has not been landscaped and should the BZA approve the project, conditions will include requirements for additional landscaping and removal of the barbed wire fencing along the street frontage consistent with Design Review Guidelines, the South Santa Rosa Area Plan landscape requirements and the Water Efficient Landscape Ordinance. Landscape and irrigation plans will be reviewed and approved by staff prior to the issuance of any building or operational permit.

- (4) *No exterior signage or symbols shall be displayed which advertises the availability of cannabis, nor shall any such signage or symbols be displayed on the interior of the facility in such a way as to be visible from the exterior.*

Response:

No sign plans have been submitted with this application and the existing building does not appear to have any advertising of the product sold, any mention of the word cannabis or any symbols alluding to a cannabis dispensary on the building. Should this facility be approved, the conditions of approval shall require that the wall sign conform to the zoning code for signage.

- (5) *A dispensary shall have no operators or employees who are not qualified patients or primary caregivers meeting all terms and conditions of applicable law.*

Response:

The applicant indicates that all operators and employees are either qualified patients or primary caregivers. The submission packet includes a doctor's recommendation and the applicant's medical marijuana identification card.

- (6) *A dispensary may possess cannabis at its facility only in the collective amount that each qualified patient or primary caregiver served is allowed to possess under Health and Safety Code section 11362.77, as may be amended from time to time.*

Response:

The amount of medical cannabis that one may possess without criminal enforcement at the State and local level is governed by State law in the California Health & Safety Code and as set forth by local regulation. Pursuant to Health and Safety Code section 11362.77, the County of Sonoma adopted Resolution No. 06-0846 on September 26, 2006, to establish medical marijuana guidelines which allow qualified medical marijuana patients or their primary caregivers to exceed the default threshold of the State of California. For this proposed dispensary, the on-site safe will contain no more than 1 to 2 pounds of cannabis and that less than 15 ounces will be on display at any one time. If approved, the conditions would require that the dispensary not possess cannabis at the facility in collective or individual amounts greater than that allowed by state and local law.

- (7) *No person shall be allowed onto the premises unless they are a primary caregiver and/or a qualified patient, in strict accordance with California Health and Safety Code Section 11362.5 et seq. No person under the age of 18 shall be allowed on the dispensary site. All persons entering the site shall present a photo identification and shall establish proof of doctor's recommendation. The Operating Plan submitted as a part of the Use Permit application shall specify how this provision will be complied with and enforced.*

Response:

All persons entering the facility are required to provide a valid photo identification and a valid doctor's recommendation. Every recommendation is verified by the staff prior to being granted admittance into the sales room. No one under the age of 18 shall be allowed on the dispensary site. The draft conditions of approval state that no persons under the age of 18 are allowed on the dispensary site.

- (8) *No dispensary shall hold or maintain a license from the State Department of Alcoholic Beverage Control (ABC) to sell alcoholic beverages, or operate a business that sells alcoholic beverages. No alcoholic beverages shall be allowed or consumed on the premises.*

Response:

The applicant has stated that they do not hold or maintain a license from ABC to sell alcohol. The draft conditions of approval state that no alcoholic beverages will be permitted at the dispensary.

- (9) *An exhaust and ventilation system shall be utilized to prevent off-site odors.*

Response:

The building is equipped with a heating, ventilation, and air conditioning system. The cannabis will be stored in a glass display case in self-sealing containers.

- (10) *No dispensary shall conduct or engage in the commercial sale of any product, good or service unless otherwise approved by the Use Permit.*

Response:

In addition to the sale of medical cannabis, the dispensary was requesting several additional services including special events, farmer's market, seminars, counseling, etc. However, PRMD health reviewed the proposed uses and found that the existing septic system was not designed for this type of loading and recommended denial of the proposal. Based on that, the applicant withdrew the additional activities and will only dispense medical cannabis.

Should the BZA choose to approve the use, the dispensary will be restricted to the sale of medicinal marijuana only. No additional growing operations, classes, or sale of pipes, smoking devices or other paraphernalia associated with the smoking, growing or preparation of tobacco or cannabis shall be allowed. Off-site delivery is also prohibited.

- (11) *No cannabis shall be smoked, ingested or otherwise consumed on the premises. The term "premises" includes the actual building, as well as any accessory structures, parking areas, or other immediate surroundings.*

Response:

The proposed Operational Plan indicates that the smoking of tobacco or cannabis is not permitted in or around the facility. In addition, no loitering is permitted at the dispensary site and all clients are strongly encouraged not to open their medicinal cannabis until they are home. The dispensary is highly visible

from public roads which will allow adequate surveillance of the business by the County Sheriff and assist in preventing loitering.

- (12) *Parking must meet the requirements of Section 26-86-010 which is as follows: 2 spaces, including at least 1 van-accessible space; plus 1 additional space for every 200 square feet of gross floor area, plus 1 additional space for each employee on maximum shift; but in no case less than 5 off-street parking spaces.*

Response:

Based on this requirement, a total of 14 parking spaces are needed for the lobby/seating area, sales area and storage areas (9 for the 1,560 square feet of gross floor area, 3 for employees and 2 additional spaces). There are 10 paved spaces on the north side of the building and large graveled areas directly adjacent to the parking area that could easily accommodate four additional spaces.

- (13) *Operating days and hours shall be limited to Monday through Saturday from 7:00 a.m. to 7:00 p.m., or as otherwise allowed by the Use Permit. Operating hours may be further restricted through the Use Permit process where needed to provide land use compatibility.*

Response:

The facility is proposing to operate seven days a week from 10:00 a.m. to 8:00 p.m., which exceeds the hours in the zoning code. Staff has found no viable reason to allow the dispensary to exceed the hours stated in the code. Therefore, should the BZA choose to approve the dispensary, then the operating hours should be limited to Monday through Saturday from 10:00 a.m. to 7:00 p.m.

Issue #2: Locational Requirements

The primary topic of concern with medicinal cannabis dispensaries is the location of the facility and its proximity to land uses that may be incompatible with its operations. The medical cannabis ordinance outlines four criteria to be used to determine the appropriate location for a dispensary. These criteria are described below:

- (1) *A medical cannabis dispensary shall not be established on any parcel containing a dwelling unit used as a residence, nor within one hundred feet (100') of a residential zoning district.*
- (2) *A Medical Cannabis Dispensary shall not be established within 1,000 feet of any other Medical Cannabis Dispensary, nor within 500 feet from a smoke shop or similar facility selling drug paraphernalia.*
- (3) *A Medical Cannabis Dispensary shall not be established within 1,000 feet from any public school, park, or an establishment, public or private, that caters to or provides services primarily to persons under eighteen (18) years of age.*
- (4) *Notwithstanding, the above provisions (1 and 2) may be waived by the decision-maker when the applicant can show that an actual physical separation exists between land uses or parcels such that no off-site impacts could occur.*

(Note: The distances are measured from the property lines, consistent with past practices.)

Criteria #1. The dispensary site directly abuts properties zoned Rural Residential along the north and east property lines and abutting parcels contain single-family dwellings (see Exhibit G). Criteria #4 allows a waiver to the 100 foot setback requirement from a residential zone district if a "physical separation" exists between land uses or parcels such that no off-site impacts could occur. However, the Zoning Code does not define what constitutes a physical separation.

The Board of Zoning Adjustments (BZA) has recently approved three dispensaries within 100 feet of a residential zone district based on physical barriers that were unique to each site. Generally speaking, if the use was oriented toward an arterial roadway, there was no direct access between the parcels, and there was some type of fencing and driveway/roadway separating the dispensary from the residential use, then the BZA made the findings for the waiver. In the case of this dispensary, there are no driveways or access roads separating the dispensary use from the adjacent dwellings, some of which are less than 20 feet from the common property line. The applicant has proposed a solid wood fence at the edge of the driveway and parking area which would provide some form of physical separation between the uses.

Staff acknowledges that a solid fence would provide some physical separation between the dispensary and residential uses and that it would limit direct access between the two uses. In addition, there is only one dwelling that directly abuts the portion of the property leased to the dispensary (the portion zoned LC). However, based on prior BZA approvals of dispensaries adjacent to residential uses, the physical separation should ensure that no off-site impacts to the residential area occur. The BZA found that the dispensary at 3403 Santa Rosa Avenue was oriented toward Santa Rosa Avenue and that the service road behind the dispensary, along with a six-foot, solid wood fence and a private road fronting the mobile homes provided an adequate separation. Additionally, the nearest dwelling was approximately 50 feet away and there was no public opposition to the dispensary. Two other dispensaries were found to have an adequate physical separation through the installation of a six-foot solid wood fence on the property line and the fact that the nearest dwellings are at least 100 feet away. The placement of a wood fence around the parking lot of the dispensary would create a separation of approximately 100 feet from the property line of the nearest residence. Therefore, if the BZA determines that the fence and the separation are adequate, then the 100 foot separation requirement from residentially zoned properties can be waived with appropriate findings.

Criteria #2. The proposed dispensary is not located within 1,000 feet of another dispensary, nor within 500 feet of another smoke or drug paraphernalia shop. PRMD staff confirmed this by conducting a visual inspection of the surrounding roads and commercial properties (within 1,000 feet of the subject property) in October 2011 and found no businesses that would be categorized as a dispensary, smoke shop or similar business selling drug paraphernalia. In addition, PRMD has not approved any Use Permits for these types of businesses or for another medical cannabis dispensary within 1,000 feet of the subject property.

Criteria #3. The proposed dispensary is not located within 1,000 feet of a public school, public park, library, church, day care center or any other youth oriented use. Staff conducted an extensive windshield survey of all roads in the surround area and found no evidence of any park, school or playground nor any signage related to a day care facility or other youth oriented use. Staff also looked at aerials of the site and found no evidence of any parks or playgrounds.

Issue #3: Conformance with State Law

The California Attorney General's Guidelines from 2008 indicate that state law does not recognize medical cannabis dispensaries, per se. The only recognized entities that can dispense cannabis from storefronts are cooperatives and collectives, which are nonprofit type entities. The applicant has provided their Articles of Incorporation as a non-profit mutual benefit corporation along with their bylaws (see Exhibit H). Under this type of entity, all proceeds from the sale of cannabis are funneled back into the collective and used to pay administrative costs and provide additional support services for its members.

Issue #4: Interdepartmental Comments

Referrals responses were received from PRMD Health, Transportation and Public Works, and the County Sheriff. Due to the limitations on the septic system, the applicant modified their proposal statement to eliminate previously proposed special events and some additional services. However, the Sheriff opposes the project on the grounds that dispensaries are contrary to State and Federal law, there is a reasonable likelihood for increased crime and negative impacts to the neighborhood and there are traffic related issues (see Exhibit I).

Issue #5: Public Comments

Staff has received three e-mails from neighbors in the adjacent neighborhood who oppose the project out of concern for children in the neighborhood (see Exhibit J). In summary, the neighbors feel that the types of customers associated with the dispensary would be detrimental to the neighborhood.

STAFF RECOMMENDATION

Based on the failure to meet the location criteria in the Zoning Code, staff recommends that the Board of Zoning Adjustments deny the proposal for a Level II Medical Cannabis Dispensary.

FINDINGS FOR RECOMMENDED ACTION

1. The dispensary does not meet the location requirement in the Zoning Code for separation from a residential zone district because it directly abuts properties zoned Rural Residential along the north and east property lines and there is no substantial physical separation between the two land uses other than a proposed fence.
2. The establishment of a medical cannabis dispensary is incompatible with the adjacent single-family neighborhood which directly abuts the dispensary parcel.
3. The establishment, maintenance or operation of the use for which application is made would, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, and be detrimental or injurious to property and improvements in the neighborhood and to the general welfare of the area.

LIST OF ATTACHMENTS

- EXHIBIT A: Proposal Statement
 - EXHIBIT B: Operational Plan
 - EXHIBIT C: Vicinity Map, General Plan, Zoning
 - EXHIBIT D: Aerial Photo
 - EXHIBIT E: Site Plan, Floor Plan
 - EXHIBIT F: Revised Proposal Statement
 - EXHIBIT G: 100 Foot Radius Map Around Parcel
 - EXHIBIT H: Articles of Incorporation and Bylaws
 - EXHIBIT I: E-mail Response from Sheriff's Office
 - EXHIBIT J: E-mail Correspondence from Public
 - EXHIBIT K: Ordinance 5715 - Medical Cannabis Dispensary
 - EXHIBIT L: Draft Resolution for Denial
-

Republic Health Center, Inc.
A California Nonprofit Mutual Benefit Corporation

Proposal Statement

Subject Parcel

The parcel is located at 4170 Santa Rosa Avenue, Santa Rosa, CA 95407. The Assessor Parcel Number is 045-290-097. The parcel is 2.05 acres.

The parcel is surrounded by three streets. The street to the north of the parcel is Fleming Way. The street to the south of the parcel is Horn Avenue. There is no street to the east of the parcel. The street to the west of the parcel is Santa Rosa Avenue.

The parcel has three zoning classifications.

The northern portion of the parcel is 0.88 acres and is zoned Limited Urban Industrial District (M1). The northern portion is vacant land.

The southern portion of the parcel is 0.87 acres and is zoned Limited Commercial District (LC). The southern portion has a 1,561 square foot building. The building was recently remodeled to meet commercial and handicapped accessibility requirements. See County of Sonoma Permit Number BLD10-1868.

The eastern portion of the parcel is 0.30 acres and is zoned Rural Residential District (RR B6 3). The eastern portion is used for a septic field.

Proposed Use

The southern portion of the parcel is 0.87 acres and is zoned Limited Commercial District (LC). The southern portion has a 1,561 square foot building. The building was recently remodeled to meet commercial and handicapped accessibility requirements.

The proposed use of the southern portion of the parcel and the 1,561 square foot building is for a medical cannabis dispensary. The dispensary is named Republic Health Center, Inc. The dispensary is a California Nonprofit Mutual Benefit Corporation. The dispensary will operate a nonprofit medical cannabis dispensing collective in compliance with California Proposition 215, California Senate Bill 420, California Attorney General Guidelines and Sonoma County Guidelines.

The medical cannabis dispensary will be a Level 2 Dispensary. The zoning of the parcel is Limited Commercial (LC). The dispensary is greater than 1,000 square feet. The dispensary will serve more than 20 patients per day and have more than 300 patients. The parcel is within the designated Urban Service Areas where public sewer

and water are available. The water source for the parcel is a water well. The sewer disposal for the parcel is a septic system.

Surrounding Uses

Property owners within 300 feet of the dispensary will be notified of the proposed use.

The street to the north of the parcel is Fleming Way. The zoning of the property to the north of Fleming Way is Limited Commercial District (LC). The property is used for storage of recreational vehicles. The business is Big Wheels Company R.V. Storage.

The street to the south of the parcel is Horn Avenue. The zoning of the property to the south of Horn Avenue is Limited Urban Industrial District (M1). The property has a nonconforming, single family residence. The remainder of the property is vacant.

There is no street to the east of the parcel. The zoning of the property to the east of the parcel is Rural Residential District (RR B6 3). The property is vacant. The property east of the vacant property has a conforming, single family residence.

The street to the west of the parcel is Santa Rosa Avenue. The zoning of the property to the west of Santa Rosa Avenue is Limited Urban Industrial District (M1). The property is used for storage. The business is Southpoint Self Storage and Wine Cellars.

Changes to the Property

The dispensary will change the parcel as follows:

Add landscaping (flowers, shrubs, ground cover) to improve the appearance of the parcel.

Add a security system including interior and exterior security cameras, interior security camera monitors, interior and exterior security lighting fixtures, interior and exterior security alarm, interior and exterior security signs and notices.

Add a safe for storage of cash and medical cannabis.

Add computers, cash registers, furniture, refrigerator and display cases.

Add mini blinds to cover the windows.

Add exterior sign. The sign copy is as follows: "republic" with the dispensary logo. The name of the dispensary and sign do not advertise the availability of medical cannabis.

Add interior sign. The interior sign is the same.



Impact on Surrounding Businesses and Neighbors

The safety and security of patients and the community are a top priority of the dispensary. The dispensary is committed to protecting the health, safety and welfare of the community.

The dispensary will have positive impact on the community. The dispensary will provide fresh and high quality medical cannabis, concentrates and edibles and to patients for the lowest cost possible. The dispensary farm-to-patient program will provide low cost medical cannabis and related products. The dispensary compassionate program will provide medical cannabis and related products at no cost to patients with financial hardship.

The dispensary will add landscaping (flowers, shrubs, ground cover) to improve the appearance of the parcel. The dispensary will maintain a clean facility in good repair.

The dispensary will provide classes, seminars, counseling, support groups and holistic services to the public and patients. There are no costs for classes, seminars, counseling and support groups. There are sliding scale costs (\$10 to \$30) for holistic services (acupressure, acupuncture, shiatsu massage, reiki massage, foot massage, chair massage, yoga, tai chi, etc.).

The dispensary will provide employment to four full-time employees and four part-time employees. All employees will be legally qualified patients. The dispensary will support patient-cultivators who provide medical cannabis and related products to the dispensary. The dispensary will support businesses that provide services to the dispensary. The dispensary will bring customers to the surrounding businesses. The dispensary will pay sales tax which supports the community. The dispensary will support the community by making donations to charitable organizations.

The dispensary will not negatively impact surrounding businesses and neighbors. The dispensary will restrict membership to legally qualified patients or designated primary caregivers. The dispensary will serve an average of 30 patients per day. The dispensary on-site parking area can accommodate the patients' vehicles. The patients will enter and exit the dispensary using Santa Rosa Avenue. The street can accommodate the patients' traffic.

The dispensary will comply with Sonoma County Ordinance Number 5715 location requirements. The parcel does not contain a dwelling unit used as a residence. The dispensary is not within 100 feet of a residential zoning district. The dispensary is not within 1,000 feet of another dispensary. The dispensary is not within 500 feet of a smoke shop or similar facility selling drug paraphernalia. The dispensary is not within 1,000 feet of a public school, park, or an establishment, public or private, that caters to or provides services primarily to persons under eighteen (18) years of age.

The dispensary is physically separated from surrounding businesses and neighbors by vacant land, six foot fencing and streets. The dispensary is on 0.87 acres. The dispensary will have on-site parking behind a six foot perimeter fence and gate. No off-site parking is necessary. The dispensary parking area is safe and secure. The dispensary security personnel will monitor the parking area. The dispensary will not negatively impact the surrounding businesses and neighborhood.

The dispensary will not allow patients to loiter, litter, play loud music, paint graffiti or make other disturbances in the surrounding neighborhood. The dispensary will not allow consumption of medical cannabis on the premises. The dispensary will not allow smoking, alcohol, illegal drugs, drug paraphernalia or weapons on the premises. Any medical cannabis odor will be eliminated by a carbon filter in the dispensary. The dispensary will exclude patients who break the rules or divert medical cannabis for non-medical purposes.

The dispensary will keep lines of communication open with neighbors, elected officials, and law enforcement. The dispensary will respond to community concerns. The dispensary rules, staff and security personnel will prevent activities that may constitute a nuisance in the surrounding neighborhood.

Proposed Future Use

Monument sign. The dispensary would like to add a monument sign on the east side of the parcel. The monument sign would be visible to traffic on Santa Rosa Avenue. The sign copy is as follows: "republic" with the dispensary logo. The name of the dispensary and sign do not advertise the availability of medical cannabis.

Community events. The dispensary would like to have community events. The dispensary would like to have farmers' markets for the public offering fruits and vegetables. The dispensary would like to have patient-cultivators' markets for the patients offering medical cannabis and related products.

Greenhouses. The dispensary would like to build three greenhouses. Two of the greenhouses would be for the public and patients for community gardening of fruits and vegetables. One greenhouse would be for patient-cultivators for collective gardening of medical cannabis.

The parcel can accommodate three medium-size greenhouses. A medium-size greenhouse is 1,680 square feet. The dimensions are 35' width x 48' length x 16' height.

Alternatively, the parcel can accommodate two large-size greenhouses. A large-size greenhouse is 2,940 square feet. The dimensions are 35' width x 84' length x 16' height.

Alternatively, the dispensary would like to lease the northern portion of the parcel for three large-size greenhouses. The northern portion is 0.88 acres and is zoned Limited Urban Industrial District (M1).

On-site consumption of medical cannabis. Patients need a safe and secure place to consume medical cannabis. Many patients require frequent consumption of medical cannabis for their medical conditions.

The dispensary will be a smoke-free facility. Patients will not be allowed to smoke medical cannabis or tobacco in the dispensary. The dispensary would like to have a room or accessory structure where patients can smoke, ingest or consume medical cannabis and related products. The room or accessory structure would have a carbon filter to eliminate any medical cannabis odor.

Presently, Sonoma County Ordinance Number 5715 does not allow patients to consume medical cannabis on the dispensary premises.

Presently, the State of California does not allow patients to consume medical in the following areas.

California Health and Safety Code Section 11362.79: Nothing in this article shall authorize a qualified patient or person with an identification card to engage in the smoking of medical marijuana under any of the following circumstances:

- (a) In any place where smoking is prohibited by law.
- (b) In or within 1,000 feet of the grounds of a school, recreation center, or youth center, unless the medical use occurs within a residence.
- (c) On a school bus.
- (d) While in a motor vehicle that is being operated.
- (e) While operating a boat.

Many localities allow patients to consume medical cannabis at dispensaries including Berkeley, San Francisco, Alameda County, Kern County and Los Angeles County. On-site consumption is important for patients who have restrictions for off-site consumption, such as housing arrangements that prohibit smoking. On-site consumption provides an opportunity for patients to share information about the effective use of medical cannabis. On-site consumption encourages patients to take advantage of support services that can improve the quality of life.

Many dispensaries allow patients to consume medical cannabis at the dispensaries. Some dispensaries limit the amount, time and method of consumption. Some dispensaries limit the method of consumption to vaporization of medical cannabis. Vaporization eliminates the medical cannabis odor and secondhand smoke.

The dispensary would have limits on the amount of medical cannabis and time for consumption of medical cannabis. The consumption of medical cannabis would be limited to one gram per hour for a patient. The consumption time for medical cannabis would be limited to two hours for a patient.

Allowing patients to consume medical cannabis at the dispensary is similar to allowing visitors to taste wine at a winery. The visitors at a winery understand they have the responsibility to use a designated driver when they leave the winery. Similarly, the patients at a dispensary understand they have the responsibility to use a designated driver when they leave the dispensary.

The patients understand that driving under the influence of medical cannabis is a violation of laws of the State of California. Pursuant to California Vehicle Code Section 23152(a): It is unlawful for any person who is under the influence of any alcoholic beverage or drug, or under the combined influence of any alcoholic beverage and drug, to drive a vehicle. A person can be arrested for Driving Under the Influence of Drugs (DUID) in a moving or parked vehicle.

5

Republic Health Center, Inc.
A California Nonprofit Mutual Benefit Corporation

**Summary of
Medical Cannabis Dispensing Collective
Operation Plans and Facility Guidelines**

Summary

This is a summary of the *Operation Plans and Facility Guidelines* for Republic Health Center, Inc. The *Operation Plans and Facility Guidelines* document is twenty pages and is enclosed for review. It can be reviewed online at www.republichealthcenter.com under the *Membership* tab.

Republic Health Center, Inc. (hereinafter referred to as "RHC") will operate a nonprofit medical cannabis dispensing collective in compliance with California Proposition 215, California Senate Bill 420, California Attorney General Guidelines and Sonoma County Guidelines.

In 1996, the California voters approved Proposition 215, also known as the Compassionate Use Act of 1996, codified as California Health and Safety Code Section 11362.5.

In 2003, the California State Legislature approved Senate Bill 420, also known as the Medical Marijuana Program Act, codified as California Health and Safety Code Section 11362.7 et seq.

In 2008, the California Attorney General issued "Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use."

In 2006, Sonoma County issued Resolution Number 06-0846. "Resolution of the Sonoma County Board of Supervisors Enacting County Medical Marijuana Possession and Cultivation Guidelines as Authorized by California Health and Safety Code Sections 11362.5 and 11362.77."

In 2007, Sonoma County issued Ordinance Number 5715. "An Ordinance of the Board of Supervisors of the County of Sonoma, State of California, Amending Chapter 26 of the Sonoma County Code to Establish Use Permit Requirements and Standards for Medical Cannabis Dispensary Uses in the C1, C2 and LC Zoning Districts, and Repealing Ordinance No. 5665."

Dispensary

RHC will be a Level 2 medical cannabis dispensary. The dispensary will be located at 4170 Santa Rosa Avenue, Santa Rosa, CA 95407. The Assessor Parcel Number is 045-290-097. The parcel is 2.05 acres.

The dispensary will be located in a 1,561 square foot commercial building on the southern portion of the parcel. The southern portion of the parcel is 0.87 acres and is zoned Limited Commercial District (LC). The building was recently remodeled to meet commercial and handicapped accessibility requirements. See County of Sonoma Permit Number BLD10-1868.

The dispensary will be open daily from 10:00 a.m. to 8:00 p.m. The dispensary will have 4 full-time employees and 4 part-time employees. All employees will be legally qualified patients. The dispensary will serve an average of 30 patients per day. The dispensary will have approximately 3,000 patients. The dispensary will have a safe containing approximately \$5,000 cash and \$25,000 of medical cannabis.

See the *Proposal Statement* document for details of the parcel, proposed use, proposed changes to the parcel, surrounding uses, impact on surrounding businesses and neighbors, and proposed future uses.

Membership

RHC will be a membership organization. RHC will dispense medical cannabis and related products for medical use for patients who are suffering from a serious medical condition. There will be no application fees. There will be no membership dues.

Members will be legally qualified patients or designated primary caregivers. Qualified patients will be required to have a recommendation or approval from a physician to use medical cannabis for the treatment of a serious medical condition. Designated primary caregivers will be required to complete RHC Designated Primary Caregiver form. Members will authorize RHC to contact the physician to verify the recommendation or approval from the physician to use medical cannabis for the treatment of a serious medical condition.

Membership will expire when the physician recommendation to use medical cannabis expires. The physician recommendation expires 12 months after it is issued. Membership will be renewed when the physician recommendation to use medical cannabis is renewed.

Members will be at least eighteen (18) years old. Parents or court appointed legal guardians will be required to act as designated primary caregivers to obtain services on behalf of qualified patients who are less than eighteen (18) years old. Members will be required to have an identification document for verification of birth date.

Members will be required to have a photo identification and a physician recommendation for medical cannabis every time they enter the dispensing area of RHC. Identification documents include: Driver License or Temporary Driver License, Identification Card or Temporary Identification Card, Military Identification Card, Veteran

Identification Card, Passport, Birth Certificate, Permanent Resident Card, Temporary Resident Card, Employment Authorization Card or other valid identification document.

Alternatively, members will be required to have a Medical Marijuana Identification Card issued by the California Department of Health Services. The Medical Marijuana Identification Card expires 12 months after it is issued.

Members will be required to read, understand and sign: RHC Member Information form, RHC Membership Agreement and Informed Consent form, and RHC Designation of Primary Caregiver form (if applicable). Members will be required to participate in a brief intake interview and orientation to the RHC facility, products and services. RHC will offer home registration appointments and delivery services to patients with special needs. There will be no charges for home registration and delivery services.

Security

The safety and security of members and the community will be a top priority of RHC. RHC will be committed to protecting the health, safety and welfare of the community.

See the *Security* document for details on security for the dispensary, surrounding businesses and neighbors.

Attorney

The attorney for RHC will be Robert Raich, Attorney at Law. Robert Raich has 21 years of experience and specializes in medical cannabis law. He is the attorney for many dispensaries for compliance with local, state and federal laws. www.robertraich.com

Accountant

The accountant for RHC will be Henry C. Levy & Company, Certified Public Accountants and Consultants. Henry Levy has 15 years of experience and specializes in medical cannabis accounting. He is the accountant for over 90 dispensaries for compliance with local, state and federal laws. www.hanklevycpa.com

Republic Health Center, Inc.
A California Nonprofit Mutual Benefit Corporation

**Medical Cannabis Dispensing Collective
Operation Plans and Facility Guidelines**

Introduction

Medical cannabis is a natural herb with a long history of medical use. Medical cannabis has been shown to alleviate suffering from a large number of medical conditions and symptoms. Medical cannabis is used as either a complement or an alternative to pharmaceutical and over-the-counter medications. Research and experience have indicated that medical cannabis can be safely self-administered and self-titrated. Self-titration means adjusting the dosage of a medication to achieve a desired effect. Example: A patient smoking medical cannabis until the patient obtains relief from a migraine headache.

Medical cannabis growing and dispensing collectives provide medical cannabis and related products including: concentrates (hashish, hashish oil, kief), edibles (pies, cakes, cookies, muffins, brownies, breads, sauces, candies, chocolates, puddings, yogurts, ice creams), drinks (coffees, teas, soft drinks), tinctures, salves, creams, liniments and capsules. Medical cannabis and related products are provided to qualified patients or designated primary caregivers for medical use. Qualified patients are required to have a recommendation or approval from a physician to use medical cannabis for the treatment of a serious medical condition.

Pursuant to California Health and Safety Code Section 11362.7(h): "Serious medical condition" means all of the following medical conditions: Acquired-immune-deficiency syndrome (AIDS), anorexia, arthritis, cachexia (wasting syndrome), cancer, chronic pain, glaucoma, migraine, persistent muscle spasms including spasms associated with multiple sclerosis, seizures including seizures associated with epilepsy, severe nausea and any other chronic or persistent medical symptom that either (a) substantially limits the ability of the person to conduct one or more major life activities as defined by the Americans with Disabilities Act of 1990, (b) if not alleviated, may cause serious harm to the patient's safety or physical or mental health.

Medical cannabis growing and dispensing collectives reflect a community-based response to the suffering of critically and chronically ill patients who might benefit from the use of medical cannabis and related products. The collectives provide access to diverse strains of high quality medical cannabis and related products in a safe, friendly and secure environment. The collectives provide education about the safe and effective use of these products. The collectives provide education about the growing and processing of these products. The collectives subsidize access to other natural health care services that would otherwise be unavailable to patients.

Medical cannabis growing and dispensing collectives do not supply Marinol (dronabinol), Cesamet (nabilone) or Sativex. These medications are related to medical cannabis as follows:

Marinol (dronabinol) is an oral capsule which is United States Food and Drug Administration (FDA) approved. Marinol is sold by pharmacies with a prescription. Marinol is the commercial name for a product containing dronabinol which is synthetic delta-9-tetrahydrocannabinol (THC). THC is a naturally occurring component of medical cannabis. Marinol is approved to treat nausea and vomiting associated with cancer chemotherapy in patients who have failed to respond adequately to conventional treatments. Marinol is approved to treat appetite loss associated with weight loss in patients with AIDS.

Cesamet (nabilone) is an oral capsule which is FDA approved. Cesamet is sold by pharmacies with a prescription. Cesamet contains dronabinol which is synthetic THC. THC is a naturally occurring component of medical cannabis. Cesamet is approved to treat nausea and vomiting associated with cancer chemotherapy in patients who have failed to respond adequately to conventional treatments.

Sativex is an oral spray which is Health Canada approved. Health Canada is a department of the government of Canada responsible for national public health. Sativex is not FDA approved. Sativex is undergoing FDA approved clinical trials for the treatment of cancer pain. Sativex is sold in Canada by pharmacies with a prescription. Sativex contains natural THC and cannabidiol (CBD) from medical cannabis. Sativex is a medical cannabis tincture which is sprayed into the mouth. Sativex is approved by Health Canada for relief of neuropathic pain in multiple sclerosis and for relief of cancer pain.

The naturally occurring medical cannabis plant contains 421 chemical compounds not found in other plants. There are 80 chemical compounds known as cannabinoids (active ingredients of medical cannabis). Research scientists are studying a large number of cannabinoids, each of which has different effects and applications. To date, two cannabinoids have been well studied, THC and CBD. These cannabinoids have important pharmacological effects. THC has analgesic (relieve pain), anti-spasmodic, anti-tremor, anti-inflammatory, appetite stimulant and anti-emetic (relieve nausea and vomiting) properties. CBD has anti-inflammatory, anti-convulsant, anti-psychotic, anti-oxidant, neuroprotective and immunomodulatory effects. There is currently limited scientific information on the pharmacology of the other cannabinoids. Cannabinoids are believed to be effective in suppressing muscle spasticity, spasms, bladder dysfunction and pain symptoms of multiple sclerosis.

In 2009, the American Medical Association is requesting further adequate and well controlled studies of cannabis and related cannabinoids in patients who have serious conditions for which preclinical, anecdotal, or controlled evidence suggests possible efficacy and the application of such results to the understanding and treatment of disease.

Medical cannabis dispensing collectives research, provide education and information about emerging medical cannabis research. Example: Most of the medical cannabis strains contain high amounts of THC and trace amounts of CBD. Some new strains of medical cannabis have equal amounts of THC and CBD. Studies of patients with severe pain indicate the new strains increase analgesic effects of THC and decrease psychoactive effects. The new strains appeal to patients who want medicinal effects without psychoactive effects. Psychoactive effects of medical cannabis include euphoria, relaxation, enhanced sensory experiences (music), loss of inhibitions (laughing) and altered time perception.

Republic Health Center, Inc. (hereinafter referred to as "RHC") operates a nonprofit medical cannabis dispensing collective in compliance with California Proposition 215, California Senate Bill 420, California Attorney General Guidelines and Sonoma County Guidelines.

In 1996, the California voters approved Proposition 215, also known as the Compassionate Use Act of 1996, codified as California Health and Safety Code Section 11362.5.

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Membership

RHC is a membership organization. RHC dispenses medical cannabis and related products for medical use for patients who are suffering from a serious medical condition. There are no application fees. There are no membership dues. RHC is open Monday to Sunday from 10:00 am to 8:00 pm.

Members are legally qualified patients or designated primary caregivers. Qualified patients are required to have a recommendation or approval from a physician to use medical cannabis for the treatment of a serious medical condition. Designated primary caregivers are required to complete RHC Designated Primary Caregiver form. Members authorize RHC to contact the physician to verify the recommendation or approval from the physician to use medical cannabis for the treatment of a serious medical condition.

Membership expires when the physician recommendation to use medical cannabis expires. The physician recommendation expires 12 months after it is issued. Membership is renewed when the physician recommendation to use medical cannabis is renewed.

Members are at least eighteen (18) years old. Parents or court appointed legal guardians are required to act as designated primary caregivers to obtain services on behalf of qualified patients who are less than eighteen (18) years old. Members are required to have an identification document for verification of birth date.

Members are required to have a photo identification and a physician recommendation for medical cannabis every time they enter the dispensing area of RHC. Identification documents include: Driver License or Temporary Driver License, Identification Card or Temporary Identification Card, Military Identification Card, Veteran Identification Card, Passport, Birth Certificate, Permanent Resident Card, Temporary Resident Card, Employment Authorization Card or other valid identification document.

Alternatively, members can have a Medical Marijuana Identification Card issued by the California Department of Health Services. The Medical Marijuana Identification Card expires 12 months after it is issued.

Members are required to read, understand and sign: RHC Member Information form, RHC Membership Agreement and Informed Consent form, and RHC Designation of Primary Caregiver form (if applicable). Members are required to participate in a brief intake interview and orientation to the RHC facility, products and services.

Members understand medical cannabis and related products are provided to members. Members are qualified patients or designated primary caregivers. Medical cannabis and related products are not provided to persons who are non-members. Any person who is non-member is not permitted in the dispensing area of RHC.

Members understand medical cannabis and related products are for personal medical use. Medical cannabis and related products are used for treatment of a serious medical condition as recommended by a physician. Medical cannabis and related products are not for social or recreational use.

Members understand diversion of medical cannabis and related products for non-medical purposes is a violation of laws of the State of California. Members agree not to resell or redistribute medical cannabis to non-members.

Members agree to keep a copy of a photo identification and a physician recommendation for medical cannabis on their person and in their vehicle at all times when using, possessing or cultivating medical cannabis.

Members agree to place all medical cannabis and related products out of sight before leaving the premises and dispensing area of RHC. Members agree to place all medical cannabis and related products in the locked trunk of their vehicle.

Members agree not to smoke, ingest or consume medical cannabis and related products on the premises and in the dispensing area of RHC or within 500 feet of the RHC facility. Members agree not to consume medical cannabis in any place prohibited by laws of the State of California.

Pursuant to California Health and Safety Code Section 11362.79: Nothing in this article shall authorize a qualified patient or person with an identification card to engage in the smoking of medical marijuana under any of the following circumstances:

- (a) In any place where smoking is prohibited by law.
- (b) In or within 1,000 feet of the grounds of a school, recreation center, or youth center, unless the medical use occurs within a residence.
- (c) On a school bus.
- (d) While in a motor vehicle that is being operated.
- (e) While operating a boat.

Members understand RHC is a smoke-free facility. Members agree not to smoke medical cannabis or tobacco on the premises and in the dispensing area of RHC.

Members understand driving under the influence of medical cannabis is a violation of laws of the State of California. Pursuant to California Vehicle Code Section 23152(a): It is unlawful for any person who is under the influence of any alcoholic beverage or drug, or under the combined influence of any alcoholic beverage and drug, to drive a vehicle. A person can be arrested for Driving Under the Influence of Drugs (DUID) in a moving or parked vehicle.

Members agree not to use medical cannabis and related products while driving an automobile, motorcycle, boat or other vehicle, flying an airplane, operating machinery, climbing a ladder, working in high places or engaging in hazardous activity. The use of medical cannabis and related products may impair a person's ability to perform these activities.

Members agree not to consume alcohol or other intoxicating substances on the premises and in the dispensing area of RHC.

Members agree not to loiter, litter, play loud music, paint graffiti or make other disturbances on the premises and in the dispensing area of RHC and in the surrounding neighborhood.

Members agree to park in the RHC parking lot and not in the surrounding neighborhood. All non-members and pets must remain inside the member's vehicle. Do not leave children unattended inside the member's vehicle.

Members understand there are no cell phones, pagers, cameras, video cameras, tape recorders or any other electronic or recording devices allowed on the premises and in the dispensing area of RHC. This rule protects the privacy and confidentiality of members.

Members agree to treat everyone with courtesy and respect patient confidentiality.

Members understand there are no illegal drugs, weapons or alcohol allowed on the premises and in the dispensing area of RHC.

Members agree to keep medical cannabis and related products clearly labeled, under lock and key and away from children, other persons and pets. Any deviation from this rule is done at the sole risk and responsibility of the member.

Members understand there are no animals allowed in the dispensing area of RHC except qualified service animals.

Members agree to designate RHC as the member's provider for medical cannabis and related products.

Members agree to consistently rely upon RHC as the exclusive source of medical cannabis, except such medical cannabis as members may grow individually or collectively.

Members understand RHC may cultivate, obtain, transport and possess medical cannabis on member's behalf.

Members understand contributions for medical cannabis and related products are used by RHC to cover overhead costs and operating expenses. Member's contributions are used for the associated costs and expenses of providing members with medical cannabis and related products for their medical needs. The transaction does not constitute a commercial promotion.

Members understand the goal of RHC is to provide the freshest and highest quality medical cannabis, concentrates and edibles to members for the lowest cost possible. RHC farm-to-patient program will provide low cost medical cannabis and related

products. RHC compassionate program will provide no cost medical cannabis and related products to patients with financial hardship.

Members understand RHC does not sell or distribute drug paraphernalia. Drug paraphernalia includes rolling papers, pipes, water pipes and vaporizers.

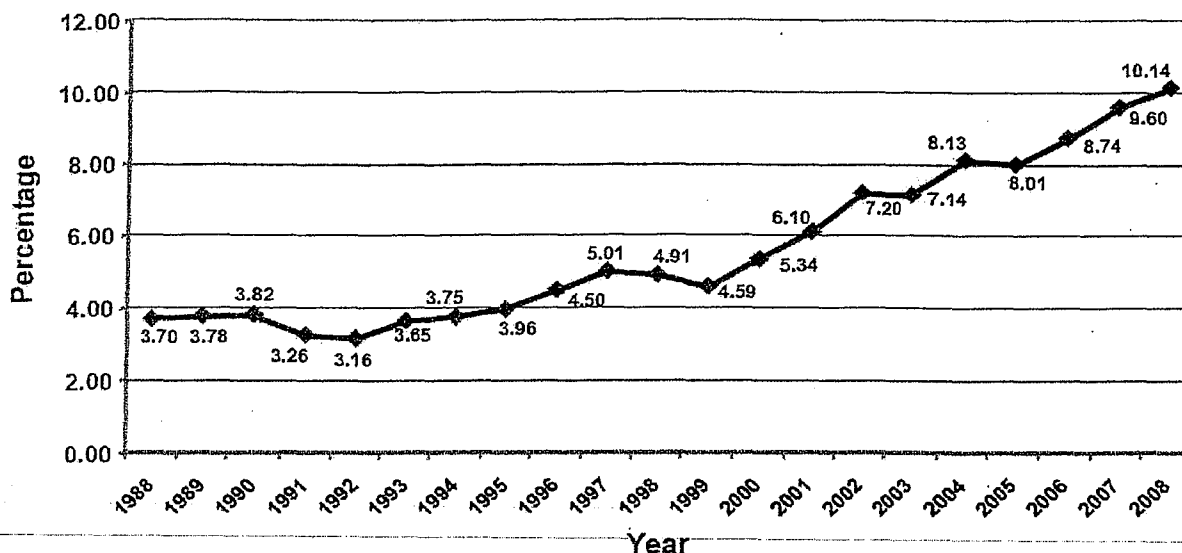
Members understand there are classes, seminars, counseling, support groups and holistic services available to members. There are no charges for classes, seminars, counseling and support groups. There are sliding scale charges (\$10 to \$30) for holistic services (acupressure, acupuncture, shiatsu massage, reiki massage, foot massage, chair massage, yoga, tai chi, etc.).

Members understand there are three species of medical cannabis plant: Cannabis Sativa, Cannabis Indica and Cannabis Ruderalis. The dried flowers from the female plant of the Sativa and Indica species are used for medical cannabis. Sativa has a stimulating effect. Indica has a sedating effect. Growers have created thousands of strains including Sativa-Indica hybrids. Presently, there are over 5,000 strains of medical cannabis. The various strains have different potencies and effects. Using a variety of strains will reduce therapeutic tolerance. Periodically suspending treatment with medical cannabis will reduce therapeutic tolerance.

Members understand there are two varieties of medical cannabis plant: Outdoor grown medical cannabis and indoor grown medical cannabis. The main difference between the two varieties is the cost and potency of the medical cannabis. Outdoor grown medical cannabis costs less and has 7% to 14% THC content. Indoor grown medical cannabis costs more and has 13% to 25% THC content. Indoor grown medical cannabis has higher THC content because all aspects of growing are controlled including: light spectrum, light intensity, light photoperiod, water temperature, water potential hydrogen (pH), water electrical conductivity (EC), water oxygen content, air exchange, air temperature, air humidity, air oxygen content, air carbon dioxide content, nutrient composition, nutrient purity, growing medium air content, growing medium moisture content, pests and diseases.

Members understand most medical cannabis strains are not laboratory tested and labeled for potency. In 2009, the National Institute on Drug Abuse (NIDA) marijuana project at the University of Mississippi, analyzed 1,500 samples of marijuana from all over the United States. The NIDA study indicated an average of 10.1% THC content. NIDA indicated the highest sample was 27.3% THC content. To date, NIDA indicated the highest sample is 37.2% THC content from a sample in California. Members agree to use the lowest possible dose until they are familiar with their tolerance for the different varieties.

Figure 1. Average Percentage of THC in Samples of Seized Marijuana, 1988–2008



Source: University of Mississippi Potency Monitoring Project.

Since 2003, Canada has provided medical cannabis to approved patients under Canada Marijuana Medical Access Regulations. Health Canada administers the program. Health Canada medical cannabis has 12.5% THC content.

Members understand a typical medical cannabis cigarette contains 0.5 grams of medical cannabis. This amount is equivalent to 10 puffs from a medical cannabis cigarette, pipe or water pipe. This amount is equivalent to 5 vapor collection balloons from a vaporizer. A low dose of medical cannabis is 1 medical cannabis cigarette per day (0.5 grams). A medium dose of medical cannabis is 2 medical cannabis cigarettes per day (1 gram). A high dose of medical cannabis is 3 medical cannabis cigarettes per day (1.5 grams). There are many dosage variables including patient tolerance, potency of strain and method of consumption. Members agree to research medical cannabis and consult with a physician as to dosage and frequency of use of medical cannabis and related products.

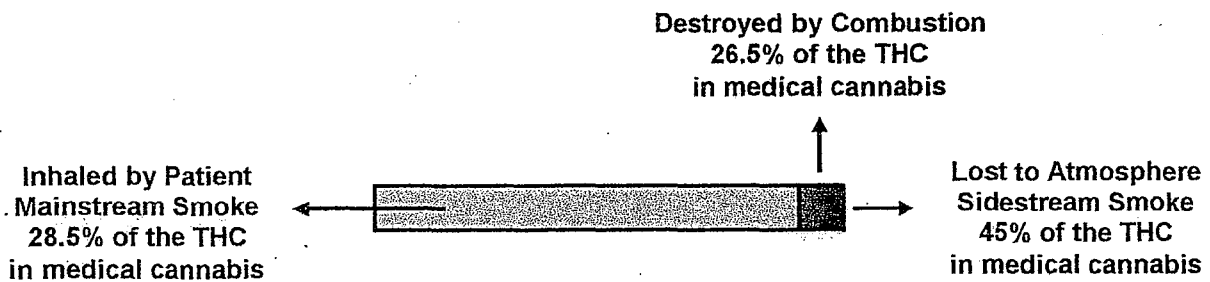
Members understand there are many methods of consumption of medical cannabis and related products including: smoking (inhaling medical cannabis after heating with combustion), vaporizing (inhaling medical cannabis after heating without combustion), eating (foods infused with medical cannabis), drinking (drinks infused with medical cannabis), transdermal (medical cannabis liniments through the skin) and sublingual (medical cannabis tinctures under the tongue). Medicinal effects vary greatly with the different methods of consumption. Smoking and vaporizing are medicinally effective within 2 to 10 minutes with duration of 1 to 3 hours. Eating and drinking are medicinally effective within 1 to 3 hours with duration of 4 to 12 hours.

Smoking medical cannabis is the most common method of consumption. The dried flowers of the medical cannabis plant are smoked. Medical cannabis can be consumed by hand rolled cigarettes, pipes or water pipes. Water pipes produce a cool and mild smoke. Water pipes filter out some of the toxic substances in smoke. This reduces the health hazards of smoking. Water pipes filter out some of the THC in smoke. This increases the health hazards of smoking by increasing the amount the patient must smoke for the desired effect. Studies indicate a water pipe is less efficient by delivering 30% more toxic substances than a medical cannabis cigarette. Other studies indicate a water pipe is more efficient by delivering 50% less toxic substances than a medical cannabis cigarette. All of the studies confirm that medical cannabis leaf combustion produces toxic substances that are harmful to respiratory health. In practice, it is difficult to find a smoke filtration device to reduce, suppress or separate the THC from the toxic substances in smoke.

Patients can reduce the intake of toxic substances by smoking medical cannabis with a higher potency. Patients that replace 5% THC content medical cannabis with 10% THC content medical cannabis will reduce the intake of toxic substances by 50% while achieving the same desired effect. Patients can avoid the intake of toxic substances by vaporizing or eating medical cannabis.

Studies indicate smoking delivers 28.5% of the THC in medical cannabis to the body. The bioavailability (amount reaching the bloodstream) is 14.5% of the THC in the medical cannabis. THC is lost to individual smoking technique, combustion, sidestream smoke, exhalation, incomplete absorption and lung metabolism. Example: A patient exhales 35% of the THC that was inhaled. This reduces the amount of THC that reaches the bloodstream. Smoking medical cannabis has a negative impact on pulmonary (lung) health.

When a medical cannabis cigarette is smoked, 28.5% of the THC is inhaled (mainstream smoke), 26.5% of the THC is destroyed by combustion and 45% of the THC is lost to atmosphere (sidestream smoke).



Patients should not hold their breath when smoking medical cannabis. Studies indicate 95% of the active ingredients in medical cannabis are absorbed by the lungs in the first few seconds of inhaling. Holding in the smoke any longer allows more tar and noxious

chemicals to be absorbed by the lungs. It is better to take small shallow breaths rather than deep inhalations.

Vaporizing medical cannabis is a less common method of consumption. A vaporizer is a device that heats medical cannabis to a temperature of 365 degrees Fahrenheit. At this temperature the active ingredients are released into vapor without combusting the plant material. Patients can inhale the active ingredients without any smoke. Vaporizing is a method of consumption for those concerned about the negative pulmonary health effects of smoking. There is no secondhand smoke when using a vaporizer. Non-smokers are not subject to any adverse effects when sharing rooms with a patient using a vaporizer. There is a minimal amount of odor which dissipates in a few minutes.

Studies indicate vaporizing delivers 48.5% of the THC in medical cannabis to the body. The bioavailability is 14.5% of the THC in the medical cannabis. Vaporizing delivers more THC than smoking because there is no loss to combustion and sidestream smoke. THC is lost to individual vaporizing technique, exhalation, incomplete absorption and lung metabolism. Example: A patient exhales 35% of the THC that was inhaled. This reduces the amount of THC that reaches the bloodstream.

Studies indicate differences in contents of medical cannabis vapor and smoke. Vapor contains 95% THC with 5% byproducts. Smoke contains 12% THC with 88% byproducts. Studies indicate THC will condense on the vapor collection balloon. This loss is minimal over a few minutes but may exceed 50% after 90 minutes. Vaporizing medical cannabis is a method of consumption for those concerned about the negative pulmonary health effects of smoking.

Eating medical cannabis is a less common method of consumption. Medical cannabis is rarely eaten raw. Raw medical cannabis may be contaminated with bacteria, mildew, fungi, molds, yeasts and insects. Heating kills contaminants. Raw medical cannabis contains cystolith hairs which can irritate the digestive tract. Heating melts the cystolith hairs. Raw medical cannabis contains 95% delta-9-tetrahydrocannabinolic acid (THCA) which is an inactive form of THC. Dehydrating and heating medical cannabis converts THCA to THC in a reaction known as decarboxylation. THCA is converted to THC by baking medical cannabis on a cookie sheet in an oven at 200 degrees Fahrenheit for 15 minutes. Smoking medical cannabis converts THCA to THC in a few seconds.

Medical cannabis is baked with typical recipes from cookbooks. Baking at a temperature less than 300 degrees Fahrenheit will avoid vaporizing the active ingredients. Medical cannabis edibles are foods prepared with medical cannabis flour (cannafLOUR), butter (cannabutter) or oil (cannaoil). The active ingredients are fat and oil soluble and do not dissolve in water. Edibles taken on an empty stomach will take effect faster than after a meal.

Eating requires double the dosage of smoking due to bioavailability of the THC in the medical cannabis. Patients should not overeat medical cannabis products. Patients

should eat a small amount and wait an hour to evaluate the effects before eating more. Studies indicate eating delivers 100% of the THC in medical cannabis to the body. The bioavailability is 8% of the THC in the medical cannabis. THC is lost to stomach acid, incomplete absorption, intestinal metabolism, first pass hepatic (liver) elimination and intestinal excretion. Eating medical cannabis is a method of consumption for those concerned about the negative pulmonary health effects of smoking.

Amount of THC Delivered to the Body (Transfer Rate): The amount of THC that is delivered to the body depends on potency and method of consumption. Smoking delivers 28.5% of the THC in medical cannabis to the body. Vaporizing delivers 48.5% of the THC in medical cannabis to the body. Eating delivers 100% of the THC in medical cannabis to the body. Table 1 shows the amount of THC that is delivered to the body from various strains and methods of consumption. Various strains have different potencies.

TABLE 1: AMOUNT OF THC DELIVERED TO THE BODY (TRANSFER RATE)

Percent of THC in Cannabis Flower Various Strains	Amount of THC in Cannabis Cigarette 0.5 grams (500 mg)	Amount of THC Delivered to the Body by Smoking 28.5% Delivery	Amount of THC Delivered to the Body by Vaporizing 48.5% Delivery	Amount of THC Delivered to the Body by Eating 100% Delivery
1% THC	5 mg THC	1.4 mg THC	2.4 mg THC	5 mg THC
3% THC	15 mg THC	4.3 mg THC	7.3 mg THC	15 mg THC
5% THC	25 mg THC	7.1 mg THC	12.1 mg THC	25 mg THC
10% THC	50 mg THC	14.3 mg THC	24.3 mg THC	50 mg THC
15% THC	75 mg THC	21.4 mg THC	36.4 mg THC	75 mg THC
20% THC	100 mg THC	28.5 mg THC	48.5 mg THC	100 mg THC
25% THC	125 mg THC	35.6 mg THC	60.6 mg THC	125 mg THC
30% THC	150 mg THC	42.8 mg THC	72.8 mg THC	150 mg THC

Amount of THC Reaching the Bloodstream (Bioavailability): The amount of THC that reaches the bloodstream depends on potency, method of consumption, absorption, distribution, metabolism and excretion. Example: A patient smoking medical cannabis exhales 35% of the THC that was inhaled. This reduces the amount of THC that reaches the bloodstream. Smoking delivers 28.5% of the THC in medical cannabis to the body. The bioavailability is 14.5% of the THC in the medical cannabis. Vaporizing delivers 48.5% of the THC in medical cannabis to the body. The bioavailability is 14.5% of the THC in the medical cannabis. Eating delivers 100% of the THC in medical cannabis to the body. The bioavailability is 8% of the THC in the medical cannabis.

In general, only a small amount of THC (2 mg to 3 mg) reaching the bloodstream is required to produce an effect. Marinol is an oral capsule sold by pharmacies with a prescription. Marinol is 100% THC. A low dose of Marinol is 5 mg per day. A medium dose of Marinol is 12.5 mg per day. A high dose of Marinol is 20 mg per day. Oral consumption delivers 100% of the THC in Marinol to the body. The bioavailability is 15% of the THC in the Marinol. Example: After oral consumption of 12.5 mg of Marinol, 1.9 mg of THC reaches the bloodstream.

Intravenous injection delivers 100% of the THC in dronabinol to the body. The bioavailability is 100% of the THC in the dronabinol. Example: After intravenous injection of 2 mg of dronabinol, 2 mg of THC reaches the bloodstream.

It is physically impossible to smoke, vaporize or eat enough medical cannabis to cause death. THC is a naturally occurring component of medical cannabis. Intravenous injection of THC can cause death. Intravenous injection of THC is used in studies on animals to determine the lethal dose of THC. The median lethal dose LD50 (Lethal Dose 50%) is the dose that causes death in 50% of the animals in the study. The LD50 for intravenous injection of THC is 15.6 to 62.5 mg/kg in monkeys (mg/kg is milligram per kilogram of body weight). The monkeys died within five minutes after the injection. The monkeys that survived recovered within five to nine days. In another study, all monkeys injected with less than 92 mg/kg survived and recovered within two to four days. All monkeys injected with more than 128 mg/kg died within thirty minutes. Animal data can provide an indication of the toxicity to humans. However, the extrapolation of animal data to humans is problematic because of the lack of reliable conversion factors. Physicians' Desk Reference estimates the lethal dose of intravenous dronabinol (synthetic THC) in humans is 30 mg/kg. That is 2,100 mg for a 70kg (154 lb) human.

Table 2 shows the amount of THC that reaches the bloodstream from various strains and methods of consumption.

TABLE 2: AMOUNT OF THC REACHING THE BLOODSTREAM (BIOAVAILABILITY)

Percent of THC in Cannabis Flower Various Strains	Amount of THC in Cannabis Cigarette 0.5 grams (500 mg)	Amount of THC Reaching the Bloodstream by Smoking 14.5% Bioavailability	Amount of THC Reaching the Bloodstream by Vaporizing 14.5 % Bioavailability	Amount of THC Reaching the Bloodstream by Eating 8% Bioavailability
1% THC	5 mg THC	0.7 mg THC	0.7 mg THC	0.4 mg THC
3% THC	15 mg THC	2.2 mg THC	2.2 mg THC	1.2 mg THC
5% THC	25 mg THC	3.6 mg THC	3.6 mg THC	2.0 mg THC
10% THC	50 mg THC	7.3 mg THC	7.3 mg THC	4.0 mg THC
15% THC	75 mg THC	10.9 mg THC	10.9 mg THC	6.0 mg THC
20% THC	100 mg THC	14.5 mg THC	14.5 mg THC	8.0 mg THC
25% THC	125 mg THC	18.1 mg THC	18.1 mg THC	10.0 mg THC
30% THC	150 mg THC	21.8 mg THC	21.8 mg THC	12.0 mg THC

Members understand RHC medical cannabis is dispensed in quantities of 1 gram (1/28 ounce), 1.77 grams (1/16 ounce), 3.54 grams (1/8 ounce), 7.09 grams (1/4 ounce), 14.17 grams (1/2 ounce), 21.26 grams (3/4 ounce), 28.35 grams (1 ounce), 113.40 grams (1/4 pound), 226.80 grams (1/2 pound), 340.20 grams (3/4 pound) and 453.60 grams (1 pound). Related products are dispensed in 1 gram (x), 2 gram (xx) and 3 gram (xxx) dosages. RHC does not dispense quantities exceeding the limits on the amounts of medical cannabis according to laws of the State of California and Sonoma County Guidelines.

Members understand California sales tax is required for medical cannabis and related products. Sales tax rate for Sonoma County is 9.00%. Sales tax of 9.00% will be added to the sales price of medical cannabis and related products.

Members agree to the limits on the amounts of medical cannabis according to laws of the State of California and Sonoma County Guidelines as follows:

Laws of the State of California allows a qualified patient or designated primary caregiver to possess 8 ounces of dried cannabis and cultivate 6 mature plants or 12 immature plants. A physician may recommend amounts that exceed these limits consistent with the patient's needs.

Sonoma County Guidelines allows a qualified patient or designated primary caregiver to possess 3 pounds of dried cannabis and cultivate 30 plants within 100 square feet of garden canopy. A physician may recommend amounts that exceed these limits consistent with the patient's needs.

Laws of the State of California and Sonoma County Guidelines allows qualified patients or designated primary caregivers to aggregate the possession and cultivation limits for each patient. Example: Under laws of the State of California, three qualified patients may possess 24 ounces of dried cannabis and cultivate 18 mature plants and 36 immature plants. Example: Under Sonoma County Guidelines, three qualified patients may possess 9 pounds of dried cannabis and cultivate 90 plants within 300 square feet of garden canopy.

California Supreme Court Strikes Limits for Medical Cannabis Patients.

On January 21, 2010, the California Supreme Court ruled that the possession and cultivation limits for medical cannabis patients are unconstitutional (People v. Kelly).

Unconstitutional Laws and Guidelines. The laws of the State of California that allowed a qualified patient or designated primary caregiver to possess 8 ounces of dried cannabis and cultivate 6 mature plants or 12 immature plants are unconstitutional. This ruling invalidates the Sonoma County Guidelines that allowed a qualified patient or designated primary caregiver to possess 3 pounds of dried cannabis and cultivate 30 plants within 100 square feet of garden canopy.

Constitutional Laws and Guidelines. A qualified patient or designated primary caregiver can possess and cultivate an amount of cannabis reasonably related to their current medical needs. This ruling leaves qualified patients, designated primary caregivers and law enforcement without guidelines on amounts for possession and cultivation.

Members understand RHC medical cannabis is organic, recently harvested, dried and cured. RHC medical cannabis does not contain preservatives or additives. Raw medical cannabis has 80% moisture content. Properly dried and cured medical cannabis has 10% moisture content. Medical cannabis becomes too brittle and powdery with less than 10% moisture content. A 10% moisture content is ideal because fungi and molds cannot grow with less than 15% moisture content. RHC medical cannabis has not been sterilized or irradiated.

Members understand sterilized medical cannabis is applicable for patients with a compromised immune system. Medical cannabis can be sterilized by baking on a cookie sheet in an oven at 200 degrees Fahrenheit for 15 minutes to kill bacteria, mildew, fungi, molds, yeasts and insects. Do not use a temperature above 200 degrees Fahrenheit because the medical cannabis active ingredients will begin to vaporize. Medical cannabis that is visibly moldy is not usable and must be discarded. Mold will grow on medical cannabis that has not been properly dried or is stored in damp area.

Members understand proper storage of medical cannabis preserves the aroma, taste and potency. Medical cannabis is degraded by heat, light, oxidation, humidity, acidity and rough handling. Medical cannabis should be stored in an airtight, food-safe container in a cool, dark, dry and secure area. Glass mason jars are ideal for storing medical cannabis. A cabinet, pantry or closet is a good storage area. A vacuum sealer should be used if storing for a month or longer. Properly stored medical cannabis will decompose at a rate of less than 10% per year. Improperly stored medical cannabis will decompose at a rate of more than 40% per year. Medical cannabis should not be stored in plastic or rubber containers. Medical cannabis should not be stored in a refrigerator or freezer.

Members understand RHC is developing education, standardization, and self-regulation practices to advance the cause of medical cannabis therapeutics by creating an environment where high quality, clean and safe medical cannabis is a top priority. RHC staff, qualified patients, designated primary caregivers, growers, bakers, extractors, physicians and lab technicians have a responsibility to understand the importance of growing, processing, handling, and consuming medical cannabis safely.

Members understand RHC is working for quality control in the medical cannabis community. Our goal is to grow and dispense high quality, clean and safe medical cannabis. RHC growers are ethically responsible for providing a high quality, clean and safe product to patients in need of medical cannabis. RHC growers use organic fertilizer, herbal pesticide and herbal fungicide. RHC medical cannabis does not contain synthetic fertilizer, synthetic pesticide, synthetic fungicide, bacteria, mildew, fungi, molds, yeasts, insects, hairs, heavy metals and any other contaminants and debris. RHC provides the best quality medical cannabis available.

Organic fertilizer is a good source of organic nutrients, vitamins and elements for medical cannabis plants. Organic fertilizer is made from various vegetable materials and contain sufficient organic nitrogen (N), phosphorous (P), potassium (K) and micronutrients to sustain rapid growth and produce fragrant flowers. Organic fertilizer is environmentally safe and biodegradable.

Herbal pesticide contains cinnamon oil, rosemary oil, thyme oil and clove oil. Herbal pesticide is made from food grade ingredients and is plant, people and pet friendly. Herbal pesticide is environmentally safe and biodegradable.

Herbal fungicide contains rosemary oil, thyme oil, clove oil, wintergreen oil and potassium bicarbonate. Herbal fungicide is made from food grade ingredients and is plant, people and pet friendly. Herbal fungicide is environmentally safe and biodegradable.

Organic fertilizer, herbal pesticide and herbal fungicide are not used two weeks prior to harvest because they may affect the aroma and taste of medical cannabis. The soil medium is flushed with water two weeks prior to harvest to remove any nutrients that may affect the aroma and taste of medical cannabis.

Members understand to ensure the high quality and consistency of medical cannabis, all aspects of the cultivation, harvesting, drying, milling, packaging, storage and testing are done under strict and controlled conditions utilizing standard operating procedures. Medical cannabis is inspected using: sight, touch, smell, taste and a microscope. Medical cannabis connoisseurs with many years of growing and dispensing experience inspect medical cannabis for safety and potency. RHC is researching and developing cost effective methods for laboratory testing of medical cannabis.

Members understand RHC offers education and information on medical cannabis. RHC does not offer medical advice. RHC is not a physician or pharmacist. Members agree to research medical cannabis and consult with a physician as to dosage and frequency of use of medical cannabis and related products. Members agree to consult with a physician regarding potential drug interactions or contraindications to use of medical cannabis and related products. Members are responsible for following a physician's advice as to dosage and frequency of use of medical cannabis and related products. Members are responsible for not abusing medical cannabis and related products.

Members understand the most common side effects of medical cannabis are euphoria, laughing, dry mouth, red eyes, relaxation, drowsiness, decreased coordination, enhanced sensory experiences, loss of inhibitions, loss of short-term memory, confusion, altered time perception and increased heart rate. Medical cannabis use is not recommended for patients with respiratory disease, cardiac function abnormalities, liver failure and substance dependence issues.

Members understand the risks and benefits of medical cannabis should be carefully evaluated by patients with the following medical conditions, because of individual variation in response and tolerance to the effects of medical cannabis as well as the difficulty in dosing.

Medical cannabis should not be smoked by patients with respiratory insufficiency such as asthma or chronic obstructive pulmonary disease.

Medical cannabis should not be used by pregnant women because cannabinoids are absorbed by the fetus. Studies indicate long term development problems in children exposed to medical cannabis in the uterus.

Medical cannabis should not be used by nursing women because cannabinoids are excreted in human milk and are absorbed by the nursing baby.

Medical cannabis should not be used by children because of potential risks to children. Remember to keep medical cannabis and related products out of the reach of children.

Medical cannabis should not be used with alcohol and with other drugs that have an effect on the central nervous system (Valium, Librium, Xanax, Seconal, Nembutal, Phenobarbital).

Medical cannabis should be used with caution in patients with mania, depression or schizophrenia. Patients should be under careful psychiatric monitoring if medical cannabis is taken, because it may exacerbate these illnesses.

Medical cannabis should be used with caution in patients with cardiac disorders because of occasional hypotension, possible hypertension, syncope, or tachycardia.

Medical cannabis should be used with caution in patients receiving concomitant therapy with sedatives, hypnotics or other psychoactive drugs because of the potential for additive or synergistic central nervous system effects.

Medical cannabis should be used with caution in elderly patients because they may be more sensitive to the neurological, psychoactive, and postural hypotensive effects of medical cannabis. Postural hypotension is a drop in blood pressure due to a change in body position. Example: Standing after sitting may result in dizziness or faintness.

Medical cannabis should be used with caution in patients with a history of substance abuse, including alcohol abuse or dependence, because they may be more prone to abuse medical cannabis.

Patients should inform a physician of any physical, mental or behavioral changes that occur after using medical cannabis. Patients that notice any allergic or adverse reactions should stop using medical cannabis and call a physician.

Signs and symptoms of overdose include pounding and rapid heart rate, shortness of breath, dizziness, fainting, high or low blood pressure, confusion, slurred speech, lethargy, delusions, hallucinations, drastic changes in thinking, behavior or mood, nervousness, anxiety, paranoia, depression, convulsions, decreased motor coordination, postural hypotension, difficult or frequent urination, diarrhea, loss of responsiveness or consciousness.

In event of overdose, patients should stay calm and rest in a quiet area with a responsible and reassuring person. Remember, it is physically impossible to

smoke, vaporize or eat enough medical cannabis to cause death. Signs and symptoms should pass within a few hours. Patients should call a physician or poison control center 1-800-222-1222 for help.

In emergencies, patients or other persons should dial 911 for help. If patient is unconscious or unresponsive, check breathing and pulse. If not breathing begin mouth-to-mouth rescue breathing. If heart is not beating, begin chest compressions. This is cardiopulmonary resuscitation (CPR). If you are not trained in CPR, then the emergency dispatcher can assist you with CPR instructions.

Studies indicate there is no lethal toxicity from use of medical cannabis. There is no physical dependence from chronic or periodic use of medical cannabis. There are no withdrawal effects when use of medical cannabis is decreased or ceased. Self-titration is the most efficient and effective method of dosage selection. Members agree to research how to achieve the proper dosage for different strains and methods of consumption. Members agree to use the lowest dose possible to achieve the desired effect.

In 1988, Francis L. Young, Administrative Law Judge, United States Department of Justice, Drug Enforcement Administration, issued an opinion on the safety of marijuana for a Marijuana Rescheduling Petition.

The most obvious concern when dealing with drug safety is the possibility of lethal effects. Can the drug cause death?

Nearly all medicines have toxic, potentially lethal effects. But marijuana is not such a substance. There is no record in the extensive medical literature describing a proven, documented cannabis-induced fatality.

This is a remarkable statement. First, the record on marijuana encompasses 5,000 years of human experience. Second, marijuana is now used daily by enormous numbers of people throughout the world. Estimates suggest that from twenty million to fifty million Americans routinely, albeit illegally, smoke marijuana without the benefit of direct medical supervision. Yet, despite this long history of use and the extraordinarily high numbers of social smokers, there are simply no credible medical reports to suggest that consuming marijuana has caused a single death.

By contrast aspirin, a commonly used, over-the-counter medicine, causes hundreds of deaths each year.

Drugs used in medicine are routinely given what is called a LD-50. The LD-50 rating indicates at what dosage fifty percent of test animals receiving a drug will die as a result of drug induced toxicity. A number of researchers have attempted to determine marijuana's LD-50 rating in test animals, without success. Simply

stated, researchers have been unable to give animals enough marijuana to induce death.

At present it is estimated that marijuana's LD-50 is around 1:20,000 or 1:40,000. In layman terms this means that in order to induce death a marijuana smoker would have to consume 20,000 to 40,000 times as much marijuana as is contained in one marijuana cigarette. NIDA-supplied marijuana cigarettes weigh approximately 0.9 grams. A smoker would theoretically have to consume nearly 1,500 pounds of marijuana within about fifteen minutes to induce a lethal response.

In practical terms, marijuana cannot induce a lethal response as a result of drug-related toxicity.

In strict medical terms, marijuana is far safer than many foods we commonly consume. For example, eating ten raw potatoes can result in a toxic response. By comparison, it is physically impossible to eat enough marijuana to induce death.

Marijuana, in its natural form, is one of the safest therapeutically active substances known to man. By any measure of rational analysis marijuana can be safely used within a supervised routine of medical care.

Members understand medical cannabis and related products may be viewed prior to dispensing. RHC is committed to providing the highest quality medical cannabis and related products. If a member is not completely satisfied, RHC will provide a refund or exchange. To maintain medical purity, all returned medical cannabis and related products are discarded.

Members agree as a condition of joining RHC and entering the facility and/or by using such medical cannabis and related products as members may obtain, members expressly and forever disclaim the warranty of merchantability and the warranty of fitness for particular purpose.

Members agree as a condition of joining RHC and entering the facility and/or by using such medical cannabis and related products as members may obtain, members expressly and forever waive any and all claims now known, or discovered at any time in the future due to, related to or arising from members use of medical cannabis and related products members may obtain through the facility.

Members agree as a condition of joining RHC and entering the facility and/or by using such medical cannabis and related products as members may obtain, members expressly and forever release the dispensary, its owners, landlord, operators, managers, employees, agents, attorneys, growers, providers, wholesalers, officers, directors, members, from and against any and all lawsuits, alter ego lawsuits, demands, charges or claims with reference to the strength, potency, purity, toxicity,

appropriateness for member's medical conditions, of medical cannabis and related products members may obtain through the facility; further, that members knowingly waive the provisions of California Civil Code Section 1542 which states in pertinent part that "A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

Members agree as a condition of joining RHC and entering the facility, and/or by using such medical cannabis and related products as members may obtain, members expressly and forever waive any and all claims now known, or discovered at any time in the future due to, related to or arising from members storage and handling of medical cannabis and related products as members may obtain through the facility.

Members understand statements made in the RHC Operation Plan and Facility Guidelines have not been evaluated by the FDA. Medical cannabis and related products are not intended to treat, cure or prevent any disease.

Members agree any person affiliated with law enforcement and/or employed by law enforcement who is a qualified patient or designated primary caregiver must disclose the fact that he/she is affiliated with law enforcement and/or employed by law enforcement. Otherwise, by joining RHC and entering the facility, he/she promises, states and affirms, under penalty of perjury under the laws of the State of California, that he/she is not affiliated with law enforcement and/or not employed by any law enforcement department, entity, or agency.

Members understand the recreational use of cannabis is illegal under laws of the State of California. The use, possession and cultivation of medical cannabis by qualified patients are legal under laws of the State of California. The possession and cultivation by designated primary caregivers are legal under laws of the State of California.

Members understand the use, possession and cultivation of medical cannabis by any person are illegal under laws of the United States. Under laws of the United States, medical cannabis is an illegal and a controlled substance. Under laws of the United States, the use, possession and cultivation of medical cannabis are criminal offences. Members are not protected from federal prosecution under the United States Controlled Substances Act (CSA).

The CSA separates controlled substances into five schedules, depending upon their approved medical use and abuse potential. Schedule I substances are not approved for medical use and have a high potential for abuse. Schedule II substances are approved for medical use and have a high potential for abuse. Schedules III, IV, and V substances are approved for medical use and have a lower potential for abuse. Medical cannabis is classified as a Schedule I substance. Cesamet (nabilone) is classified as a Schedule II substance. Marinol (dronabinol) is classified as a Schedule III substance.

There is an exception for use and possession of medical cannabis under laws of the United States. Since 1978, it is legal for approved patients to use and possess medical cannabis under the Compassionate Investigational New Drug program of the FDA. By 1991, there were 34 patients approved for the program. In 1992, many new applications were received from patients with AIDS and the program was closed to new patients. To date, there are four patients remaining in the program. Each patient receives 300 medical cannabis cigarettes per month. The medical cannabis cigarettes have 1.8% to 3.4% THC content and weight 0.8 grams to 0.9 grams. The medical cannabis cigarettes are obtained from the National Institute on Drug Abuse (NIDA). The medical cannabis is grown, harvested, processed and stored at the University of Mississippi. The medical cannabis is rolled and packaged at the Research Triangle Institute in North Carolina. The NIDA is the only legal source of medical cannabis for approved patients under laws of the United States. In addition, the NIDA is the only legal source of medical cannabis for approved scientific studies and research projects under the laws of the United States.

On October 19, 2009, the United States Attorney General issued a "Memorandum for Selected United States Attorneys." This memorandum stated that United States Attorneys should not focus federal resources in their States on individuals whose actions are in clear and unambiguous compliance with existing State Laws providing for the medical use of marijuana. The memorandum does not legalize medical marijuana and does not provide a legal defense to a violation of the Controlled Substances Act. The memorandum is a guide for United States Attorneys to the exercise of investigative and prosecutorial discretion.

Members are advised to consult with a medical cannabis attorney and research legal issues regarding medical cannabis.

Americans for Safe Access www.americanforsafeaccess.org

American for Safe Access [2009 California Legal Manual](#) is an excellent resource.

Safe Access Now www.safeaccessnow.net

Sonoma Alliance for Medical Marijuana www.samm.net

The National Organization for the Reform of Marijuana Laws www.canorml.org

Marijuana Policy Project www.mpp.org

Members understand RHC membership records contain confidential medical information and are kept in a secure database. Members are issued a member identification number to protect membership records. Membership records are confidential cannot be disclosed without a member's written consent.

Members understand RHC reserves the right to refuse service to any person at any time for any reason or for no reason.

Members agree in the event of an emergency to follow the instructions of the RHC staff.

Members agree to direct all problems and complaints by phone or by email to:

Randy Dale, Manager
707.326.3355
republichealthcenter@yahoo.com
www.republichealthcenter.com

Republic Health Center, Inc.
A California Nonprofit Mutual Benefit Corporation

Security

The safety and security of patients and the community are a top priority of Republic Health Center, Inc. We are committed to protecting the health, safety and welfare of patients and the community.

Republic Health Center, Inc. will provide adequate security to ensure the safety of patients and to protect the facility from theft. Security ensures that surrounding businesses are not negatively impacted by nuisance activities such as loitering or crime. Security measures are taken to provide a safe environment and to avoid loss or damage to the dispensary. Security measures are required because we are dispensing medical cannabis which is a controlled and valuable substance.

Republic Health Center, Inc. security will involve the following elements:

- Highly visible location. The dispensary will be located in a highly visible location. The dispensary can easily be viewed from Fleming Way (north of the dispensary), Horn Avenue (south of the dispensary) and Santa Rosa Avenue (west of the dispensary).
- Hours of operation. The dispensary will be open daily from 10:00 a.m. to 8:00 p.m.
- On-site parking behind exterior fence. The parking area will be safe and secure. The dispensary will be on 0.87 acres. No off-site parking will be necessary. The dispensary parking will not impact surrounding businesses or neighbors.
- Exterior fence and gate. The parcel has an exterior fence on the perimeter of the premises (six foot fence) and an exterior gate on the perimeter of the premises (six foot gate). The fence will be an excellent physical security measure. The gate will control traffic flow to the dispensary from Santa Rosa Avenue.
- Security personnel. The security person will be the first and last contact for a patient visiting the dispensary. Uniformed and armed security guards adversely affect the perception of the dispensary for patients. Security guards are intimidating and alienate patients.

The dispensary will be a friendly, safe and secure place for patients to acquire medical cannabis. The dispensary will accommodate patients with challenging physical and mental conditions. The dispensary will have a security employee to monitor the exterior, main entrance and interior of the premises to discourage and report loitering, crime, illegal or nuisance activities. The security employee will be a legally qualified patient. The dispensary will train the security employee in

dispensary safety, security, practices and procedures. The security employee will wear regular dispensary clothing. The security employee does not have a security uniform, firearm, taser or mace.

The dispensary safety, security, practices and procedures will include: serving only legally qualified patients and designated primary caregivers, a photo identification and physician recommendation are required for service, no patients under eighteen (18) years old unless a parent or court appointed legal guardian is the designated primary caregiver for a patient under eighteen (18) years old, no consumption of medical cannabis on the premises, no diversion of medical cannabis for non-medical purposes, no cell phones, no pagers, no cameras, no recording devices, no smoking, no alcohol, no illegal drugs, no drug paraphernalia, no weapons, no loitering, no littering, no painting graffiti and no playing loud music.

- Security system. The dispensary security system will be provided, maintained and professionally monitored by First Alarm Security Services located at 6555 Hunter Drive, Suite 7, Rohnert Park CA 94928. Phone: 707-542-1111
- Security system. The dispensary will have interior and exterior security cameras, interior security camera monitors, interior and exterior security lighting, interior and exterior security alarm, interior and exterior security signs and notices.
- Security system. The dispensary will have eight security cameras to monitor the exterior, main entrance and interior of the premises to discourage and report loitering, crime, illegal or nuisance activities. The security cameras will be used 24 hours a day, 7 days a week. The security video will be maintained for 30 days.
- Security system. The dispensary will have five infrared motion detectors to monitor the interior of the premises.
- Security system. The dispensary will have three panic buttons for the interior of the premises.
- Safe. The dispensary will have an interior safe for the storage of cash and medical cannabis.
- Signs. The dispensary will not have exterior signs or images advertising medical cannabis.
- The dispensary will have a lobby and waiting area at the entrance to receive, identify and verify new and existing members. The dispensary will have a separate area for dispensing medical cannabis.
- The dispensary will have routine security patrols within a two block radius of the dispensary.

- The dispensary will follow accepted money handling practices including daily bank drops.
 - The dispensary will educate patients to be sure they understand the dispensary rules and regulations.
 - The dispensary will train staff to enforce the dispensary rules and regulations.
 - The dispensary will implement policies to prevent diversion of medical cannabis.
 - The dispensary will restrict access to the facility to legally qualified patients or designated primary caregivers, dispensary staff and authorized persons.
 - The dispensary will use appropriate security technology and equipment to monitor and secure the facility.
-
- The dispensary will maintain communication with neighbors, elected officials, and law enforcement.
 - The dispensary will train staff to prevent and respond to emergencies.
 - Americans for Safe Access will train staff to prevent and respond to emergencies. Americans for Safe Access is the largest national organization of patients, medical professionals, scientists and concerned citizens promoting safe and legal access to medical cannabis for therapeutic use and research.
www.americansforsafeaccess.org
-
- ~~The dispensary will educate staff and patients as to their rights and responsibilities under state and local laws.~~
 - Robert Raich, Attorney at Law, will educate staff and patients as to their rights and responsibilities under state and local laws. The attorney for the dispensary will be Robert Raich, Attorney at Law. Robert Raich has 21 years of experience and specializes in medical cannabis law. He is the attorney for many dispensaries for compliance with local, state and federal laws. www.robertraich.com
 - The Sonoma County Sheriff and surrounding businesses within a two block radius will be provided with name, address and cell phone number of the dispensary manager to whom notice may be provided of any operating problems associated with the dispensary. The dispensary manager will promptly resolve any operating problems.

Individually, these elements help make the dispensary a safer facility. Taken together, they provide a comprehensive safety strategy that makes the dispensary a safe and secure facility in the community. The dispensary business is conducted in a discrete and

professional manner. The dispensary security and careful patient screening serve to protect the neighborhood from undesirable elements.

There have been a handful of robberies at medical cannabis dispensaries in California. In most cases, these incidents occurred at dispensaries with poor security and questionable practices and integrity. A well-managed dispensary with adequate security is less likely to be targeted by robbers.

Dispensaries safely provide medical cannabis to patients with serious medical conditions every day in California. There is no inherent danger in having a dispensary in a neighborhood. Legally and ethically managed dispensaries fulfill a mission of dispensing medical cannabis to patients with serious medical conditions.

Republic Health Center, Inc.
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Handicap Accessibility

Handicap accessibility for the medical cannabis dispensary meets State of California accessibility requirements.

The building was recently remodeled to meet commercial and handicap accessibility requirements. See County of Sonoma Permit Number BLD10-1868.

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Parking

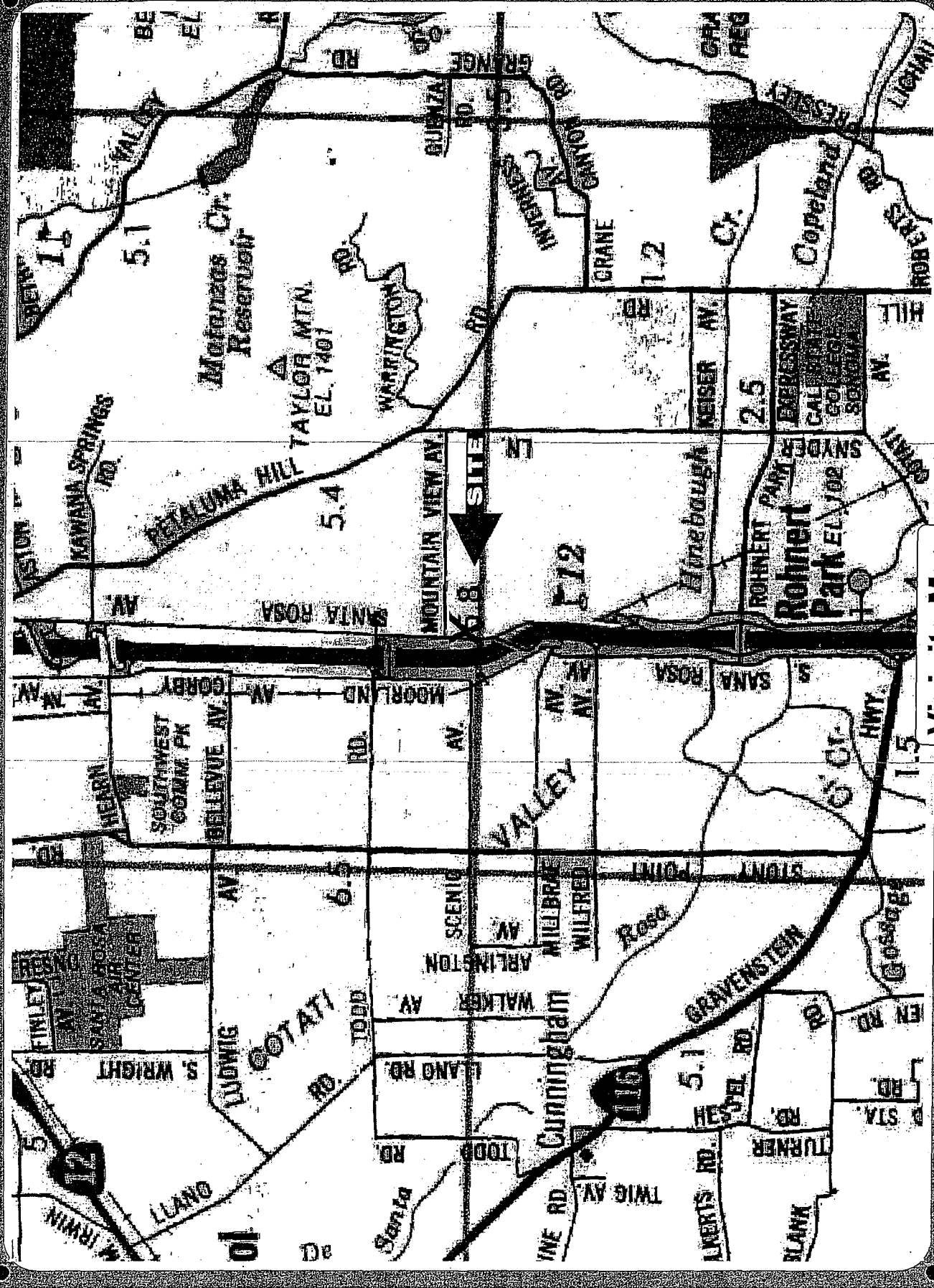
On-site parking for the medical cannabis dispensary is behind exterior perimeter fence and gate. The parking area is safe and secure. Security personnel will monitor the parking area. The dispensary is on 0.87 acres. No off-site parking is necessary. The dispensary parking will not impact surrounding businesses or neighbors.

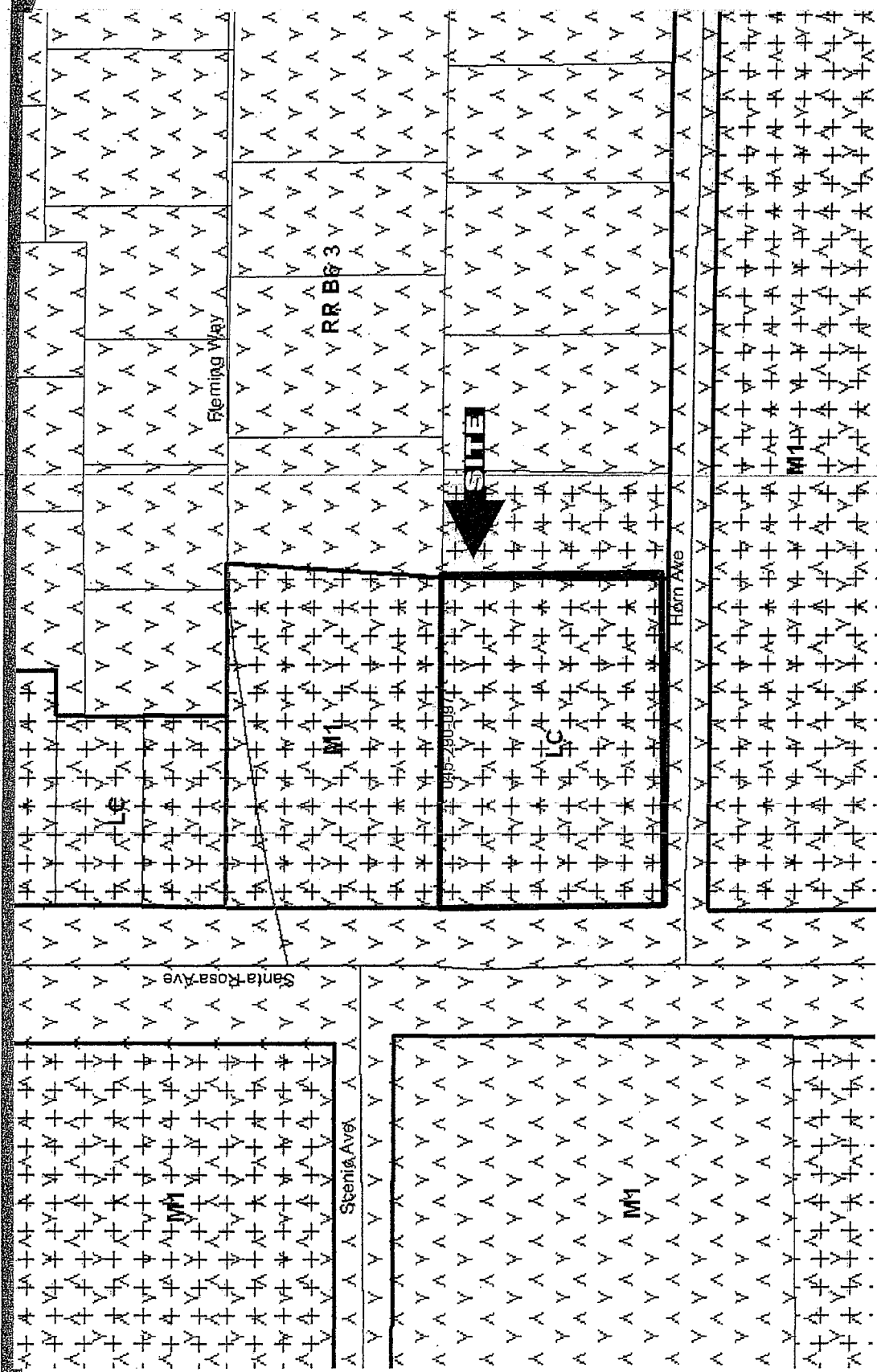
On-site parking will be provided for the dispensary pursuant to Article 86-Parking Regulations-Medical Cannabis Dispensary. The parking lot layout will conform to the dimensions shown in Article 82-Off-Street Parking Design Standards.

Parking Calculation

Parking Regulation	Spaces
Standard spaces	2
Van accessible spaces	1
Spaces for building square feet 1 space per 200 square feet 1,561 square feet /200 square feet = 7.8 spaces	7.8
Spaces for employees 1 space per 1 employee 4 employees = 4 spaces	4
<hr/> Total spaces	<hr/> 14.8

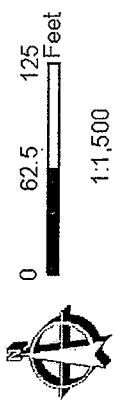
Vicinity Map





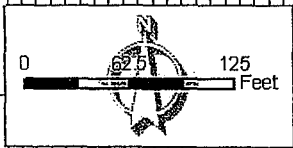
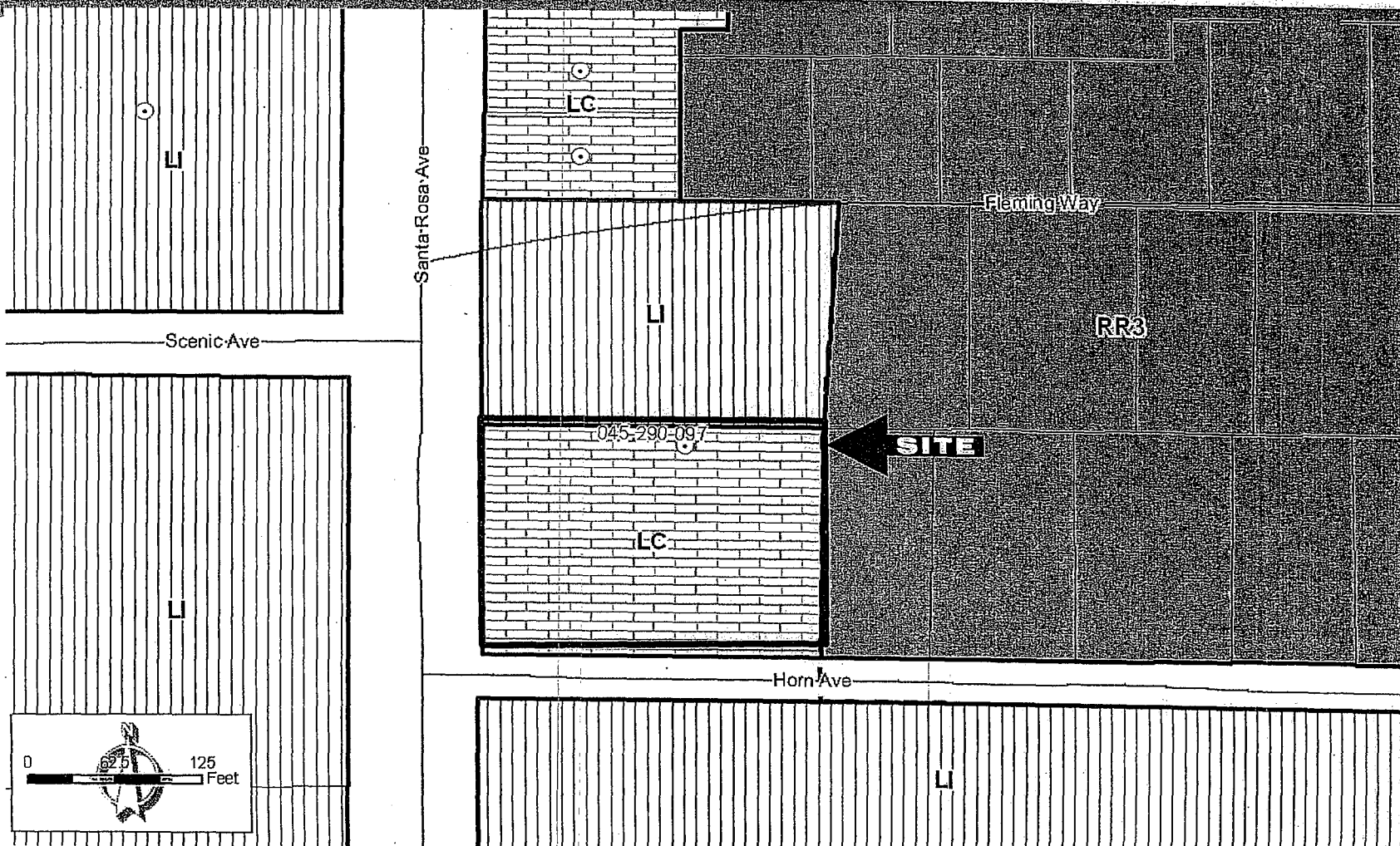
Zoning and Combining Districts

- City Limit
- AH Affordable Housing
- + + LU Policy
- HD Historic Resource
- SD Scenic Design
- SR Scenic Resource
- Y VOH Valley Oak Habitat Resource
- MR Mineral Resource
- G Geologic Hazard
- F1 Floodway
- F2 Floodplain



General Plan

UPE11-0062



General Plan Land Use

- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resources & Rural Development
- Rural Residential
- Urban Residential
- Recreation / Visitor-Serving Commercial

- General Commercial
- Limited Commercial
- Limited Commercial Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi-Public

- Planning Area Policy
- Affordable Housing
- City

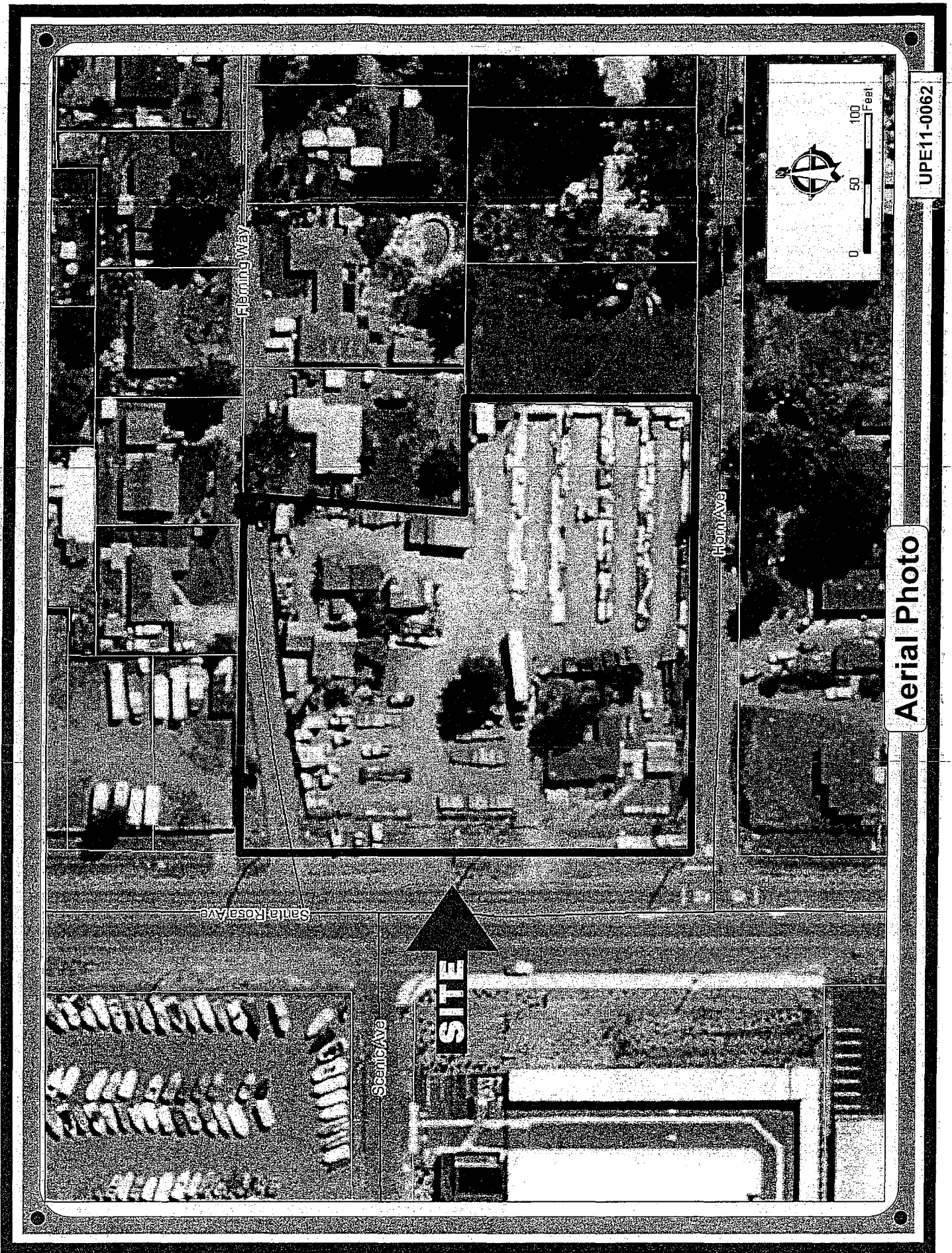
Base Map Data

- Coastal Commission Boundary
- Urban Service Area Boundary
- Highways
- Perennial Streams
- Intermittent Streams

Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

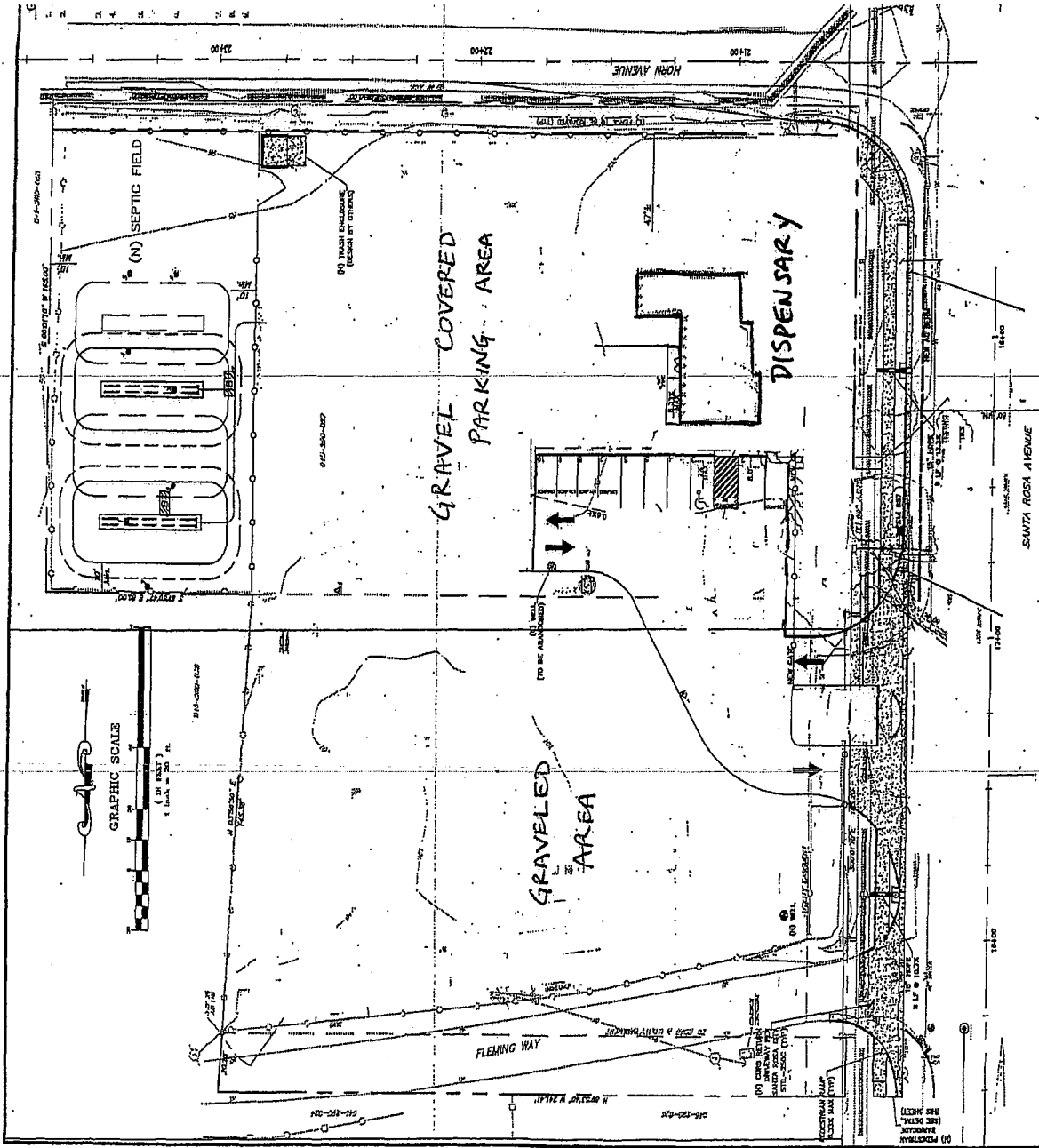
Zoning Map

UPE11-0062

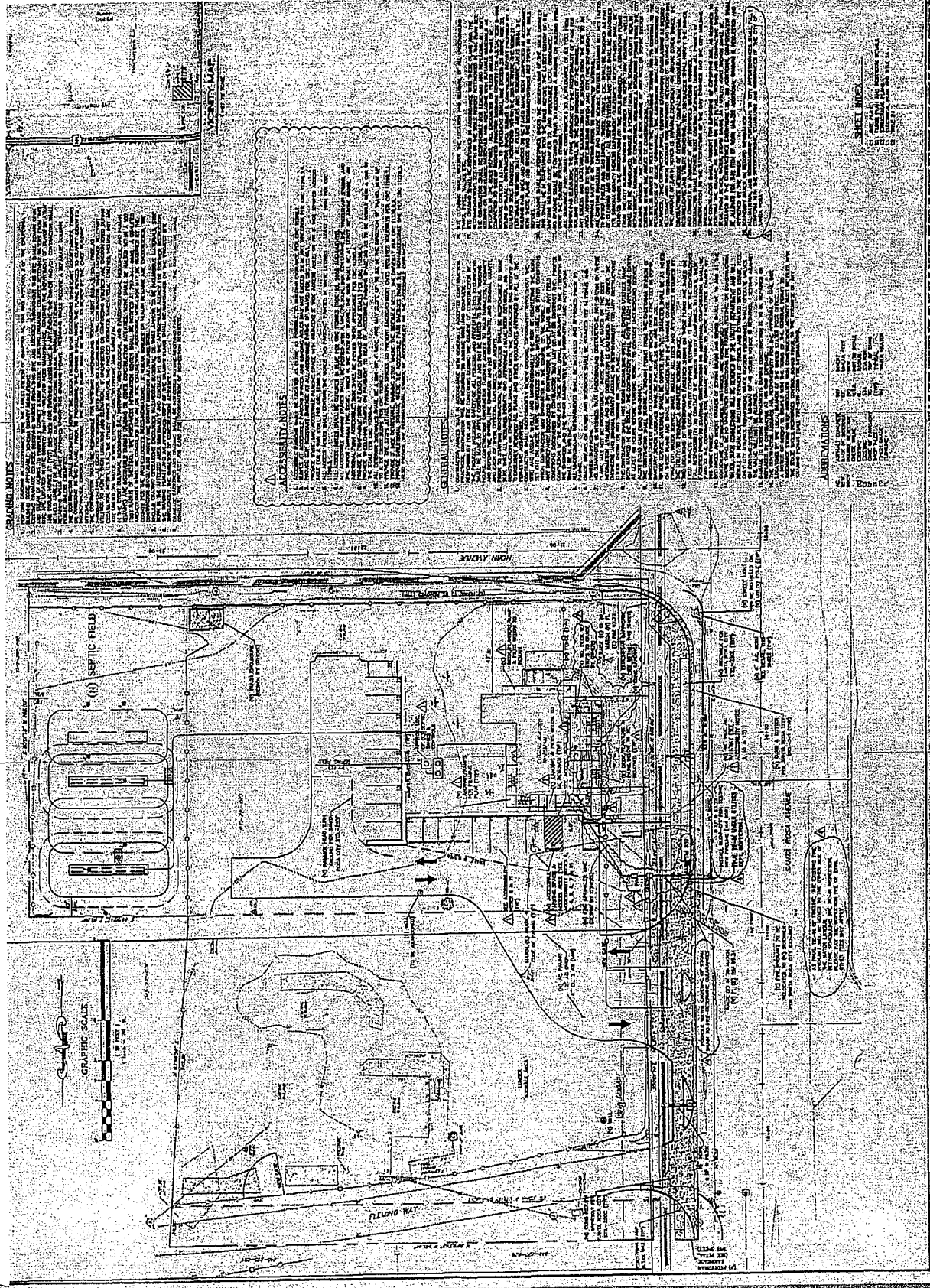


Aerial Photo

UPE11-0062



Site Plan



GRADING NOTES

1. ALL EXISTING GRADE SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN ON THIS PLAN.

2. ALL NEW GRADE SHALL BE AS SHOWN ON THIS PLAN.

3. ALL EXISTING GRADE SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN ON THIS PLAN.

4. ALL NEW GRADE SHALL BE AS SHOWN ON THIS PLAN.

5. ALL EXISTING GRADE SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN ON THIS PLAN.

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8. ALL NEW GRADE SHALL BE AS SHOWN ON THIS PLAN.

9. ALL EXISTING GRADE SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN ON THIS PLAN.

10. ALL NEW GRADE SHALL BE AS SHOWN ON THIS PLAN.

ACCESSIBILITY NOTES

1. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO ALL PERSONS WITH PHYSICAL DISABILITIES.

2. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO ALL PERSONS WITH PHYSICAL DISABILITIES.

3. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO ALL PERSONS WITH PHYSICAL DISABILITIES.

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9. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO ALL PERSONS WITH PHYSICAL DISABILITIES.

10. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO ALL PERSONS WITH PHYSICAL DISABILITIES.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.

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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.

ABBREVIATIONS

Symbol	Description
(Symbol)	Water
(Symbol)	Sewer
(Symbol)	Gas
(Symbol)	Electric
(Symbol)	Telephone
(Symbol)	Other

SHEET INDEX

1. SHEET INDEX

2. SHEET INDEX

3. SHEET INDEX

4. SHEET INDEX

5. SHEET INDEX

6. SHEET INDEX

7. SHEET INDEX

8. SHEET INDEX

9. SHEET INDEX

10. SHEET INDEX

SITE PLAN

RUSTIC WOODS, P.O. BOX 1014, AM. 045-290-087
 4170 SANTA ROSA AVE
 SONOMA COUNTY
 SANTA ROSA, CALIFORNIA

SHEET INDEX
 5
 05000

Site Plan

UPE11-0062

Republic Health Center, Inc.

A California Nonprofit Mutual Benefit Corporation

S. Padovan

Revised Proposal Statement

Project Type: Use Permit for Level II Medical Cannabis Dispensary
File Number: UPE11-0062
Applicant Name: Randolph Dale
Owner Name: Stephen Schnur
Site Address: 4170 Santa Rosa Avenue, Santa Rosa, CA 95407
APN: 045-290-097

Reduced Activities for Use Permit

On September 20, 2011, the applicant received a denial letter from Jon Tracy, Project Review Health Specialist, regarding the capacity of the septic system for the activities requested in the use permit. The applicant submits this Revised Proposal Statement which dramatically reduces the activities requested in the use permit. The applicant requests reconsideration of the Proposal Statement by Jon Tracy, Project Review Health Specialist.

The applicant will reduce activities as follows:

The dispensary will **not** have community events for the public and patients.

The dispensary will **not** have special or cultural events for the public and patients.

The dispensary will **not** have outdoor farmers markets for the public and patients.

The dispensary will **not** have outdoor music for the public and patients.

The dispensary will **not** have classes, seminars, counseling, support groups and holistic services for the public and patients.

The dispensary will **not** have restrooms for the public and patients.

The dispensary will **not** have greenhouses for the public and patients.

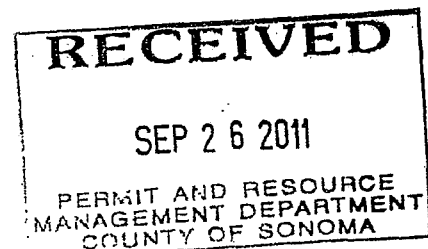
The dispensary will **not** have on-site consumption of medical cannabis for patients.

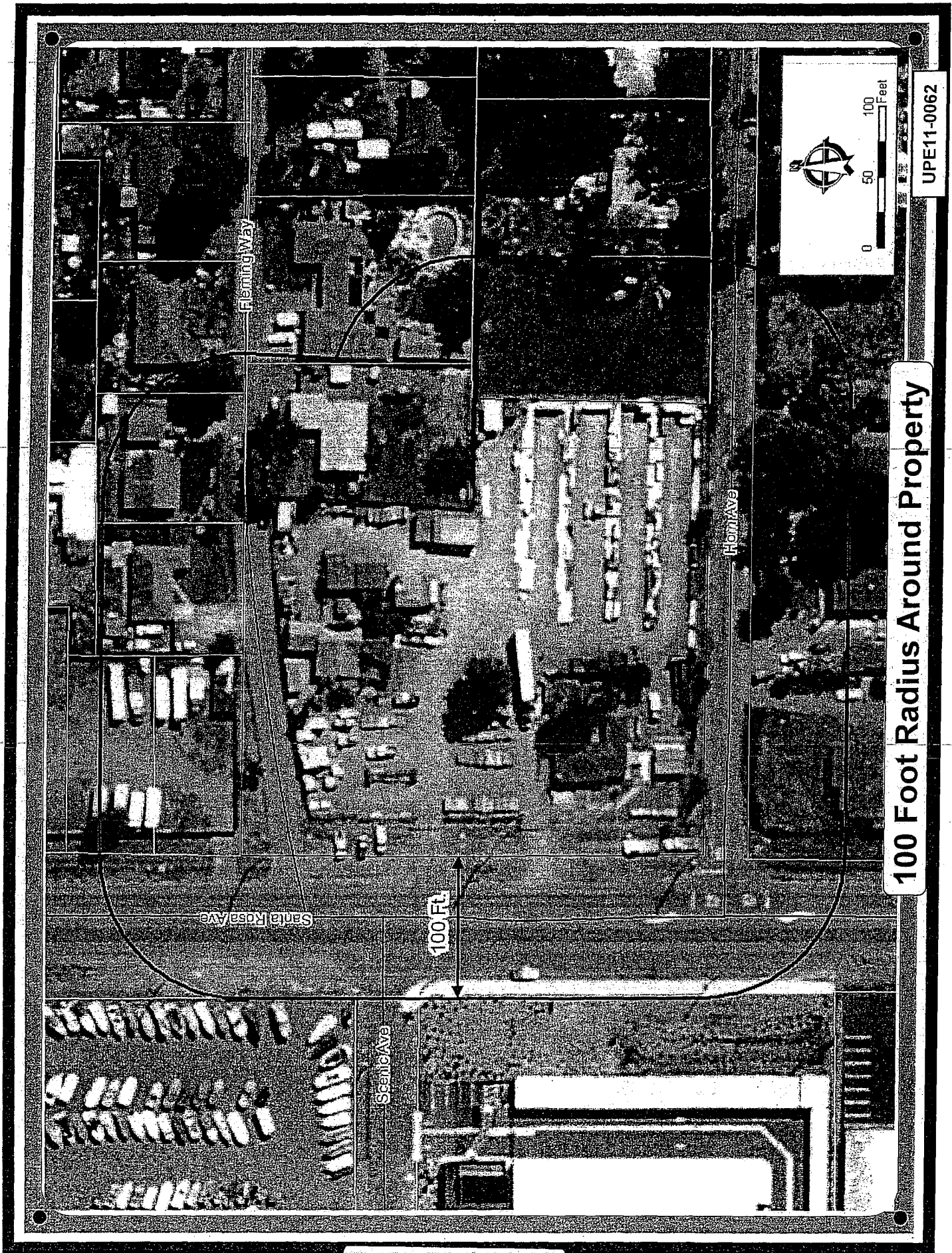
The dispensary will **reduce** employees to three full-time employees.

The dispensary will **not** have a monument sign.

Submitted on September 26, 2011.

Applicant Randolph Dale
Owner Stephen Schnur





UPE11-0062

100 Foot Radius Around Property

3383686

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

JUN 07 2011

**ARTICLES OF INCORPORATION OF
REPUBLIC HEALTH CENTER, INC.
A California Nonprofit Mutual Benefit Corporation**

I.

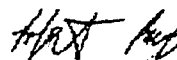
The name of this corporation is Republic Health Center, Inc.

II.

This corporation is a nonprofit mutual benefit corporation organized under the Nonprofit Mutual Benefit Corporation Law. The purpose of this corporation is to engage in any lawful act or activity, other than credit union business, for which a corporation may be organized under such law.

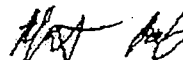
III.

The name of this corporation's initial agent for service of process is Paracorp Incorporated.



Robert Raich, Incorporator

I declare that I am the person who executed the above Articles of Incorporation, and that this instrument is my act and deed.



Robert Raich, Incorporator

BYLAWS

OF

REPUBLIC HEALTH CENTER, INC.

A California Nonprofit Mutual Benefit Corporation

ARTICLE 1. OFFICES

Section 1.1. Principal Executive Office.

The Board of Directors shall fix the location of the principal executive office of the Corporation at any place within or outside the State of California.

Section 1.2. Other Offices.

Branch or subordinate offices may be established at any time and at any place by the Board of Directors.

ARTICLE 2. MEMBERS

Section 2.1. Classification of Members.

The Corporation shall have no voting members within the meaning of the Nonprofit Corporation Law. The Corporation's Board of Directors may, in its discretion, admit individuals to one or more classes of non-voting members; the class or classes shall have such rights and obligations as the Board finds appropriate.

Section 2.2. Effect of No Voting Members.

Any action that would otherwise require approval by a majority of all members or approval by the members shall require only approval of the Board of Directors. All rights that would otherwise vest under the Nonprofit Corporation Law in the members shall vest in the Directors.

ARTICLE 3. DIRECTORS

Section 3.1. Number.

The Corporation shall have no fewer than one nor more than seven Directors, with the exact number of Directors to be fixed by a resolution adopted by the Board of Directors. Collectively Directors shall be known as the Board of Directors.

Section 3.2. Terms of Office.

Each Director shall hold office for life until the earlier of death, resignation, or removal of such Director.

Section 3.3. Nomination.

Any natural person may be nominated by the method of nomination authorized by the Board or by any other method authorized by law.

Section 3.4. Election.

The Directors shall be elected at meetings of the Board of Directors or as prescribed in Section 3.7 of these Bylaws. The candidates receiving the highest number of votes up to the number of Directors to be elected shall be elected. Each director may cast one vote.

Section 3.5. Compensation.

Directors and members of committees of the Board may be compensated for their services or reimbursed for expenses, as fixed or determined by resolution of the Board of Directors. This section shall not be construed to preclude any Director from serving the Corporation in any other capacity, as an officer, agent, employee, or otherwise, or from receiving compensation for those services.

Section 3.6. Meetings.

(a) Call of Meetings.

Special meetings of the Board may be called by the President or the Secretary or any Director. Regular meetings of the Board may be held without notice at such time and place as the Board may fix.

(b) Place of Meetings.

All meetings of the Board shall be held at any place within or outside California that has been designated by resolution of the Board or in the notice of the meeting, or if not so designated, at the principal office of the Corporation.

(c) Notice of Meetings.

Notice of the time and place of meetings requiring notice shall be given to each Director by (a) first-class mail, postage prepaid; (b) personal delivery of written notice; (c) telephone, including a voice messaging system or other system of technology designed to record and communicate messages, either directly to the Director or to a person at the Director's office who would reasonably be expected to communicate that notice promptly to the Director; (d) facsimile; (e) electronic mail; or (f) other electronic means. All such notices shall be given or sent to each Director's contact information shown on the Corporation's records. Notices sent by first-class mail shall be deposited in the United States mail at least four (4) days before a meeting. Notices given by other means shall be sent at least forty-eight 48 hours before the time set for the meeting.

(d) Notice Exceptions.

Notice of the meeting need not be given to any Director who signs a waiver of notice or a written consent to holding the meeting, or an approval of the minutes thereof, whether before or after the meeting, or who attends the meeting without protesting prior thereto or at its commencement, the lack of such notice either before or at the Commencement of the meeting.

(e) Quorum.

A majority of the authorized number of Directors constitutes a quorum of the Board for the transaction of business except as hereinafter provided.

(f) Transactions of the Board.

Except as otherwise provided in the Articles, in these Bylaws, or by law, every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present is the act of the Board; provided, however, that any meeting at which a quorum was initially present may continue to transact business notwithstanding the withdrawal of Directors if any action taken is approved by at least a majority of the required quorum for such meeting, or such greater number as required by law, the Articles, or these Bylaws.

(g) Conduct of Meetings.

The President of the Corporation, or any Director selected by the Directors present, shall preside at meetings of the Board of Directors. The Secretary of the Corporation or, in the Secretary's absence, any person appointed by the presiding officer, shall act as Secretary of the Board. Members of the Board of Directors may participate in a meeting through use of conference telephone or similar communications equipment, so long as all members participating in such meeting can hear one another. Such participation shall constitute personal presence at the meeting. Meetings shall be governed by "Robert's Rules of Order," as such rules may be revised from time to time, insofar as such rules are not inconsistent with or in conflict with these Bylaws, with the Articles of Incorporation of this Corporation, or with provisions of law.

(h) Adjournment.

A majority of the Directors present, whether or not a quorum is present, may adjourn any meeting to another time and place. If the meeting is adjourned for more than twenty-four (24) hours, notice of the adjournment to another time or place must be given prior to the time of the adjourned meeting to the Directors who were not present at the time of the adjournment.

Section 3.7. Action Without Meeting.

Any action required or permitted to be taken by the Board of Directors may be taken without a meeting, if all members of the Board of Directors individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board of Directors. Such action by written consent shall have the same force and effect as the unanimous vote of the Directors.

Section 3.8. Removal of Directors.

(a) Removal for Cause.

The Board of Directors may, but shall not be required to, declare vacant any office of a Director on the occurrence of any of the following events:

- (1) The Director has been declared of unsound mind by a final order of a court;
- (2) The Director has been found by a final order or judgment of any court to have breached duties imposed by Sections 5230 through 5239 of the Corporations Code on directors who perform functions with respect to assets held in charitable trust; or
- (3) The Director has failed to attend three (3) consecutive meetings of the Board.

(b) Removal Without Cause.

Any Director may be removed without a cause if such removal is approved by the Board of Directors within the meaning of Section 5032 of the Corporations Code.

Section 3.9. Resignation of Director.

Any Director may resign effective on giving written notice to the President, the Secretary, or the Board of Directors of the Corporation, unless the notice specifies a later time for the effectiveness of such resignation. If the resignation is effective at a future time, a successor may be elected to take office when the resignation becomes effective. A Director shall not resign where the Corporation would then be left without a duly elected Director or Directors in charge of its affairs.

Section 3.10. Vacancies on the Board.

(a) Causes.

Vacancies on the Board of Directors shall exist on the death, resignation, or removal of any Director; whenever the number of Directors authorized is increased; and on the failure of any election to elect the full number of Directors authorized. Any reduction in the authorized number of Directors shall not, by itself, result in any Director being removed.

(b) Filling Vacancies by Directors.

Vacancies on the Board of Directors may be filled by approval of the Board of Directors, or, if the number of Directors then in the office is less than a quorum, by (1) the unanimous written consent of the Directors then in the office; ~~(2) the affirmative vote of a majority of~~ Directors then in office at a meeting held pursuant to notice or waivers of notice as provided in these Bylaws; or (3) a sole remaining Director.

Section 3.11. Committees.

(a) The Board may, by resolution adopted by a majority of the number of Directors then in office, provided that a quorum is present, create one or more committees, each constituted of two or more Directors, to serve at the pleasure of the Board. Appointments to such committees shall be by a majority vote of the Directors then in office. The Board may appoint one or more Directors as alternate members of any committee, who may replace any absent member at any meeting of the committee. Any such committee, to the extent provided in the resolution of the Board, shall have all the authority of the Board, except with the respect to:

(1) The filling of vacancies on the Board or on any committee that has authority of the Board.

- (2) The fixing of compensation of the Directors for serving on the Board or on any committee.
- (3) The amendment or repeal of these Bylaws or the adoption of new Bylaws.
- (4) The amendment or repeal of any resolution of the Board that by its express terms is not so amendable or repealable.
- (5) The appointment of committees of the Board or the members thereof.
- (6) The expenditure of corporate funds to support a nominee for Director after there are more people nominated for Director than can be elected.
- (7) With respect to any assets held in charitable trust, the approval of any self-dealing transaction except as provided in paragraph (3) of subdivision (d) of Section 5233 of the Corporations Code.

(b) Subsection (a) shall not apply to any committee that does not exercise the authority of the Board.

(c) Unless these Bylaws otherwise provide, the Board may delegate to any committee powers as authorized by Section 5210 of the Corporations Code, but may not delegate the powers set forth in paragraphs (1) through (7) of subsection (a) of this Bylaw section.

(d) Meetings and actions of committees of the Board shall be governed by, held, and taken under the provisions of these Bylaws concerning meetings and other Board actions. Minutes of each meeting shall be kept and shall be filed with the corporate records.

ARTICLE 4. OFFICERS

Section 4.1. Number and Titles.

The officers of the Corporation shall be a President, a Secretary, a Chief Financial Officer, and such other officers with such titles and duties as shall be determined by the Board and as may be necessary to enable the corporation to sign instruments. Any number of offices may be held by the same person.

Section 4.2. Appointment and Removal of Officers.

The officers shall be chosen by and serve at the pleasure of the Board, subject to the

rights, if any, of an officer under any contract of employment. Officers may be removed with or without cause by the Board of Directors by the affirmative vote of a majority of all of the Directors.

Section 4.3. Resignation of Officers.

Any officer may resign at any time by giving written notice to the Board. The resignation shall take effect on the date the notice is received or at any later time specified in the notice. Unless otherwise specified in the notice, the resignation need not be accepted to be effective. Any resignation shall be without prejudice to any rights of the Corporation under any contract to which the officer is a party.

Section 4.4. Responsibilities of Officers.

(a) President.

Subject to the control of the Board, the President shall be the Chief Executive Officer and general manager of the Corporation. The President shall supervise, direct, and control the Corporation's activities, affairs, and officers. The President shall have such other powers and duties as the Board may designate.

(b) Secretary.

The Secretary shall keep or cause to be kept a book of minutes of all meetings, proceedings, and actions of the Board and of committees of the Board. The minutes of meetings shall include the time and place that the meeting was held; whether the meeting was annual, general, or special, and, if special, how authorized; the notice given; and the names of persons present at meetings.

The Secretary shall give, or cause to be given, notice of all meetings of the Board and of committees of the Board that these Bylaws require to be given. The Secretary shall keep or cause to be kept a copy of the Articles of Incorporation and Bylaws, as amended to date. The Secretary shall keep the corporate seal in safe custody and shall have such other powers and perform such other duties as the Board may designate.

(c) Chief Financial Officer.

The Chief Financial Officer shall keep and maintain, or cause to be kept and maintained, adequate and correct books and accounts of the Corporation's properties and transactions. The books of account shall be open to inspection by any Director at all reasonable times.

The Chief Financial Officer shall (i) deposit, or cause to be deposited, all money and other valuables in the name and to the credit of the Corporation with such depositories as the

Officer of the Corporation had a direct or indirect material financial interest (a mere common directorship is not a material financial interest).

The statement shall include a brief description of the transaction, the names of interested persons involved, their relationship to the Corporation, the nature of their interest in the transaction, and, when practicable, the amount of that interest, except that, in a partnership in which such person is a partner, only the partnership interest need be stated.

(b) A brief description of the amounts and circumstances of any loans, guaranties, indemnifications, or advances aggregating more than \$10,000 paid during the fiscal year to any Officer or Director of the Corporation, unless the loan, guaranty, indemnification, or advance is not subject to Corporations Code section 7235(a).

ARTICLE 6. BYLAW CONSTRUCTION AND CHANGES

Section 6.1 Construction and Definitions.

Unless the context requires otherwise, the general provisions, rules of construction, and definitions in the California Nonprofit Corporation Law shall govern the construction of these Bylaws. Without limiting the generality of the preceding sentence, the masculine gender includes the feminine and neuter, the singular includes the plural, the plural includes the singular, and the term "person" includes both a legal entity and a natural person.

Section 6.2. Bylaw Changes.

~~Bylaws may be adopted, amended, or repealed by the Board of Directors.~~

CERTIFICATE OF SECRETARY

OF

REPUBLIC HEALTH CENTER, INC.

A California Nonprofit Mutual Benefit Corporation

I hereby certify that I am the duly elected and acting Secretary of said Corporation and that the foregoing Bylaws, comprising nine pages, constitute the Bylaws of said Corporation as duly adopted by the Board of Directors thereof on June 15, 2011.

Dated: 6-15-11

Kevin Kelly
Secretary

Steve Padovan

From: Matt McCaffrey
Sent: Thursday, October 20, 2011 4:46 PM
To: Steve Padovan
Subject: FW: Referral UPE11-0062
Attachments: UPE11-0062 Referral.pdf

Contacts: Jon Tracy; Kevin Berger; Ben Neuman; Mitch Simson; Robert MacIntyre; Doug; Erick Roeser; Nancy Jo French; Steven Schmitz; Lt Steve Brown; Michelle Whitman; North Bay Corp. (disposal); Clare Hartman; Kathy Pons; Greg Sarris

Steve,

I have reviewed the attached Use Permit application for a "Medical Cannabis Dispensary Level 2" which would be located at 4170 Santa Rosa Avenue, Santa Rosa, CA. The Sonoma County Sheriff's Office opposes the issuance of a permit for this business at this location for the following reasons:

- Marijuana dispensaries are contrary to State and Federal law
- Reasonable likelihood of increased crime and negative impacts to the neighborhood
- Traffic related issues

In the future please forward any similar type of applications directly to me.

Thanks,

Matt McCaffrey

Captain
Field Services
Sonoma County Sheriff's Office
2796 Ventura Avenue,
Santa Rosa, CA 95403
mmccaffr@sonoma-county.org
(707) 565-3920
www.sonomasheriff.org



NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

From: Steve Brown
Sent: Monday, August 29, 2011 4:30 PM
To: Matt McCaffrey
Subject: FW: Referral UPE11-0062

I got your message and gave Heidi a map of the place on Dutton. This attached document is another Marijuana Dispensary referral from PRMD.

Steve Padovan

From: gabriel.vargas [gaby.vargas3@gmail.com]
Sent: Thursday, September 15, 2011 5:18 PM
To: Steve Padovan
Subject: Marijuana Dispensary

Hello, my name is Gabriel Vargas my address is 121 Fleming Way, Santa Rosa, Ca 95407, I have just heard about a marijuana dispensary right in front of my house, I am very concerned since I have three children, my oldest daughter is 16 years-old, my son is 9 years-old and my baby is 3 years old, this is terrible, how can the county give permission for something like that!!, there are many children around this property!. I as a citizen and my neighbors will do whatever it's possible to avoid this place to open.

Att: Gabriel Vargas
121 Fleming Way
Santa Rosa, Ca 95407
707-586-9225

Steve Padovan

From: Michele Clites [micheamc@yahoo.com]
Sent: Thursday, September 15, 2011 12:56 PM
To: Steve Padovan
Subject: 4170 Santa Rosa Ave, medical marijuana dispensary

Hi Steve,

I happen to live down the lane that this dispensary is trying to open on. I have a question about signage. What are they allowed to put up and is it allowed to be up 24 hours a day with lighting? This lane has small children living on it and we are all worried about our children.

Sincerely,
Michele

Steve Padovan

From: Elizabeth Maina [lizmaina07@yahoo.com]
Sent: Monday, September 19, 2011 11:40 PM
To: Steve Padovan
Subject: REPUBLIC HEALTH CENTER MARIJUANA DISPENSARY

Dear Sir / Madam,

Hope you are doing well.

I live on Fleming Way right where the proposed dispensary is supposed to be opening in fact, I can see the dispensary from my house. The reason I am writing is because it concerns me a great deal. Am a mother of two girls one of which is already a teenager. From each of their rooms (bedrooms) one can see the dispensary that is how close it is to us.

We have lived here for many years now and we love it so much. Fleming Way is a dead end street so it's a place where you will find our children and all the neighbors kids playing on the street, riding their bikes on the street from one end to the other. But with this dispensary opening here, this is not going to be possible unless they are supervised. Can you imagine having to tell your kids that they can no longer ride their bikes or play on the street unless a grown up is with them, they cannot even go to check the mail on their own which my four year old loves to do because our mail is in a central place. It will not even be safe or rather I cannot even feel safe with the kids in the back yard by themselves once this dispensary opens.

Our concern is the kind of people this dispensary will attract in our neighborhood. If you allow this business to open, Fleming Way and even Santa Rosa Ave will no longer be the same place anymore. What if a drug deal go wrong, one can only imagine what will happen may be some gun shots and as I said again my daughters rooms are very close to this dispensary and so is the whole house. If they grow on site as they propose how are we to live with that smell?

Am sorry to say but this business is just nothing but trouble, if you allow it to open this will be the beginning of the end of our otherwise quiet, peaceful neighborhood. Imagine having to imprison our kids and denying them the freedom they enjoy while playing joyfully on the street without a worry in the world. I hope you will consider our plea and don't allow this business to open here. I think such a business should not be anywhere close to homes and certainly not near our children. My immediate neighbor has three children and so is most of my other neighbors. Please for the sake of our children don't allow this dispensary to open here or anywhere else where there are children.

Thank you and God bless you.

Liz (707) 202 - 4340

Steve Padovan

From: Elizabeth Maina [lizmaina07@yahoo.com]
Sent: Thursday, October 20, 2011 10:27 PM
To: Steve Padovan
Subject: Fw: Re: Questions and Concerns about Medical Cannabis Dispensary

--- On **Fri, 10/21/11, Elizabeth Maina <lizmaina07@yahoo.com>** wrote:

From: Elizabeth Maina <lizmaina07@yahoo.com>
Subject: Re: Questions and Concerns about Medical Cannabis Dispensary
To: "Republic Health Center" <republichealthcenter@yahoo.com>
Date: Friday, October 21, 2011, 5:14 AM

Dear Mr. Dale. T

Dear Mr. Dale. Thank you so much for your email about the republic health center. It is good to know that you have lived in sonoma for 27 years.

Am a mother of two daughters and I live very close to your business, in fact I can see your business from my daughter's rooms and I tell you, it's not a good feeling. This neighborhood has been a very safe and quiet neighborhood. Our kids and the neighbors kids like to ride their bikes on the street and as parents, we have never had to worry about it, this is the kind of neighborhood this is. With your business opening here, this will all be a thing of the past. We are all aware that your kind of business attracts a certain kind of people and one can only imagine what will become of our neighborhood.

You claim that you will only sell to people who have been approved and I say it is easier said than done. Teenagers are not supposed to buy beer but we all know that the very places that are not supposed to sell them beer somehow end up doing it for the more, at the end of the day money talks, so what makes you think that you will be able to avoid this problem??? Then some of those people interested in your business are the same ones who will come to your premises to deal other drugs. What if a drug deal goes wrong, one is only left to imagine.

You also claim that you will spend 10 minutes serving one customer and that there will no be smoking in the premises but how come you have backyard furniture (chairs a table of six and an umberalla) at the backyard of your premises facing our homes???

Mr. Dale, I don't know if you have children or not and even if you do, probably they are big and on their own. We are trying to raise our kids here and having a business such as yours is not healthy for our kids nor is it safe for them. There is no way we will allow our kids to ride their bikes on the street on their own, or even go to check the mail on their own. Even playing in our backyards on their own will be a problem knowing the kind of people your business will attract in our quiet, safe, kids friendly neighbor hood.

You say that your business will benefit these community and I beg to differ. Your business will make the value of our homes to go down. Who wants to buy a home next to a marijuana dispensary or even rent ? Besides, we have another marijuana dispensary a block away over at Todd Rd and another on Santa Rosa Ave, we certainly don't need another one here. I hope you will allow us to raise our kids in our quiet and safe

neighborhood. There not a lot of places like this anymore where kids play on the streets without us as parents having to worry. Please don't take this away from us.

Thank you Mr. Dale. I will forward this to sonoma county.

Concerned mother.

--- On Tue, 10/11/11, Republic Health Center <republichealthcenter@yahoo.com> wrote:

From: Republic Health Center <republichealthcenter@yahoo.com>
Subject: Questions and Concerns about Medical Cannabis Dispensary
To: "lizmaina07@yahoo.com" <lizmaina07@yahoo.com>, "gaby.vargas3@gmail.com" <gaby.vargas3@gmail.com>, "micheamc@yahoo.com" <micheamc@yahoo.com>
Date: Tuesday, October 11, 2011, 6:43 PM

Dear Neighbors:

My name is Randy Dale. I am 54 years old. I have lived in Sonoma County for 27 years. I am opening a medical cannabis dispensary at 4170 Santa Rosa Avenue, Santa Rosa, CA 95407. The name of the dispensary is Republic Health Center.

The dispensary is a membership organization. The dispensary provides medical cannabis for medical use for patients who are suffering from a serious medical condition.

Members are qualified patients or primary caregivers. Qualified patients are required to have a recommendation or approval from a physician to use medical cannabis for the treatment of a serious medical condition.

Members are at least 18 years of age. Parents or legal guardians are required to be primary caregivers to obtain services on behalf of qualified patients who are less than 18 years old.

The safety and security of patients and the community are a top priority of the dispensary. The

dispensary is committed to protecting the health, safety and welfare of the community.

The dispensary will have a positive impact on the community as follows:

The dispensary will provide medical cannabis to patients for the lowest cost possible. The dispensary will provide medical cannabis at no cost to patients with financial hardship.

The dispensary will add landscaping to improve the appearance of the parcel. The dispensary will maintain a clean facility. The dispensary will not have signs advertising medical cannabis.

The dispensary will provide employment. The dispensary will support businesses that provide services to the dispensary. The dispensary will pay licensing fees and sales tax which supports the community. The dispensary will support the community by making donations to charitable organizations.

The dispensary will be open daily from 10 a.m. to 8 p.m. The dispensary will serve an average of 30 patients per day. It takes an average of 10 minutes to serve each patient.

The parking area will be safe and secure. The dispensary has on-site parking. No off-site parking will be necessary. The dispensary parking will not impact neighbors. The patients will enter and exit the dispensary using Santa Rosa Avenue.

The dispensary will be a safe and secure place for patients to acquire medical cannabis. The dispensary will have a security employee to monitor the premises. The dispensary will have a security system that is monitored by a security company.

The dispensary will not allow patients to loiter, litter, play loud music, paint graffiti or make other disturbances in the neighborhood. The dispensary will not allow consumption of medical cannabis on the premises. The dispensary will not allow cultivation of medical cannabis on the premises. The dispensary will not allow smoking, alcohol, illegal drugs, drug paraphernalia or weapons on the premises.

The dispensary will keep lines of communication open with neighbors, elected officials, and law enforcement. The dispensary will respond to community concerns.

Please call or email me if you have any questions or concerns.

Randy Dale, Manager

Sincerely,

Republic Health Center, Inc.
4170 Santa Rosa Avenue
Santa Rosa, CA 95407
707.326.3355
republichealthcenter@yahoo.com
www.republichealthcenter.com

Republic Health Center, Inc.
A California Nonprofit Mutual Benefit Corporation
A nonprofit medical cannabis growing and dispensing

ORDINANCE NO. 5715

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING CHAPTER 26 OF THE SONOMA COUNTY CODE TO ESTABLISH USE PERMIT REQUIREMENTS AND STANDARDS FOR MEDICAL CANNABIS DISPENSARY USES IN THE C1, C2 AND LC ZONING DISTRICTS, AND REPEALING ORDINANCE NO. 5665.

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

SECTION 1. Findings.

(a) The voters of the State of California approved proposition 215 (codified as Health and Safety Code Section 11362.5 *et seq.*) entitled "The Compassionate Use Act of 1996" (Act).

(b) The intent of Proposition 215 was to enable persons residing in the State of California, inclusive of Sonoma County, who are in need of cannabis for medical purposes to be able to obtain and use it without fear of criminal prosecution under limited, specified circumstances.

(c) The State enacted SB 420 in 2004, Health and Safety Code sections 11362, *et seq.*, ("Medical Cannabis Program"), to clarify the scope of the Compassionate Use Act of 1996 and to allow cities and other governing bodies to adopt and enforce rules and regulations consistent with the Program.

(d) To protect the public health, safety, and welfare, it is the desire of the Board of Supervisors to modify the Zoning Code regarding the location and operation of Medical Cannabis Dispensary uses.

(e) It is the intent of the Board of Supervisors that nothing in this ordinance shall be deemed to conflict with federal law as contained in the Controlled Substances Act, 21 U.S.C. Section 841, nor to permit or license any activity that is lawfully and constitutionally prohibited under that Act.

(f) It is the intent of the Board of Supervisors that nothing in this ordinance shall be construed to (1) allow persons to engage in conduct that endangers others or causes a public nuisance, (2) allow the use of cannabis for non-medical purposes, or (3) allow any activity relating to the cultivation, distribution, or consumption of cannabis that is otherwise illegal.

(g) The Board of Supervisors finds and determines that this ordinance is exempt from environmental review pursuant to State CEQA Guidelines Section 15061(b)(3) in that there is nothing in this ordinance or its implementation that could foreseeably have a significant effect on the environment.

SECTION II. Chapter 26 of the Sonoma County Code is amended as follows:

(a) Section 26-02-140 [Definitions] is amended to add the definition of “Drug paraphernalia,” to read as follows:

Drug paraphernalia shall have the same definition as Health and Safety Code § 11364.5 (d) (12), and as may be amended.

(b) Section 26-02-140 [Definitions] is amended to add the definition for “Medical Cannabis Dispensary” to read as follows:

Medical Cannabis Dispensary includes any association, cooperative, affiliation, or collective of 4 or more persons where the primary purpose is to provide the lawful distribution of medical cannabis that has been recommended by a licensed physician, in strict accordance with Health and Safety Code Section 11362.5 *et seq.*

A Medical Cannabis Dispensary does not include dispensing by primary caregivers to qualified patients in the following locations and uses, as long as the location of such uses are otherwise regulated by this Code or applicable law:

- a clinic licensed pursuant to Chapter 1 of Division 2 of the Health and Safety Code Section 1200 *et sec*;
- a health care facility licensed pursuant to Chapter 2 of Division 2 of the Health and Safety Code Section 1250 *et sec*;
- a residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the Health and Safety Code Section 1568.01 *et sec*;
- residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the Health and Safety Code Section 1569 *et sec*;
- a residential hospice, or a home health agency licensed pursuant to Chapter 8 of Division 2 of the Health and Safety Code Section 1725 *et sec*.;
- a qualified patient’s primary place of residence.

(c) Section 26-02-140 [Definitions] is amended to add the definition for “Medical Cannabis Dispensary, Level 1” to read as follows:

Medical Cannabis Dispensary, Level 1 means a dispensary of not more than 1,000 square feet, which has less than 300 patients, where no more than 20 patients per business day are served.

(d) Section 26-02-140 [Definitions] is amended to add the definition for "Medical Cannabis Dispensary, Level 2" to read as follows:

Medical Cannabis Dispensary, Level 2 means a dispensary which has over 299 patients, and/or which is located in a facility of greater than 1,000 square feet, and/or which serves more than 20 patients per business day.

(e) Section 26-02-140 [Definitions] is amended to add the definition of "Primary caregiver," to read as follows:

Primary caregiver has the same meaning as Health and Safety Code § 11362.7 (d), as may be amended.

(f) Section 26-02-140 [Definitions] is amended to add the definition of "Qualified patient," to read as follows:

Qualified patient has the same meaning as Health and Safety Code § 11362.7 (f), as may be amended.

(g) Section 26-30-020 [Uses Permitted with a Use Permit - C1 Zoning District] is amended to add a new subsection (y) to read:

(y) Level 1 Medical Cannabis Dispensaries, subject to the criteria in Section 26-88-126.

(h) Section 26-32-020 [Uses Permitted with a Use Permit - C2 Zoning District] is amended to add new subsections (x) and (y) to read:

(x) Level 1 Medical Cannabis Dispensaries, subject to the criteria in Section 26-88-126.

(y) Within designated Urban Service Areas, Level 2 Medical Cannabis Dispensaries, subject to the criteria in Section 26-88-126.

(i) Section 26-36-020 [Uses Permitted with a Use Permit - LC Zoning District] is amended add new subsections (hh) and (ii) to read:

(hh) Level 1 Medical Cannabis Dispensaries, subject to the criteria in Section 26-88-126.

- (ii) Within designated Urban Service Areas, Level 2 Medical Cannabis Dispensaries, subject to the criteria in Section 26-88-126.

(j) Section 26-88-126, Medical Cannabis Dispensary Uses, is added to read:

“26-88-126 - Medical Cannabis Dispensary Uses.

- (a) **Purpose.** This Section provides the location and operational standards for any Medical Cannabis Dispensary within the unincorporated County in order to promote the health, safety, and general welfare of its residents and businesses.
- (b) **Applicability.** Medical Cannabis Dispensaries shall be permitted only in compliance with the requirements of this Section, and all other applicable requirements of the underlying zoning district.
- (c) **Permit Requirements.** A Use Permit in compliance with Sections 26-92-070 and 26-92-080 shall be required for any Medical Cannabis Dispensary. Additionally, Medical Cannabis Dispensaries must comply with all other applicable Building Codes and requirements, including accessibility requirements.
- (d) **Compliance with Operating Plan and Conditions Required.** A Medical Cannabis Dispensary shall submit, as a part of the Use Permit application, an Operating Plan that specifies the manner in which operations will be handled and security provided, and which details the number of employees, number of patients, hours and days of operation allowed and approved. The Operating Plan shall provide that the dispensary shall require, at a minimum, a doctor’s written recommendation in compliance with state law, as well as a photo identification for any person entering the site. Any Medical Cannabis Dispensary approved under this Section shall be operated in conformance with the approved Operating Plan and shall meet any specific, additional operating procedures and measures as may be imposed as conditions of approval to ensure that the operation of the Dispensary is consistent with protection of the health, safety and welfare of the community, qualified patients, and primary caregivers, and will not adversely affect surrounding uses.
- (e) **Limited Term.** Use permits for Medical Cannabis Dispensaries shall be limited-term, and shall be issued for a maximum period of one year. All Use Permits issued for a Medical Cannabis Dispensary shall contain the following provision: “This permit shall be a limited term permit and shall be subject to revocation or modification following a public hearing if the approving body finds that there has been a violation or noncompliance with the Operating Plan or any of the Use Permit conditions, or if the use for which this permit is hereby granted constitutes a nuisance.

(f) **Exercise and Renewal of Permit.** Use permits for Medical Cannabis Dispensaries shall be exercised only by the applicant, who must be a qualified patient or primary caregiver, and shall expire upon termination of the business for which it was issued, or upon sale or transfer of ownership of the Medical Cannabis Dispensary. All Use Permits issued for a Medical Cannabis Dispensary shall include the following provision: "This Use Permit shall expire upon change of tenancy or sale or transfer of the business or property." Any Use Permit that is abandoned for a period of 6 months shall automatically expire, and shall become null and void with no further action required on the part of the County. A Use Permit Renewal may be administratively approved by the Planning Director only if all of the following findings are made:

- (1) The use has been conducted in accordance with this Section, with the dispensary's approved Operating Plan, and with all applicable Use Permit conditions of approval.
- (2) The business for which the Use Permit was approved has not been transferred to another owner or operator.
- (3) There are no outstanding Code Enforcement violations.

Notwithstanding, a Use Permit approved under this Section may be revoked or modified at any time following public hearing in accordance with Section 26-92-120.

(g) **Signed Affidavit.** The property owner and applicant, if other than the property owner, shall sign the application for the Use Permit, and shall include affidavits agreeing to abide by and conform to the conditions of the Use Permit and all provisions of the Sonoma County Code pertaining to the establishment and operation of the Medical Cannabis Dispensary use, including, but not limited to, the provisions of this Section. The affidavit(s) shall acknowledge that the approval of the Medical Cannabis Dispensary Use Permit shall in no way permit any activity contrary to the Sonoma County Code, or any activity which is in violation of any applicable laws.

(h) **Location Requirements.**

- (1) A Medical Cannabis Dispensary shall not be established on any parcel containing a dwelling unit used as a residence, nor within 100 feet of a residential zoning district.
- (2) A Medical Cannabis Dispensary shall not be established within 1,000 feet of any other Medical Cannabis Dispensary, nor within 500 feet from a smoke shop or similar facility selling drug paraphernalia.

(3) A Medical Cannabis Dispensary shall not be established within 1,000 feet from any public school, park, or an establishment, public or private, that caters to or provides services primarily to persons under eighteen (18) years of age.

(4) Notwithstanding, the above provisions (h) (1) - (2) may be waived by the decision-maker when the applicant can show that an actual physical separation exists between land uses or parcels such that no off-site impacts could occur.

(i) **Development Standards and Operational Criteria in General.** The following are the minimum development standards and operational criteria applicable to any Medical Cannabis Dispensary use (Level 1 and Level 2):

(1) The building in which the Dispensary is located shall comply with all applicable local, state and federal rules, regulations, and laws including, but not limited to, building codes and accessibility requirements.

(2) The Dispensary shall provide adequate security on the premises, including lighting and alarms, to insure the safety of persons and to protect the premises from theft. The Operational Plan shall include the approved security measures.

(3) The site plan, circulation, parking, lighting, facility exterior, and any signage shall be subject to design review committee review and approval. The Planning Director may waive this requirement where the applicant can demonstrate that existing facilities, including parking, lighting and landscaping, already meet the requirements of this Section.

(4) No exterior signage or symbols shall be displayed which advertises the availability of cannabis, nor shall any such signage or symbols be displayed on the interior of the facility in such a way as to be visible from the exterior.

(5) A Dispensary shall have no operators or employees who are not qualified patients or primary caregivers meeting all terms and conditions of applicable law.

(6) A Dispensary may possess cannabis at its facility only in the collective amount that each qualified patient or primary caregiver served is allowed to possess under Health and Safety Code section 11362.77, as may be amended from time to time.

- (7) No person shall be allowed onto the premises unless they are a primary caregiver and/or a qualified patient, in strict accordance with California Health and Safety Code Section 11362.5 et seq. No person under the age of 18 shall be allowed on the dispensary site. All persons entering the site shall present a photo identification and shall establish proof of doctor's recommendation. The Operating Plan submitted as a part of the Use Permit application shall specify how this provision will be complied with and enforced.
- (8) No Dispensary shall hold or maintain a license from the State Department of Alcoholic Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages. No alcoholic beverages shall be allowed or consumed on the premises.
- (9) An exhaust and ventilation system shall be utilized to prevent off-site odors.
- (10) No Dispensary shall conduct or engage in the commercial sale of any product, good or service unless otherwise approved by the Use Permit.
- (11) No cannabis shall be smoked, ingested or otherwise consumed on the premises. The term "premises" includes the actual building, as well as any accessory structures, parking areas, or other immediate surroundings.

(j) **Level 1 Medical Cannabis Dispensary additional criteria.** The following additional criteria shall apply to a Level 1 Medical Cannabis Dispensary:

- (1) A Level 1 Medical Cannabis Dispensary shall have to more than 300 total patients at any one time, and shall serve an average of 20 or less patients per day.
- (2) The size of a Level 1 Medical Cannabis Dispensary shall be limited, and shall not exceed 1,000 square feet unless specifically approved by the Use Permit. No dispensary may increase in size without amending the Use Permit. The size limitation shall be included in the Operational Plan required by 26-88-126 (e), above.
- (3) Operating days and hours shall be limited to Monday through Saturday from 8:00 a.m. to 5:00 p.m., or as otherwise approved by the Use Permit. Operating hours may be further restricted through the Use Permit process where needed to provide land use compatibility.

(k) **Level 2 Medical Cannabis Dispensary Additional Criteria.** The following additional criteria shall apply to any Level 2 Medical Cannabis Dispensary:

- (1) Parking must meet the requirements of Section 26-86-010. Additionally, parking requirements may be further increased through the Use Permit process for any Medical Cannabis Dispensary where on-site consumption is allowed.
- (2) Operating days and hours shall be limited to Monday through Saturday from 7:00 a.m. to 7:00 p.m., or as otherwise allowed by the Use Permit. Operating hours may be further restricted through the Use Permit process where needed to provide land-use compatibility.”

(k) Section 26-86-010 (Required Parking) shall be amended to add the following, in alphabetical order:

(Use:)

(Parking Spaces:)

“Medical Cannabis Dispensary

Two (2) spaces, including at least one (1) van-accessible space; plus one (1) additional space for every 200 square feet of gross floor area, plus one (1) additional space for each employee on maximum shift; but in no case less than 5 off-street parking spaces.”

SECTION III. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason declared to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION IV. This ordinance shall be and the same is hereby declared to be in full force and effect from and after 30 days after the date of its passage.

SECTION V. Ordinance No. 5665 is hereby repealed.

SECTION VI. This ordinance shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in The Press Democrat, a newspaper of general circulation in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, passed and adopted this 20th day of March, 2007, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Kerns: Aye Smith: Aye Kelley: Absent Reilly: Aye Brown: Aye

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

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Clerk of the Board of Supervisors

Resolution Number 11-
County of Sonoma
Santa Rosa, California

December 15, 2011
UPE11-0062 Steve Padovan

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS,
COUNTY OF SONOMA, STATE OF CALIFORNIA, DENYING A
REQUEST FOR A USE PERMIT FOR A LEVEL II MEDICAL
CANNABIS DISPENSARY AT 4170 SANTA ROSA AVENUE,
SANTA ROSA; APN 045-290-097

WHEREAS, the applicant, Republic health Center, Inc. c/o Randolph Dale, filed a Use Permit application with the Sonoma County Permit and Resource Management Department for a Level II Medical Cannabis Dispensary within an existing 1,560 square foot commercial building on a .87 acre portion of a 2.05 acre parcel located at 4170 Santa Rosa Avenue, Santa Rosa; APN 045-290-097; Zoned LC (Limited Commercial), M1 (Limited Urban Industrial), RR (Rural Residential), B6-3 acre density, VOH (Valley Oak Habitat); Supervisorial District No 3; and

WHEREAS, the project was found to be Categorically Exempt for denial purposes under Sections 15270 and 15061 of the Guidelines for California Environmental Quality Act in accordance with the appropriate law and guidelines; and

WHEREAS, in accordance with the provisions of law, the Board of Zoning Adjustments held a public hearing on December 15, 2011, at which time all interested persons were given an opportunity to be heard.

NOW THEREFORE BE IT RESOLVED that the Board of Zoning Adjustments makes the following findings:

1. The dispensary does not meet the location requirement in the Zoning Code for separation from a residential zone district because it directly abuts properties zoned Rural Residential along the north and east property lines and there is no substantial physical separation between the two land uses other than a proposed fence.
2. The establishment of a medical cannabis dispensary is incompatible with the adjacent single-family neighborhood which directly abuts the dispensary parcel.
3. The establishment, maintenance or operation of the use for which application is made would, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, and be detrimental or injurious to property and improvements in the neighborhood and to the general welfare of the area.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby denies the Use Permit for a Level II Medical Cannabis Dispensary.

BE IT FURTHER RESOLVED that this determination has been found to be Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15270 and 15061 of the CEQA Guidelines because the project is denied.

Resolution No. 11-
UPE11-0062
December 15, 2011

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Board's decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustment's action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

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.

<h1 style="margin: 0;">County Of Sonoma</h1> <h2 style="margin: 0;">Agenda Item</h2> <h3 style="margin: 0;">Summary Report</h3>		<p style="margin: 0;">Clerk of the Board Use Only Meeting Date / /</p> <p style="margin: 0;">Agenda Item No: 48</p>
<p style="margin: 0;">Department: Permit and Resource Management Department</p>		<p style="margin: 0; text-align: center;">4/5 Vote Required</p>
<p style="margin: 0;">Name and Phone Number: Jennifer Barrett - (707) 565-2336</p>	<p style="margin: 0;">Board Date: 5/15/2012</p>	<p style="margin: 0;">Deadline for Board Action: 5/15/2012</p>
<p style="margin: 0;">AGENDA SHORT TITLE: Reduction of Affordable Housing Fees</p> <p style="margin: 0;">REQUESTED BOARD ACTION: Hold a public hearing to consider the updated Nexus-based Affordable Housing Fee Analysis and adopt a resolution reducing the Affordable Housing Fee on units larger than 2,100 square feet and retaining the progressive discount on units less than 2,100 square feet effective 5-16-2012. PRMD File ORD12-0002.</p>		
<p style="text-align: center; margin: 0;">CURRENT FISCAL YEAR FINANCIAL IMPACT</p> <p style="margin: 0;">The reduction in Affordable Housing Fees does not affect the County General Fund, but will reduce revenues to the County Fund for Housing (CFH) that was established by the Board in 2002 by an estimated 21% (\$160,000 per year). This reduction in revenue is in addition to the loss of redevelopment set aside funds \$1.6 million per year and a 50% reduction in the federal HOME funds (loss of \$584,000).</p> <p style="margin: 0;">Explanation (if required): None</p>		
<p style="margin: 0;">Prior Board Action: The Board originally adopted the County's Affordable Housing Program in April 2005 and established in-lieu fees that became effective in October 2005.</p>		
<p style="margin: 0;">Alternatives – Results of Non-Approval: County would continue to charge affordable housing fees that may exceed the 2012 nexus based fee study.</p>		

Background:

As part of the County's Housing Program, the Board adopted an inclusionary policy that requires 20% of all new for-sale residential units be affordable to median and low income households and 15% of all new rental units be affordable to low and very low income households. The inclusionary policy was intended to encourage production of units on-site, but also allowed the developer to pay a fee or provide an alternative equivalent in-lieu of constructing units on-site.

The amount of the in-lieu fee was based upon the subsidies required for construction of affordable housing, that is, the difference between what a lower income household can afford to pay and what it costs to produce the affordable unit, known as the "gap." The in-lieu fee was established at just a portion of that amount, and then graduated to be a progressive fee (higher fees for larger homes and substantially discounted for smaller homes). The progressive fee was modeled upon the City of Santa Rosa's fee structure and was intended to incentivize construction of smaller units and second units, which are considered affordable "by design". Affordable units, agricultural employee, farm family and farmworker housing and residential units (or additions) less than 1,000 square feet are exempted from the fee. Alternatively, the inclusionary requirements for a new single family home may be satisfied by construction of a second unit on site.

The County's Inclusionary Housing Program requires that the fee be updated at least every five years. In 2009, the County hired Economic and Planning Systems (EPS) to complete an economic study in connection with that update. That same year, the California Court of Appeal published, *Building Industry Association of Central California vs. the City of Patterson*, commonly known as "the Patterson case." The Patterson case suggested a new approach to the calculation of in-lieu housing fees. Rather than basing the fee simply on the affordability gap, the Court held that the local agency should confirm that there is a "reasonable relationship" between the amount of the in-lieu housing fee and the impact of the proposed project on the need for affordable housing in the community. While the court expressly rejected the need for a full nexus study, it did require there be evidence in the record to demonstrate the "reasonable relationship."

In light of the Patterson case, EPS prepared an economic study quantifying the impacts that market-rate units have on the demand or need for additional affordable housing. This analysis establishes the reasonable relationship between market-rate units and the demand for affordable housing. The fee calculated in the Fee Study represents the maximum fee that may be charged to new market-rate housing units, under the Patterson case. The 2010 Fee Study demonstrated that there was a solid basis for the existing affordable housing fees and that, indeed, the current progressive fee schedule was slightly lower than the nexus fee calculated in that study. The real estate and construction industry representatives expressed concern that the housing market was undergoing collapse and that the data did not fully reflect current market conditions. Concerns were also raised that the 2010 Fee Study would allow the fees to be increased. Staff agreed that more recent data reflective of the evolving market conditions was needed.

County staff requested that EPS update the Fee Study with sales and cost information since 2010 to better reflect the current market conditions. After releasing the updated 2012 Fee Study for public review in April, staff met with stakeholder groups and EPS adjusted some of the assumptions in response to industry comments. As a result, the 2012 Fee Study indicates that while the County's in-lieu fees for smaller units are well below the calculated nexus level, the fees for units above the 2,100 square feet exceed the newly calculated nexus level. The fee study confirms there is a nexus for the progressive fee structure, in that larger, more expensive homes are predicted to have a greater impact on the demand for affordable housing. The policy options for the Board include establishing the fees at any level below those identified in the fee study. Staff recommends that the Board adopt the attached resolution reducing the fees on units larger than 2,100 square feet in size and retaining the existing discounted fee structure on smaller units. If the Board would like to evaluate other approaches or fee structures, staff requests that you provide direction to staff and continue the item off-calendar for further analysis.

Attachments:
Project Memo with attachments
Resolution with Fee Schedule

On File With Clerk:

- 1) Nexus-Based Affordable Housing Fee Analysis for For-Sale Housing, Prepared by Economic & Planning Systems, Inc, April 16th, 2012 and,
- 2) Nexus-Based Affordable Housing Fee Analysis for Rental Housing, Prepared by Economic & Planning Systems, Inc, April 16th, 2012

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

DATE: May 15, 2012 at 2:10 p.m.

TO: Board of Supervisors

FROM: PRMD - Jennifer Barrett, Deputy Director Planning
Jane Riley, Planner III

SUBJECT: Affordable Housing Fees Update

Requested Action: Your Board is requested to hold a public hearing on the Affordable Housing Nexus Study prepared by Economic and Planning Systems (EPS) and adopt a resolution reducing the affordable housing fees to be effective immediately.

Background

Inclusionary Housing Program

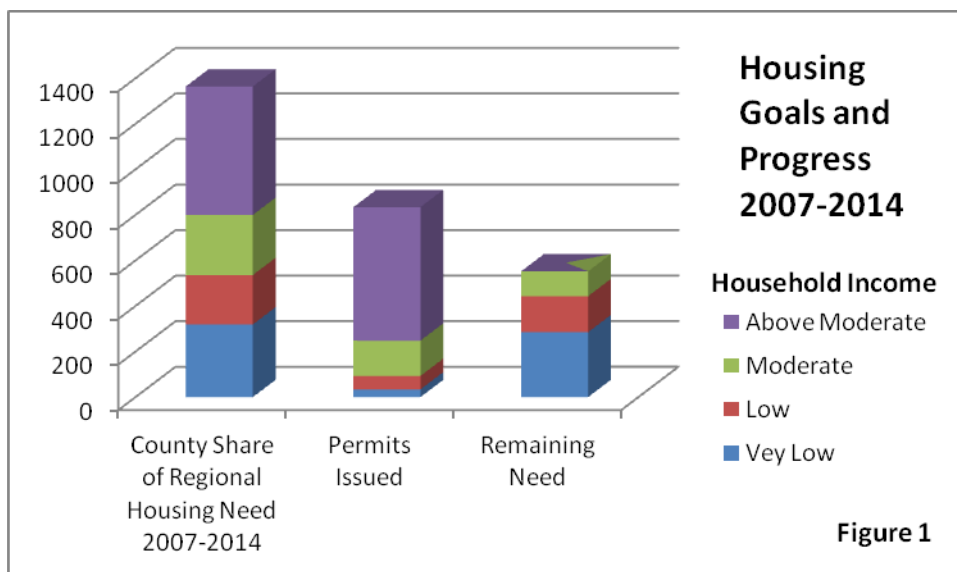
The County's first state-certified Housing Element was adopted in 2002. The Housing Element identified unmet housing needs in the unincorporated area and established the County's overall housing goals and objectives. It included six major goals with supporting policies and a comprehensive program designed to address the housing needs for all economic segments of the community. At that time, the identified housing need was 2,457 lower income units and 1,563 moderate income units within the 7-year planning period. In 2005, the Board of Supervisors adopted a sweeping package of zoning code amendments to implement the County's Housing Element, including measures designed to increase opportunities for housing, reduce constraints to the development of housing and provide funding sources for affordable units. The County's approach has been, and continues to be, *that if we are going to solve the affordable housing problem, all new development needs to participate in the County's affordable housing program in some way. Every site is considered a potential affordable housing site, with provisions for second units, mixed use, work/live, live/work, SRO units and density bonuses.* Sonoma County's Housing Program was further strengthened with the 2009 update of the Housing Element, and it has been lauded as one of the leading programs in the state, due in large part to the strong inclusionary policies, generous density bonus programs, and other incentives that reduce housing costs.

As part of the County's Housing Program, the Board adopted an inclusionary policy that requires 20% of all new for-sale residential units be affordable to median and low income households and 15% of all new rental units be affordable to low and very low income households. The inclusionary policy was intended to encourage production of units on-site, but also allowed the developer to pay a fee or provide an alternative equivalent in-lieu of constructing units on-site. A similar inclusionary Workforce Housing policy and in-lieu fee was also adopted for non-residential development.

The amount of the in-lieu fee was based upon the subsidies required for construction of affordable housing, that is, the difference between what a lower income household can afford to pay and what it costs to produce the affordable unit, known as the “gap.” After full analysis, the “gap” was determined to be approximately \$140,000 in 2001 dollars. The in-lieu fee was established at just a portion of that amount, and then graduated to be a progressive fee (higher fees for larger homes). The progressive fee was modeled upon the City of Santa Rosa’s fee structure and was intended to incentivize construction of smaller units and second units, which are considered affordable “by design”. Affordable units, agricultural employee, farm family and farmworker housing and residential units (or additions) less than 1,000 square feet are exempted from the fee. Alternatively, the inclusionary requirement for a new single family home may be satisfied by construction of a second unit on site. Since the inclusionary program went into effect in 2005, the County has issued permits for over 348 second units - 308 detached second units reported in the moderate income category and 40 attached second units reported in the lower income category. Nearly half of all residential building permit applications now include second units.

The in lieu fees collected are deposited into the County Fund for Housing (CFH), a fund created by the Board in FY 02-03 with an initial General Fund appropriation of \$1.1 million as seed money. Since 2005, the County has collected over \$7 million in Affordable Housing and Workforce Housing fees. These funds have been leveraged more than 10:1 to provide funding for acquisition, pre-development and construction of affordable housing units. To date, the CFH has provided funding assistance for development and preservation of 356 affordable housing units in Sonoma County.

Since the inception of the County’s Housing Program in 2002, over 1,277 affordable units have been constructed in the unincorporated area, including 478 very low income, 369 low



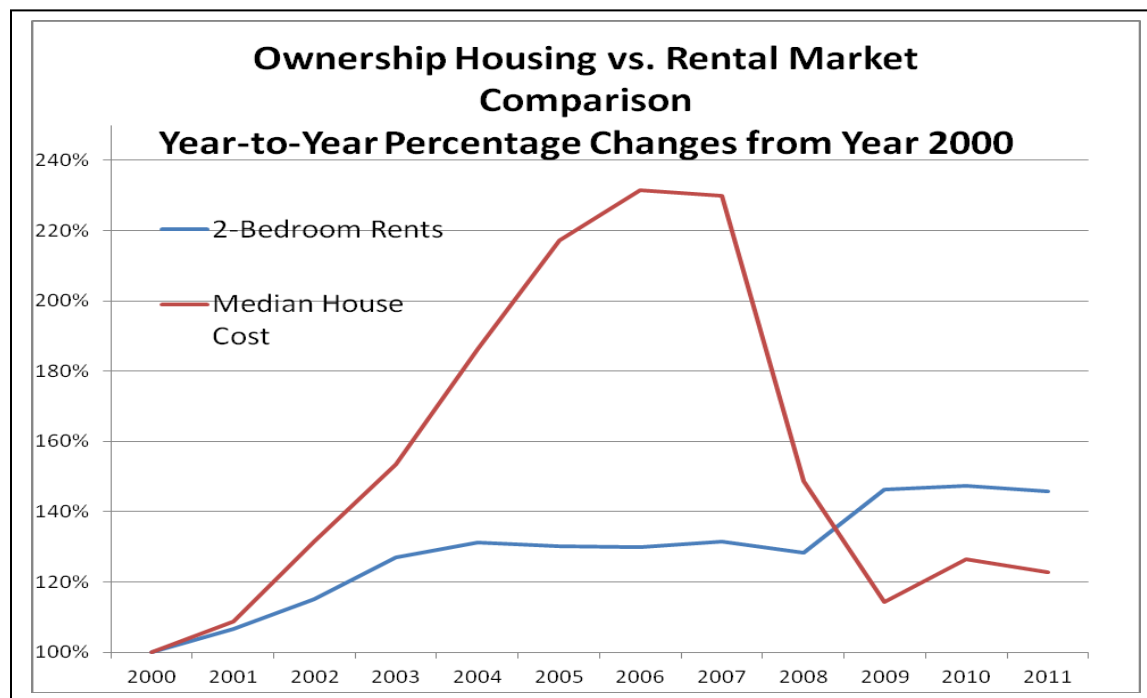
Source: 2011 Annual Report on the General Plan
 income and 410 moderate income units (including second units). The remaining need during this planning period (through 2014, as recently adjusted in accordance with State law) is for

285 additional very-low income units, 158 low-income units, and 109 moderate-income units. The need is expected to increase after 2014. Though the County is still falling short of our adopted goals and objectives for affordable units, the number of affordable units created over the past several years demonstrates the value and effectiveness of our on-going programs.

Continuing Need.

The economic recession has clearly had a tremendous impact on the housing market. For-sale housing has come down in price substantially, while the cost of rental housing has increased and supply of rental housing has not kept pace with demand.

Figure 2



Source: California Association of Realtors Housing Affordability Index and HUD's Annual Publication of Fair Market Rents

Median home sales prices have declined 46% from the 2006 peak, but remain 25% above 2000 prices. With ownership prices down and historically low interest rates, ownership should be more affordable than it has been for decades. However many households have lost a source of income, lending criteria have tightened substantially, and many distressed properties cannot be conventionally financed. Ownership remains out of reach for many of our residents. Indeed, many households have lost homes and now must return to the rental market.

While sales prices may have dropped, prices in the rental market have increased so that the average 2-bedroom apartment rent is now 48% higher than in 2000. Renters have not enjoyed any reduction in costs and, in fact, are more burdened than ever as shown in Figure 2 above, particularly in light of the fact that the median income has increased by only 38%

during that same period of time. Over the past three years the rental market has tightened considerably. Rental vacancy rates have fallen to 4.1% for large complexes and 5.6% for smaller complexes in 2011. The County's housing goal is to retain a minimum of 5% vacancy rate in the rental market, with a 7.5-8% vacancy rate considered a healthy rental market. The Sonoma County Housing Authority currently pays \$1.9 million in rental subsidies each month to assist 2,975 households and has a waiting list of 7,771 households including 15% seniors, 35% families with a disabled person and 43% families with minor children.

These data indicate a continuing severe housing crisis for lower income households, particularly for those on fixed incomes, with disabilities or with young children. With fewer units available and rising rental prices, the housing crisis continues to disproportionately affect lower income households. Due to these changing needs, the County's Housing Program has shifted focus to provide for more rental housing and deeper levels of affordability for extremely low and low income households.

Economic Benefits

It is important to note that the County's affordable housing program provides critical economic benefits not just to lower income households, but the community as a whole. There are many publications and research papers that document the role of affordable housing in creating jobs and stimulating local economic development. In 2005, a survey of major employers revealed that housing costs and an available skilled labor force are the two main factors that drive siting decisions for expanded development. The development of affordable housing can help attract both new employers and a skilled workforce. Development of affordable housing creates jobs and spending, both during construction and, after the homes are occupied. Affordable housing is considered a primary driver of local economic growth.

Current Affordable Housing Fee

As noted above, the affordable housing in-lieu fee was initially established based on the policy objective of providing 20 percent of all new housing units affordable to lower income households. The fee was thus calculated based upon the subsidy needed to provide affordable housing -- the difference between what a lower income household can afford to pay and what it costs to produce the affordable unit. To encourage construction of more affordable smaller units, the fee is progressive, with a reduced fee per square foot for smaller units and higher per square foot costs for larger units.

Under the current fee structure, the fee increases with each additional 10 square feet in size. The fee is deeply discounted for the smallest units between 1,000 sf and 1500 sf in size. For units above 2,300 square feet, the fee is progressively increased in increments of \$150 for each additional 10 square feet, up to a maximum of 4,400 square feet, above which, a per square foot rate is applied as shown in Figure 3 below. The fees are adjusted annually based on the construction cost index. Over the past three years, the total amount of fees collected under the Inclusionary Housing Programs has averaged \$727,000 per year.

Updated Fee Study

The County ordinance that established the inclusionary program requires that the County update the in-lieu fee every 5 years. In 2009, the County hired Economic and Planning Systems (EPS) to complete an economic study in connection with that update. That same year, the California Court of Appeal published, *Building Industry Association of Central California vs. the City of Patterson*, commonly known as “the Patterson case.” The Patterson case suggested a new approach to the calculation of in-lieu housing fees. Rather than basing the fee simply on the affordability gap, the Court held that the local agency should confirm that there is a “reasonable relationship” between the amount of the in-lieu housing fee and the impact of the proposed project on the need for affordable housing in the community. While the court expressly rejected the need for a full nexus study, it did require there be evidence in the record to demonstrate the “reasonable relationship.”

In light of the Patterson case, EPS prepared an economic study quantifying the impacts that market-rate units have on the demand or need for additional affordable housing. As new housing units are built, local employment also grows to provide goods and services for the new households. Some of these new jobs will be relatively lower-paying such that employees will be unable to afford market-rate housing in the community. Thus spending by new households creates a need for additional affordable housing. This analysis establishes the reasonable relationship between market-rate units and the demand for affordable housing. The fee calculated in the Fee Study represents the maximum fee that may be charged to new market-rate housing units, under the Patterson case.

The County provided the preliminary results of the EPS study (“the 2010 Fee Study”) to interested parties and met with representatives of the building industry to review the results of the analysis. At that time, the study was based on the most recent sales, construction and expenditure data available, data from 2008 and 2009. The 2010 Fee Study demonstrated that there was a solid basis for the existing affordable housing fees and that, indeed, the current progressive fee schedule was slightly lower than the nexus fee calculated in that study. The real estate and construction industry representatives expressed concern that the housing market was undergoing collapse and that the data did not fully reflect current market conditions. Concerns were also raised that the 2010 Fee Study would allow the fees to be increased. Staff agreed that more recent data reflective of the evolving market conditions was needed.

County staff requested that EPS update the Fee Study with sales and cost information from 2010 to better reflect the current market conditions. EPS prepared an updated study (“the 2012 Fee Study”), which includes data from the 2010 census and 2011 information on income, sales and construction costs that further reflect the downturn in the economy. As a result, the 2012 Fee Study indicates that while the County’s in-lieu fees for smaller units are well below the calculated nexus level, the fees for units above the 2,100 square feet exceed the newly calculated nexus level. For example, the 2012 Fee Study suggests that the full nexus-based fee for a 1,500 sf home is \$12,000, whereas the current fee is \$4,033 (66% discount). For a larger unit, 3,500 sf in size, the current fee is \$39,061, while the 2012 Fee Study suggests a reduced fee of \$24,907 (a reduction of 36%).

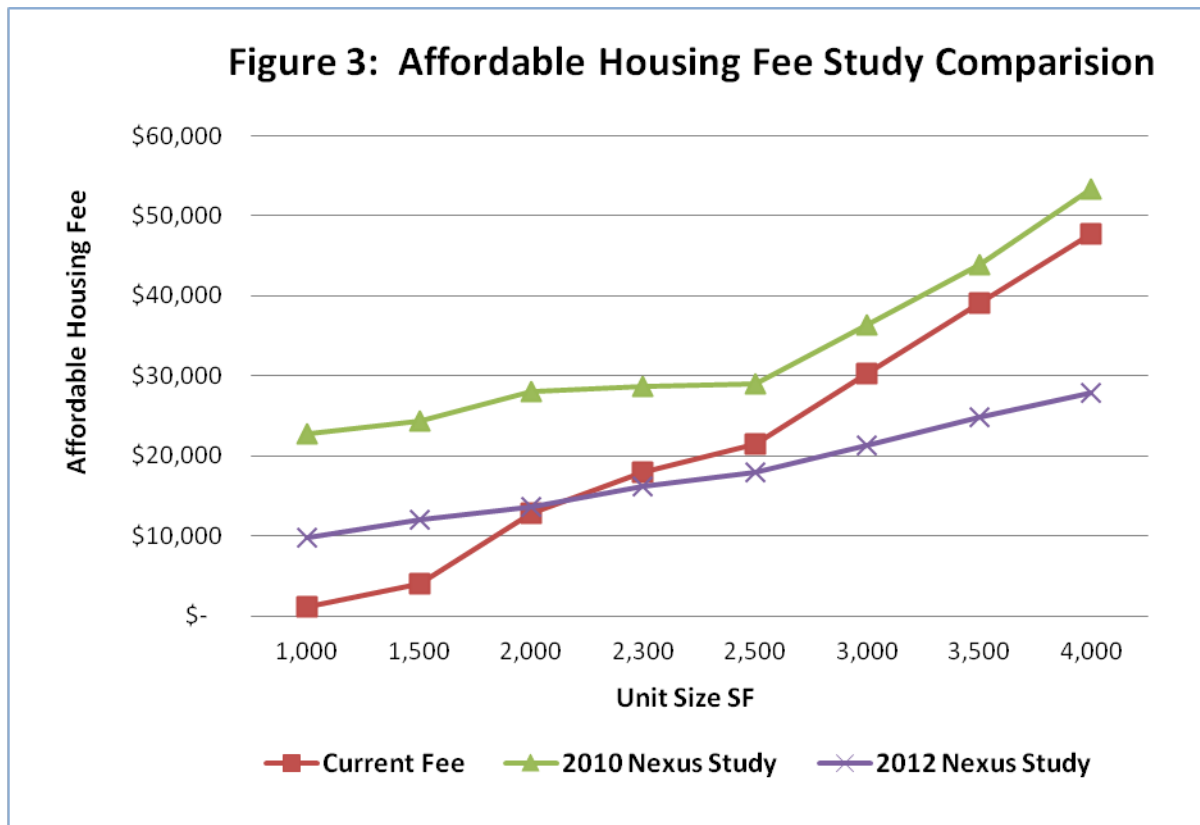


Figure 3 compares the current fee rates with the 2010 and 2012 Fee Studies. This chart shows the current fee schedule (red box line) as a graduated curve that is steeper for units above 2,300 square feet in size, which was the average size home in 2005. The 2010 Fee Study (green triangle line) shows appropriate fee levels slightly higher than the existing fee schedule, but at a curve that generally matches the progressive curve of the existing schedule. However, the 2012 Fee Study (purple X line), which reflects a reduction housing costs, suggests a much flatter curve that is lower at the upper end of the size spectrum. The 2012 Fee Study indicates that the existing fees should be lower for homes over 2,100 square feet in size and possibly increase the existing fees on smaller homes. The 2010 and 2012 Fee Studies demonstrate the reasonable relationship between the County’s in-lieu fee program and the impact of new market-rate housing units in Sonoma County, and thus meet the standards of the Patterson case.

Rental Housing

EPS has prepared a separate fee study to establish updated in-lieu fees for rental housing, which analyzes the impact of market-rate rental apartments on the demand for affordable housing units. The fee recommended by the study is based on the number of bedrooms in the unit rather than the area or size, but the rates are similar to the maximum allowable fees in the For-Sale Fee Study.

Table 1: Nexus Based Fees for Market-Rate Rental Housing

Studio	\$ 7,192
1 Bedroom	\$ 9,858
2 Bedroom	\$10,663
3 Bedroom	\$12,118

The County's current in-lieu fees for rental projects use the same fee schedule as for-sale housing. And as with for-sale housing, the fees for rental units apply only if a project does not include affordable units within the development, and apply only to units that are greater than 1,000 square feet in size.

It is important to note, however, that in-lieu fees have never been paid in connection with rental housing development in Sonoma County. All of the rental projects built to date in the unincorporated area involved some sort of density bonus, general plan amendment or funding from the County, and thus all have included affordable units on site at the developer's own initiative.

In 2010, the California Court of Appeal, in *Palmer/Sixth Street Properties L.P. v. City of Los Angeles* (the "Palmer case"), considered the permissibility of inclusionary requirements for rental housing, in light of the Costa-Hawkins Act, which is the state law governing rent control. The Court noted that the Costa-Hawkins Act generally gives the property owner the right to set initial rents, unless the property owner has received money or other assistance from a public agency. (Civil Code § 1954.53.) Thus, the Court concluded, a city or county may not compel a property owner to provide affordable rental units *on-site*, unless the development has received public funding, or a density bonus or incentives under the state density bonus law (Government Code § 65915).

This has not been an issue for Sonoma County to date, because, as noted above, all rental developments approved since inception of the Affordable Housing Program have either utilized density bonuses or incentives, and/or have received public funding. In the future, however, it is possible that a rental development could be proposed that does not receive density bonuses, incentives, or public funding. In that case, the County could apply its Affordable Housing Program requirements only through the fee. (Note that the Palmer decision affects only rental projects, and does not affect the requirements for *for-sale* housing.)

Stakeholder Outreach

After receiving the updated reports, staff met with interested parties and stakeholder groups to review the methodology and conclusions. At the stakeholder meetings, members of the Construction Coalition objected to utilizing a nexus-based methodology and instead recommended that the County continue to rely on the policy based approach but updating the gap analysis and "plugging" it into the fee schedule. Staff evaluated this option based on the original Housing Element policy, but determined the slope of the progressive fee is too steep and the fees would still exceed the levels in the nexus report.

Additional concerns were raised regarding the assumptions used in the report for land sales, direct and indirect costs, profit margins and homeowner association dues. In response to these concerns, staff verified that the land costs are conservative figures based on recent market sales and listing prices for comparable properties. The direct and indirect cost assumptions used were updated by actual cost data provided by non-profit builders for several projects. EPS adjusted the profit margin from 20% to 8% as recommended by the Coalition and adjusted the cost data by 40% to reflect potential tax credits. Lastly, staff conducted a survey of homeowner association dues and EPS also adjusted the estimated HOA dues by 50% to reflect the average. The sources and all data are provided in Appendix A of the report. As a result of these adjustments, EPS revised the report and the nexus based fees were further reduced.

Other Jurisdictions

Different communities use various approaches to inclusionary housing programs depending upon the market and needs in the community and other available resources. A comparison of Affordable Housing fees and programs in various communities is provided in Exhibit A attached. Inclusionary programs also vary between cities, which provide the lion's share of production housing and counties, which are typically rural or have limited development potential. Several jurisdictions do not have in-lieu fees, but rather require that affordable units be constructed on-site such as Rohnert Park and Sonoma, while Sebastopol established a fee only for the "fractional" units that result from the percentage calculation of inclusionary units. Others, like San Francisco focus primarily on rental housing and require an impact fee without the option to build on-site units. Fee studies also vary in their approaches: Cloverdale and Contra Costa County establish fees based on the median sales price of homes, while other programs like Sonoma County's focus on lower income rental housing and use the subsidy cost of constructing the affordable units. Cotati applies their fees to the predicted sales prices of the units, while other communities like Napa County apply a rate in dollars per square foot that increases at certain size thresholds. Some communities use a flat fee approach for all units above a certain threshold, like Marin County, while others adopted a progressive fee structure similar to Sonoma County's (Healdsburg, Petaluma, Santa Rosa and Windsor). While these various approaches are equally valid, it makes comparison of the different approaches somewhat difficult.

Policy Options

Policy options for the Board's consideration in establishing a revised fee schedule are discussed below.

- A. Reduction of fees for larger units. The updated Fee Study provides a lower fee than the current fee schedule for units that are larger than 2,100 square feet in size as shown in Figure 1 above. Fee levels should not exceed the level supported by the Fee Study. The Board could establish the fees at any level below the levels identified in the fee study. Staff recommends reducing the fees to the levels supported by the 2012 Fee Study for units above 2,100 square feet in size. Reducing the fees on larger units will reduce revenues from residential development to the County Fund for Housing by

an estimated 21% approximately \$160,000 per year. This reduction is in addition to the elimination of redevelopment funds (\$1.6 million loss and a 50% reduction in federal HOME funds (\$585,000 loss).

- B. Increasing fees for smaller units. The Fee Study establishes a reasonable relationship to support an increase in the in-lieu fees for smaller units, up to the amounts indicated by the 2012 Fee Study. Adjusting the fees but retaining the graduated rate on smaller units could offset the reduced fee revenue noted above. However, increasing the Affordable Housing Fee on smaller homes will increase costs for builders in an already very poor market, perhaps to the point that projects become infeasible. The need to reduce fees for larger units makes this policy choice even more difficult.
- C. Maintenance of discounted fees on smaller units. The Board may choose to continue discounting the fees on the smaller units as a matter of policy. The home building industry is experiencing the worst downturn in history. Construction of smaller market-rate homes has been hit particularly hard. Retaining the existing discounted fees on smaller units is supported by the Housing Element policies to encourage construction of smaller units.

Recommendation: PRMD staff recommends that the Board adopt a resolution reducing the fees for units larger than 2,100 square feet to match the 2012 Fee Study and retaining the existing discounted fee levels for smaller units, including rental units, as shown in the proposed fee schedule attached to the Draft Resolution.

Alternatives

If the Board wishes to consider alternative fee structures to either increase fees on the smaller units, or discount fees even further on larger units, staff recommends that the Board provide direction to staff and continue the matter for further analysis.

ATTACHMENTS:

Exhibit A: Summary of In-Lieu Affordable Housing Fees in Other Jurisdictions
Draft Resolution with Fee Schedule

- 1): Nexus Based Affordable Housing Fee Analysis for For-sale Housing
- 2): Nexus Based Affordable Housing Fee Analysis for Rental Housing

On File with the Clerk of the Board:
2010 Draft Technical Memorandum, Sonoma County Affordable Housing In-Lieu Fee Calculations – Economic and Planning Systems

Exhibit A: Summary of In-Lieu Affordable Housing Fees in Sonoma County

Jurisdiction	1200 SF	1500 SF	2000 SF	2300 SF	3500 SF	Comments
Cloverdale	3,283	4,000	4,169	4,637	4,961	SF fees shown here are based on market housing prices. Fee set at 15% of gap in median sales prices
Cotati	6,400	10,400	14,400	18,400	22,400	Fees applied to predicted sales prices; size correlations per City staff and are approximate
Healdsburg	0	3,455	12,290	15,000	15,000	Progressive Fee structure with lower cap; under 1300 SF exempt, then sliding scale to 2,300 SF and flat rate for units above 2,300 SF
Petaluma	4,876	6,347	9,022	10,762	18,728	Progressive Fee structure
Rohnert Park	NA	NA	NA	NA	NA	Affordable units must be provided onsite: no fee established as yet, but ordinance would allow a fee based on cost to construct affordable unit
Santa Rosa	4,659	7,546	12,617	15,878	30,447	Progressive fee structure similar to Sonoma County
Sebastopol	26,688	33,360	44,480	51,152	77,840	Inclusionary on-site construction required; in-lieu fees allowed only for fractional units as high as \$22.24 per SF. Figures shown here reflect maximums.
Sonoma City	NA	NA	NA	NA	NA	Affordable units must be provided onsite; no fees allowed.
Windsor	2,472	3,225	4,600	5,497	9,625	Progressive Fee Structure
<i>Sonoma County (recommended)</i>	<i>2,282</i>	<i>4,033</i>	<i>12,790</i>	<i>16,255</i>	<i>24,907</i>	<i>Existing discount for smaller units continued; fees for larger units reduced to not exceed fee study nexus</i>

Resolution Number

County of Sonoma
Santa Rosa, California

May 15, 2012

Resolution Of The Board Of Supervisors, County Of Sonoma, State Of California, Updating The Affordable Housing In-Lieu Fee Schedule In Connection With The County=s Affordable Housing Program For Residential Development (Sonoma County Code Section 26-89-040)

Whereas, on June 7, 2005, in accordance with the policies and programs of the Sonoma County Housing Element, the Board of Supervisors adopted Article 89 of Chapter 26 of the Sonoma County Code, establishing affordable housing requirements and incentives for development within the unincorporated area of the County (“Affordable Housing Program”); and,

Whereas, the Affordable Housing Program provides that all new residential development shall provide affordable housing through one of the following options: on-site construction of affordable units, provision of an equivalent alternative, or payment of an in-lieu fee, all as more fully set forth in Section 26-89-040 of the Sonoma County Code (“Section 26-89-040”); and,

Whereas, Subsection F of Section 26-89-040 provides that the amount and calculation of the affordable housing in-lieu fee shall be established by resolution of the Board of Supervisors; and,

Whereas, Subsection F of Section 26-89-040 further provides that the amount of the affordable housing in-lieu fee shall be periodically reviewed and updated at least every five years; and,

Whereas, on June 7, 2005, by Resolution No. 05-0489, the Board of Supervisors established an Affordable Housing In-Lieu Fee Schedule (“the 2005 Affordable Housing In-Lieu Fee Schedule”) in accordance with Subsection F of Section 26-89-040; and,

Whereas, there is a continuing and demonstrated need for the County’s Affordable Housing Program, its inclusionary requirements, and its option for payment of a fee in-lieu of construction of affordable units on site; and,

Whereas, it is timely to update the 2005 Affordable Housing In-Lieu Fee Schedule, in accordance with Section 26-89-040; and,

Whereas, the Board authorized a contract with Economic and Planning Systems, Inc. (EPS) in 2009 to prepare a fee study which was completed in July 2010 and made available for public review; and,

Whereas, staff held meetings with construction industry representatives who expressed concerns the July 2010 report did not adequately reflect the current downturn in the economy; and,

Whereas, staff directed EPS to update the report with additional information from 2010 and 2011 and a revised report was completed and made available for public review in April 2012;

Whereas, staff held additional meetings with construction industry representatives and affordable housing providers, and comments were received and considered; and,

Whereas, in response to comments, EPS revised some of the factors used in the report to ensure a most conservative approach, incorporated additional data, and issued a revised report dated May 8th, 2012; and,

Whereas, the EPS revised report consists of two studies, one entitled "Nexus-Based Affordable Housing Fee Analysis for For-Sale Housing," and the other "Nexus-Based Affordable Housing Fee Analysis for Rental Housing", both dated May 8, 2012. The two reports are referred to herein jointly as the "Fee Study"; and,

Whereas, the Board has received and considered the Fee Study; and,

Whereas, based upon extensive economic data and reasoned analysis, the Fee Study (a) quantifies the impacts that new market-rate for-sale and rental housing have on the local economy and the demand for affordable housing units in the local community, and (b) calculates a maximum nexus-based fee chargeable to new market-rate units to address those impacts; and,

Whereas, the Fee Study sets forth substantial evidence upon which an affordable housing in-lieu fee may be based; and,

Whereas, the affordable housing in-lieu fees set forth in Schedule A, attached hereto and incorporated herein by this reference ("Schedule A"), are at or below the maximum nexus-based fees calculated in the Fee Study; and,

Whereas, in accordance with Section 26-89-040 of the Sonoma County Code, the County's affordable housing in-lieu fee is an option that may be selected by an applicant as an alternative to on-site construction of the required affordable unit(s) or another equivalent alternative, and thus is not a mandated fee required as a condition to developing property, nor is it an impact fee subject to the Mitigation Fee Act; and,

Whereas, notice of the proposed update of the affordable housing in-lieu fee was provided in accordance with law; and,

Whereas, on May 15, 2012, the Board conducted a duly noticed public hearing on the proposed update of the affordable housing in-lieu fee, at which the Board heard and received all testimony and evidence presented, and all persons present were given the opportunity to hear and be heard with respect to the Fee Study and the proposed update of the affordable housing in-lieu fee; and,

Whereas, based on the Fee Study, the staff report dated May 15, 2012, and all testimony and evidence presented at the public hearing, the Board of Supervisors finds and determines that there is a reasonable relationship between the impacts of new residential development on the need for affordable housing and the amount of the affordable housing in-lieu fees set forth in Schedule A, indeed, that many of the fees set forth in Schedule A are below that which could be reasonably charged to address the impacts of new residential development on the demand for affordable housing; and,

Whereas, the Board of Supervisors further finds and determines that the fees set forth in Schedule A are reasonable and appropriate in light of current economic conditions in Sonoma County; and,

Now, Therefore, Be It Resolved by the Sonoma County Board of Supervisors that:

1. The foregoing recitals are true and correct.
2. The 2005 Affordable Housing In-Lieu Fee Schedule is hereby updated as set forth in Schedule A, attached hereto and incorporated herein by this reference.
3. Schedule A shall be applied in accordance with the provisions of Article 89 of Chapter 26 of the Sonoma County Code and the requirements of state law.
4. Schedule A shall become effective May 16, 2012 and shall thereafter be automatically adjusted on January 1 of each year in accordance with Subsection F of Section 26-89-040 of the Sonoma County Code.
5. All fees collected under Schedule A shall be deposited into the County Fund for Housing and shall be used only as provided in Subsection F of Section 26-89-040 of the Sonoma County Code.

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 VOTE:

Brown:

Rabbitt:

McGuire:

Carrillo:

Zane:

Ayes:

Noes:

Absent:

Abstain:

Resolution #
ORD12-0002
Page 4

SO ORDERED.

County of Sonoma
Affordable Housing In-Lieu Fee Schedule
 Effective May 15, 2012

Unit Square Footage	Total Fee Per Unit
>1,000	\$1,114
1,010	\$1,173
1,020	\$1,231
1,030	\$1,290
1,040	\$1,348
1,050	\$1,406
1,060	\$1,465
1,070	\$1,523
1,080	\$1,581
1,090	\$1,640
1,100	\$1,698
1,110	\$1,757
1,120	\$1,815
1,130	\$1,873
1,140	\$1,932
1,150	\$1,990
1,160	\$2,049
1,170	\$2,107
1,180	\$2,165
1,190	\$2,224
1,200	\$2,282
1,210	\$2,340
1,220	\$2,399
1,230	\$2,457
1,240	\$2,516
1,250	\$2,574
1,260	\$2,632
1,270	\$2,691
1,280	\$2,749
1,290	\$2,807
1,300	\$2,866
1,310	\$2,924
1,320	\$2,983
1,330	\$3,041
1,340	\$3,099
1,350	\$3,158
1,360	\$3,216
1,370	\$3,274
1,380	\$3,333
1,390	\$3,391
1,400	\$3,450
1,410	\$3,508
1,420	\$3,566
1,430	\$3,625
1,440	\$3,683
1,450	\$3,742

Unit Square Footage	Total Per Unit Fee
1,460	\$3,800
1,470	\$3,858
1,480	\$3,917
1,490	\$3,975
1,500	\$4,033
1,510	\$4,209
1,520	\$4,384
1,530	\$4,559
1,540	\$4,734
1,550	\$4,909
1,560	\$5,084
1,570	\$5,259
1,580	\$5,435
1,590	\$5,610
1,600	\$5,785
1,610	\$5,960
1,620	\$6,135
1,630	\$6,310
1,640	\$6,485
1,650	\$6,660
1,660	\$6,836
1,670	\$7,011
1,680	\$7,186
1,690	\$7,361
1,700	\$7,536
1,710	\$7,711
1,720	\$7,886
1,730	\$8,062
1,740	\$8,237
1,750	\$8,412
1,760	\$8,587
1,770	\$8,762
1,780	\$8,937
1,790	\$9,112
1,800	\$9,288
1,810	\$9,463
1,820	\$9,638
1,830	\$9,813
1,840	\$9,988
1,850	\$10,163
1,860	\$10,338
1,870	\$10,514
1,880	\$10,689
1,890	\$10,864
1,900	\$11,039
1,910	\$11,214

Unit Square Footage	Total Per Unit Fee
1,920	\$11,389
1,930	\$11,564
1,940	\$11,739
1,950	\$11,915
1,960	\$12,090
1,970	\$12,265
1,980	\$12,440
1,990	\$12,615
2,000	\$12,790
2,010	\$12,965
2,020	\$13,141
2,030	\$13,316
2,040	\$13,491
2,050	\$13,666
2,060	\$13,841
2,070	\$14,016
2,080	\$14,191
2,090	\$14,367
2,100	\$14,550
2,110	\$14,617
2,120	\$14,684
2,130	\$14,751
2,140	\$14,818
2,150	\$14,886
2,160	\$14,953
2,170	\$15,020
2,180	\$15,087
2,190	\$15,154
2,200	\$15,403
2,210	\$15,470
2,220	\$15,537
2,230	\$15,604
2,240	\$15,671
2,250	\$15,739
2,260	\$15,806
2,270	\$15,873
2,280	\$15,940
2,290	\$16,007
2,300	\$16,255
2,310	\$16,322
2,320	\$16,389
2,330	\$16,456
2,340	\$16,523
2,350	\$16,591
2,360	\$16,658
2,370	\$16,725

Unit Square Footage	Total Per Unit Fee
2,380	\$16,810
2,390	\$16,895
2,400	\$17,107
2,410	\$17,192
2,420	\$17,278
2,430	\$17,363
2,440	\$17,448
2,450	\$17,534
2,460	\$17,619
2,470	\$17,704
2,480	\$17,789
2,490	\$17,875
2,500	\$17,960
2,510	\$18,027
2,520	\$18,094
2,530	\$18,161
2,540	\$18,228
2,550	\$18,296
2,560	\$18,363
2,570	\$18,430
2,580	\$18,497
2,590	\$18,564
2,600	\$18,631
2,610	\$18,698
2,620	\$18,765
2,630	\$18,833
2,640	\$18,900
2,650	\$18,967
2,660	\$19,034
2,670	\$19,101
2,680	\$19,169
2,690	\$19,236
2,700	\$19,303
2,710	\$19,370
2,720	\$19,437
2,730	\$19,504
2,740	\$19,571
2,750	\$19,639
2,760	\$19,706
2,770	\$19,773
2,780	\$19,840
2,790	\$19,907
2,800	\$19,974
2,810	\$20,041
2,820	\$20,108
2,830	\$20,176

County of Sonoma
Affordable Housing In-Lieu Fee Schedule
 Effective May 15, 2012

Unit Square Footage	Total Fee Per Unit
2,840	\$20,243
2,850	\$20,310
2,860	\$20,377
2,870	\$20,444
2,880	\$20,512
2,890	\$20,579
2,900	\$20,646
2,910	\$20,713
2,920	\$20,780
2,930	\$20,848
2,940	\$20,915
2,950	\$20,982
2,960	\$21,049
2,970	\$21,116
2,980	\$21,184
2,990	\$21,251
3,000	\$21,318
3,010	\$21,390
3,020	\$21,462
3,030	\$21,533
3,040	\$21,605
3,050	\$21,677
3,060	\$21,749
3,070	\$21,821
3,080	\$21,892
3,090	\$21,964
3,100	\$22,036
3,110	\$22,108
3,120	\$22,180
3,130	\$22,251
3,140	\$22,323
3,150	\$22,395
3,160	\$22,467
3,170	\$22,539
3,180	\$22,610
3,190	\$22,682
3,200	\$22,754
3,210	\$22,826
3,220	\$22,898
3,230	\$22,969
3,240	\$23,041
3,250	\$23,113
3,260	\$23,185
3,270	\$23,257
3,280	\$23,328
3,290	\$23,400

Unit Square Footage	Total Per Unit Fee
3,300	\$23,472
3,310	\$23,544
3,320	\$23,616
3,330	\$23,687
3,340	\$23,759
3,350	\$23,831
3,360	\$23,903
3,370	\$23,975
3,380	\$24,046
3,390	\$24,118
3,400	\$24,190
3,410	\$24,262
3,420	\$24,333
3,430	\$24,405
3,440	\$24,477
3,450	\$24,549
3,460	\$24,620
3,470	\$24,692
3,480	\$24,764
3,490	\$24,835
3,500	\$24,907
3,510	\$24,967
3,520	\$25,028
3,530	\$25,088
3,540	\$25,148
3,550	\$25,209
3,560	\$25,269
3,570	\$25,329
3,580	\$25,389
3,590	\$25,450
3,600	\$25,510
3,610	\$25,570
3,620	\$25,630
3,630	\$25,691
3,640	\$25,751
3,650	\$25,811
3,660	\$25,871
3,670	\$25,931
3,680	\$25,992
3,690	\$26,052
3,700	\$26,112
3,710	\$26,172
3,720	\$26,233
3,730	\$26,293
3,740	\$26,353
3,750	\$26,414

Unit Square Footage	Total Per Unit Fee
3,760	\$26,474
3,770	\$26,534
3,780	\$26,594
3,790	\$26,655
3,800	\$26,715
3,810	\$26,775
3,820	\$26,836
3,830	\$26,896
3,840	\$26,956
3,850	\$27,017
3,860	\$27,077
3,870	\$27,137
3,880	\$27,197
3,890	\$27,258
3,900	\$27,318
3,910	\$27,378
3,920	\$27,438
3,930	\$27,499
3,940	\$27,559
3,950	\$27,619
3,960	\$27,679
3,970	\$27,739
3,980	\$27,800
3,990	\$27,860
4,000	\$27,920
4,010	\$27,980
4,020	\$28,041
4,030	\$28,101
4,040	\$28,161
4,050	\$28,222
4,060	\$28,282
4,070	\$28,342
4,080	\$28,402
4,090	\$28,463
4,100	\$28,523
4,110	\$28,583
4,120	\$28,644
4,130	\$28,704
4,140	\$28,764
4,150	\$28,825
4,160	\$28,885
4,170	\$28,945
4,180	\$29,005
4,190	\$29,066
4,200	\$29,126
4,210	\$29,186

Unit Square Footage	Total Per Unit Fee
4,220	\$29,246
4,230	\$29,307
4,240	\$29,367
4,250	\$29,427
4,260	\$29,487
4,270	\$29,547
4,280	\$29,608
4,290	\$29,668
4,300	\$29,728
4,310	\$29,788
4,320	\$29,849
4,330	\$29,909
4,340	\$29,969
4,350	\$30,030
4,360	\$30,090
4,370	\$30,150
4,380	\$30,210
4,390	\$30,271
4,400	\$30,331
4,500	\$30,934
4,500+	\$6.87/SF

Draft Report

Nexus-Based Affordable Housing Fee Analysis for For-Sale Housing

The Economics of Land Use



Prepared for:

Sonoma County

Prepared by:

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May 8, 2012

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EPS #19129

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EXECUTIVE SUMMARY

Economic & Planning Systems, Inc. (EPS) was retained by Sonoma County (County) to conduct a nexus study analyzing the impact that development of market-rate housing has on the demand for below-market-rate housing and, based on the results, to determine the defensible nexus-based fee that could be charged to market-rate housing development.

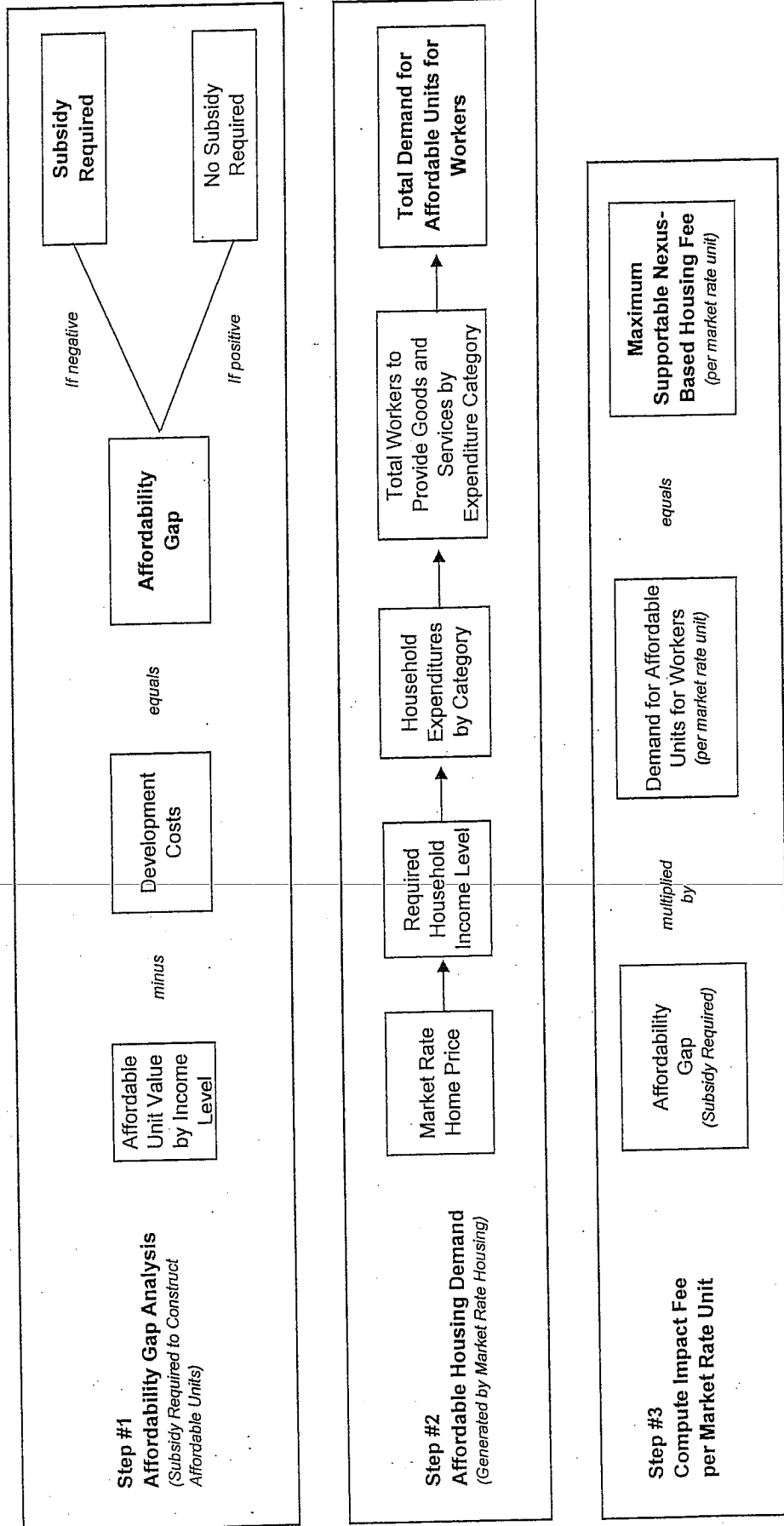
The technical approach used herein quantifies the impacts that the introduction of market-rate units have on the local economy and the demand for additional affordable housing. As new households are added to the community, local employment also will grow to provide the goods and services required by the new households. To the extent that these new jobs do not pay adequate wages for the employees to afford market-rate housing in the community, the new households' spending is creating a need for affordable housing. A nexus-based affordable housing fee is therefore based on the impact of the new market-rate homes on the demand for affordable housing. The fee calculated in this study represents the maximum fee that may be charged to new market-rate housing units to mitigate their impacts on the affordable housing supply. Such fees then may be used by the County to subsidize the production of new affordable units for moderate- and lower-income households not accommodated by market-rate projects.

Calculating the impact of market-rate development in the County on affordable housing needs, and the fees needed to mitigate those impacts, involves three main analytical steps:

- **Step #1.** Estimate the typical subsidy required to construct units affordable at various income levels (the "affordability gap").
- **Step #2.** Determine the market-rate households' demand for goods and services, the jobs created by that demand, and the affordable housing needs of workers in those jobs.
- **Step #3.** Combine the affordability gap with the affordable housing demand projections to compute the maximum supportable nexus-based affordable housing fees per market-rate unit.

These technical steps are illustrated in **Figure 1** and detailed in the body of this Report and the attached Technical Appendices. The findings regarding each of these steps are presented below.

Figure 1
Illustration of Nexus-Based Housing Fee Methodology



- 1. The costs to construct housing units affordable to many households exceed those units' values based on the rents or prices that the households can afford to pay. The estimated subsidy required to construct affordable housing units in Sonoma County ranges from roughly \$1,400 for a Median Income household to \$141,800 for a Very Low Income household earning 50 percent of AMI. Households with above-median incomes do not appear to require subsidies, as affordable prices for such households can support the costs of construction.**

An "affordability gap analysis" evaluates whether or not the costs to construct affordable units exceed the values of units that are affordable to lower- and moderate-income households. For each affordable housing income level – households with incomes at 50, 60, 80, 100, and 120 percent of Area Median Income (AMI) – this analysis estimates the subsidy required to construct affordable housing units.

The affordability gap analysis assumes that the average affordable unit for all income levels will be a 2-bedroom unit in a multifamily development. The estimated costs to construct the prototypical affordable unit are based on recent Sonoma County development projects and transactions, as well as other development cost data sources. The costs of land acquisition are included in these development cost calculations.

A household's ability to pay is estimated based on standard percentages of income available for housing costs at each household income level. Income available for housing costs is then converted into a monthly affordable rent and a capitalized unit value or an affordable mortgage payment and supportable home price. This unit value is then compared to the costs of development to determine the subsidy, if any, required to make the unit affordable to each income level.

- 2. The demand for affordable housing generated by the expenditures of new households in Sonoma County increases along with the market-rate home size and value (and related owner income). For example, a 2,000-square foot unit that sells for \$415,000 is estimated to create demand for 0.158 affordable housing units, while a 3,500-square foot unit that sells for \$738,000 creates demand for 0.271 affordable units.**

Any justified nexus-based fee is based on the total demand for affordable housing units generated by construction of market-rate homes. The link (or nexus) between market-rate housing and increased demand for affordable housing is that residents of market-rate units demand goods and services that rely on wage earners (for example, retail sales clerks) who typically cannot afford market-rate housing and thus require affordable housing.

Because more expensive housing units require owners to have higher incomes, and higher income households create more jobs through their spending, the nexus impacts and thus the justified fees for units vary in relation to the price of the market-rate units. The price of the unit is typically a function of its size, and the fees calculated herein can be applied based on the square footage of the market-rate units.

This analysis evaluates the demand for affordable housing generated by a range of unit sizes, reflecting different expected sale prices. For each unit size, the demand-based nexus fee calculation involves the following steps:

- A. Market-Rate Household Income Levels.** The expected price of the unit is based on market data regarding the actual transaction prices of homes of various sizes. The required income levels of households occupying new market-rate housing are derived based on the unit's mortgage, property taxes, insurance, and other fees, assuming standard housing cost expenses as a proportion of overall household income. For example, a typical household purchasing a 2,500-square foot market-rate home for \$515,000 would have an income of roughly \$121,000, if they spend 30 percent of their income on housing costs.
- B. Household Expenditures.** Based on the household income computed in Step A, Consumer Expenditure Survey data is used to evaluate the typical spending patterns of the household. This analysis provides an estimate of how much the household spends on specific categories of expenditures, such as "Food at Home." As the households' income increases with the size and value of the market-rate units, the total spending on goods and services also increases. The Consumer Expenditure Survey also indicates that these relationships are not linear (e.g., a household with twice the income does not necessarily spend twice as much on food).
- C. Job Creation and Worker Households.** Having estimated the households' spending on various items, that spending is then converted into an estimation of jobs created. For each expenditure category, data regarding average worker wages and the ratio between gross business receipts and wages are used to translate these household expenditures into the total number of private-sector workers. For selected public-sector jobs that typically grow in proportion to the local population size (e.g., teachers), the demand for new workers is estimated by relating current levels of employment in such categories to the current population and applying this ratio to future development. Because each new worker does not represent an independent household (Sonoma County has an average of 1.56 workers per working household), the total number of new households created is somewhat less than the number of new jobs created. EPS has further adjusted the household formation rates to reflect the fact that a certain proportion of workers will *not* form their own households, particularly those of younger ages.¹
- D. Worker Households by Income Category.** Each worker household generated is assigned to an income category—represented as a proportion of AMI ranging from 50 to 120 percent—based on its estimated gross wages. This provides the total number of households generated at each income level by construction of market-rate units at various sizes and price points. The results indicate that residents of smaller, lower-priced units generate fewer worker households requiring affordable housing than do residents of larger, higher-priced units.

¹ BLS data indicates that 12.5% of retail/restaurant workers are age 16 to 19, but an average of only 1.9% of workers in other industries. EPS has assumed that such young workers do not form their own households.

These steps of the nexus-based fee calculation provide the total number of income-qualified workers required to meet the needs for goods and services generated by market-rate housing. The number of workers servicing market-rate housing (at each unit size) is then converted to total income qualified households and each such household is assumed to require one housing unit.

- 3. This analysis calculates the fees that could be charged to fully mitigate the impact that new market-rate housing has on Sonoma County's affordable housing demand at various representative price points. These fees could range from roughly \$9,800 for 1,000-square foot units to \$24,900 for 3,500-square foot units.***

The nexus fee is calculated by applying the number of affordable units needed by income qualified households to the affordability gap for each housing income category. This calculation is made for several different home sizes. **Table 1** summarizes the maximum nexus-based fees calculated for representative home sizes. The County may also consider whether to allow developers to provide affordable units within their projects, rather than paying the nexus-based fee. **Table 1** illustrates the proportions of affordable units that correspond to the fee calculation and demands created by the market-rate units. For instance, a project offering 1,500 square foot units would effectively mitigate the demand being created by the market-rate units if it provided 0.14 affordable units for each market-rate unit.

Table 1
Summary of Housing Impact Fees or Unit Equivalents per Market-Rate Unit
Sonoma County Housing Impact Fee, EPS #1912

Market-Rate Unit Size (Sq Ft)	Maximum Impact Fee	Total	Affordable Units Generated/100 Market-Rate Units			
			Low (50%)	Low (60%)	Low (80%)	Med (100%)
1,000	\$9,839	11.5	4.9	1.2	4.5	0.8
1,500	\$12,000	14.0	6.0	1.5	5.3	1.2
2,000	\$13,698	15.8	6.8	1.9	5.9	1.2
2,500	\$17,960	19.7	8.8	3.0	6.6	1.4
3,000	\$21,318	23.3	10.5	3.6	7.6	1.6
3,500	\$24,907	27.1	12.3	4.2	8.7	1.9

Source: Economic & Planning Systems, Inc.

1. AFFORDABILITY GAP ANALYSIS

For any nexus-based affordable housing fee calculation, it is necessary to estimate the subsidy required to construct affordable housing units. **Table 2** shows the subsidy needed to produce multifamily for-sale housing that is affordable to low- through moderate-income households (60 through 120 percent of AMI), while **Table 3** calculates the subsidies for rental housing affordable to very low- through moderate-income households (50 through 120 percent of AMI).

Product Type

While the nexus fees calculated herein are based on demands created by for-sale housing that may be single-family or multifamily, the analysis assumes that new lower-income worker households would actually be housed in multifamily developments in Sonoma County. According to County staff, at this time in Sonoma County the subsidies available are most efficiently used to develop multifamily affordable units. As a result, the subsidy required to construct affordable units of this multifamily product type is used to determine the fee that applies to all types of development. EPS has assumed that these projects will have an average density of 30 units per acre and will adhere to Sonoma County Code that requires two parking spaces per unit, assumed to be surface parking.

In order to determine the average household size of future affordable housing units, EPS used two estimates from the 2010 Census. The Census indicates that the average household size is 2.55 people and the average family size in Sonoma County is 3.11 people. Each of these figures rounds to an average of three people per unit, so EPS uses this assumption to determine the applicable income limits for the new units.

California State law (California Health and Safety Code Section 50052.5) assumes that a 2-bedroom unit is occupied by a 3-person household, and this assumption is used in this analysis. Typically, a 2-bedroom unit in the Bay Area has a gross size of about 1,100 square feet (accounting for shared lobbies, hallways, etc.) and a net size of 950 square feet.

This analysis estimates the subsidy that would be required to build for-sale and for-rent housing for the lower-income worker households. The subsequent impact fee analysis would assume that the most cost-efficient tenure type would be used; if for-sale units can be built for less subsidy than units offered for rent, the analysis would assume new affordable units would be for-sale. As shown on **Tables 2 and 3** and discussed below, however, for-rent units are estimated to require a lower subsidy under present market conditions. In addition to representing cost savings, and thus a minimization of the impact fee, the reliance on rental housing may be more easily implemented and sustained, as many households at lower incomes will not have adequate wealth reserves for down payments on homeownership units, and may have further difficulty absorbing the ongoing costs of homeownership (taxes, repairs, etc.) that they can effectively avoid by renting their homes rather than buying.

Table 2
Financing Gap Analysis -- For-Sale Product Type
Sonoma County Housing Impact Fee, EPS #19129

Item	2 Stories Multifamily With Surface Parking			
	Low Income (60% AMI)	Low Income (80% AMI)	Median Income (100% AMI)	Moderate Income (120% AMI)
Development Program Assumptions				
Density/Acre	30	30	30	30
Average Gross Unit Size	1,100	1,100	1,100	1,100
Average Net Unit Size	950	950	950	950
Average Number of Bedrooms	2	2	2	2
Average Number of Persons per Household	3	3	3	3
Parking Spaces/Unit	2.00	2.00	2.00	2.00
Cost Assumptions				
Land/Acre [1]	\$265,000	\$265,000	\$265,000	\$265,000
Land/Unit	\$8,833	\$8,833	\$8,833	\$8,833
Direct Construction Costs/Gross SF [2]	\$150	\$150	\$150	\$150
Direct Construction Costs/Unit	\$165,000	\$165,000	\$165,000	\$165,000
Parking Construction Costs/Space	\$3,000	\$3,000	\$3,000	\$3,000
Parking Construction Costs/Unit	\$6,000	\$6,000	\$6,000	\$6,000
Subtotal, Direct Costs/Unit	\$171,000	\$171,000	\$171,000	\$171,000
Indirect Costs as a % of Direct Costs [3]	33%	33%	33%	33%
Indirect Costs/Unit	\$56,430	\$56,430	\$56,430	\$56,430
Developer Profit Margin (% of all costs)	8%	8%	8%	8%
Developer Profit	\$18,901	\$18,901	\$18,901	\$18,901
Total Cost/Unit [4]	\$255,164	\$255,164	\$255,164	\$255,164
Maximum Supported Home Price				
Household Income [5]	\$44,640	\$58,500	\$74,350	\$89,200
Income Available for Housing Costs/Year [6]	\$13,392	\$17,550	\$22,305	\$26,760
Less Annual HOA Fees [7]	\$2,585	\$2,585	\$2,585	\$2,585
Less Property Taxes (1.25%) [8]	\$1,700	\$2,363	\$3,125	\$3,125
Less Annual Insurance [7]	\$215	\$215	\$215	\$215
Income Available for Mortgage	\$8,892	\$12,388	\$16,380	\$20,835
Mortgage Interest Rate [9]	5.5%	5.5%	5.5%	5.5%
Mortgage Repayment Period (years)	30	30	30	30
Down Payment [10]	\$6,802	\$9,476	\$12,530	\$15,937
Total Supportable Home Price	\$136,036	\$189,512	\$250,592	\$318,748
Financing Gap	\$119,129	\$65,652	\$4,572	\$0

[1] The land costs represented are below the average shown in Appendix A.

[2] Includes costs for labor and materials.

[3] Includes costs for architecture and engineering; entitlement and fees; project management, marketing, commissions, and general administration; financing and charges; insurance; and contingency.

[4] A review of total development costs for four Burbank Housing developments (Fife Creek Commons, Windsor Redwoods, Amorosa Village I and Amorosa Village II) comprising 263 family rental units constructed in 2011 and 2012 indicate average costs per unit at nearly \$370,000 or over \$350/SF. The costs shown here are thus considered optimistic and yield a more modest subsidy requirement.

[5] Based on HUD 2012 income limits for Sonoma County.

[6] Assumes housing costs to be 30% of gross household income for low-income and moderate-income households.

[7] Homeowner association fees and insurance costs provided by Sonoma County CDC based on recent for-sale affordable housing projects.

[8] Exceeds basic 1.00% tax rate to include allowance for special assessment districts.

[9] Reflects CalHFA mortgage rates, as discussed with Sonoma County CDC.

[10] Assumes a 5% down payment.

Sources: Sonoma County housing developers; Sonoma County Community Development Commission; Economic & Planning Systems, Inc.

Table 3
Financing Gap Analysis -- Rental Product Type
Sonoma County Housing Impact Fee, EPS #19129

Item	2 Stories Multifamily With Surface Parking				
	Very Low Income (50% AMI)	Low Income (60% AMI)	Low Income (80% AMI)	Median Income (100% AMI)	Moderate Income (120% AMI)
Development Program Assumptions					
Density/Acre	30	30	30	30	30
Average Gross Unit Size	1,100	1,100	1,100	1,100	1,100
Average Net Unit Size	950	950	950	950	950
Average Number of Bedrooms	2	2	2	2	2
Average Number of Persons per Household	3	3	3	3	3
Parking Spaces/Unit	2.00	2.00	2.00	2.00	2.00
Cost Assumptions [1]					
Land/Acre [2]			\$265,000	\$265,000	\$265,000
Land/Unit	\$59,168	\$59,168	\$8,833	\$8,833	\$8,833
Direct Construction Costs/Gross SF [3]			\$140	\$140	\$140
Direct Construction Costs/Unit			\$154,000	\$154,000	\$154,000
Parking Construction Costs/Space			\$3,000	\$3,000	\$3,000
Parking Construction Costs/Unit			\$6,000	\$6,000	\$6,000
Subtotal, Direct Costs/Unit	\$212,147	\$212,147	\$160,000	\$160,000	\$160,000
Indirect Costs as a % of Direct Costs [4]			35%	35%	35%
Indirect Costs/Unit	\$102,801	\$102,801	\$56,000	\$56,000	\$56,000
Total Cost/Unit	\$374,116	\$374,116	\$224,833	\$224,833	\$224,833
Less Value of 4% Tax Credits [5]	40%	40%	0%	0%	0%
Net Development Costs per Unit	\$224,469	\$224,469	\$224,833	\$224,833	\$224,833
Maximum Supported Unit Value					
Household Income [6]	\$37,200	\$44,640	\$58,500	\$74,350	\$89,200
Income Available for Housing Costs/Year [7]	\$11,160	\$13,392	\$17,550	\$22,305	\$26,760
Operating Expenses per Unit/Year [8]	\$6,200	\$6,200	\$6,200	\$8,898	\$8,898
Net Operating Income	\$4,960	\$7,192	\$11,350	\$13,407	\$17,862
Capitalization Rate [9]	6.0%	6.0%	6.0%	6.0%	6.0%
Total Supportable Unit Value	\$82,667	\$119,867	\$189,167	\$223,450	\$297,700
Financing Gap	\$141,803	\$104,603	\$35,667	\$1,383	\$0

[1] Costs for 50-60% AMI units are based on recent affordable housing projects as shown in Appendix A. For units at 80-120% of AMI, EPS has assumed lower development costs consistent with for-profit builders on cost bases.

[2] The land costs represented are below the average shown in Appendix A.

[3] Includes costs for labor and materials. Assumes Direct Construction Costs for rentals are \$10/SF less than for-sale developments.

[4] Includes costs for architecture and engineering; entitlement and fees; project management, marketing, commissions, and general administration; financing and charges; insurance; and contingency.

[5] Projects at 50-60% AMI are assumed to receive 4% Low Income Housing Tax Credits which cover an estimated 40% of total development costs, per CDC staff.

[6] Based on HCD 2012 income limits for Sonoma County.

[7] Assumes housing costs to be 30% of gross household income.

[8] Operating expenses provided by Sonoma County CDC, and include costs of tenants' utilities. Units for median- and moderate-income households are assumed to be built as for-profit projects and thus subject to property tax.

[9] Reflects average investor interest for apartment capitalization rates from RealShare/Jones Lang LaSalle's Apartments Outlook 2012 Survey.

Sources: Sonoma County housing developers; Sonoma County Community Development Commission; Economic & Planning Systems, Inc.

Development Cost Assumptions

Affordable housing development costs include land costs, direct costs (e.g., labor and materials), indirect or "soft" costs (e.g., architecture, entitlement, marketing, etc.), and developer profit. For rental projects, operating costs also must be incorporated into the analysis. Data from recent Sonoma County development and recent land transactions have been combined with EPS's information from various market-rate and affordable housing developers to estimate appropriate development cost assumptions for use in Sonoma County. These assumptions are shown on **Tables 2 and 3**.

This analysis assumes that the County will use the proceeds of the nexus-based fees as subsidies for affordable housing developers. EPS and County staff have gathered development cost information from six recent affordable housing projects in Sonoma County, as shown on **Appendix A Table A-1**. For units required for households earning 50 to 60 percent of Area Median Income, subsidies known as "4% Low Income Housing Tax Credits (LIHTC)" are typically available to offset roughly 40 percent of the total costs of development. **Table 3** uses the "weighted average" cost information from the six recent affordable housing projects as the assumed base costs of development for these units at 50 to 60 percent of AMI, and then reduces those costs by 40 percent to yield the net costs to the developer.

For units serving households earning 80 to 120 percent of AMI, no such tax credit subsidies are available. However, it is generally recognized that the costs for LIHTC-eligible projects are significantly higher than the costs for market-rate projects built by for-profit builders.² EPS and County staff have investigated the prices of appropriately zoned land served by infrastructure, as shown on **Appendix Table A-2**. For this analysis, EPS has assumed the land cost per acre for new housing development would be somewhat below the average and weighted average of the six current listings or recent transactions shown on that table. EPS has further estimated the costs of direct and indirect development costs for multifamily housing based on reviews of recent Bay Area project pro formas, with adjustments for location factors. As shown on **Table 3**, the total costs for apartment development for households earning 80 to 120 percent of AMI are estimated to be roughly 40 percent below the total costs for LIHTC-eligible projects at 50 and 60 percent of AMI – a differential that EPS believes represents a very conservative assumption.

Table 2 shows the same types of calculations for for-sale multifamily housing, to determine if it would be more cost-effective to provide for-sale units rather than rental units for the low-income workers generated in the County. As shown, the for-sale unit costs are similar to those for the 80-120 percent AMI rental units on **Table 3**, but are slightly higher due to higher levels of finish and liability insurance required for condominium development, and also include a modest profit margin for the developers. For-sale projects are not eligible for LIHTC funding, so no offsetting subsidy is shown here, but likewise the analysis does not assume a major difference in costs associated with nonprofit builders.

² In recognition of this persistent dynamic, the California Department of Housing and Community Development has commissioned a 2012 consulting study to determine the causes of these significant differences in development costs for affordable housing vs. market-rate housing.

Revenue Assumptions

To calculate the values of the affordable units, assumptions must be made regarding the applicable income level and the percentage of income spent on housing costs. In addition, translating these assumptions into unit prices and values requires estimates of operating expenses, capital reserves, and capitalization rates. The following assumptions were used in these calculations:

- *Income Levels*— This analysis estimates the subsidy required to produce units for households earning 50, 60, 80, 100, and 120 percent of Area Median Income for a three-person household. In 2012, AMI for these households was \$74,350, as shown in the California Department of Housing and Community Development's (HCD's) income limits chart.
- *Percentage of Gross Household Income Available for Housing Costs*—HCD standards on overpaying for rent indicate that households earning less than 80 percent of AMI should pay no more than 30 percent of their gross income on housing costs. For this analysis, EPS has assumed that all households shall spend 30 percent of their gross income on housing costs, including rent in rental projects or mortgage payments, homeowner association fees, insurance, and property taxes for for-sale units.
- *Operating Costs for Rental Units*—The analysis assumes that apartment operators incur annual operating costs of \$6,200 per unit, which include the cost of utilities, for units affordable at 80 percent of AMI or below. EPS has assumed the units for median income households and above would have similar operating costs but would be built by for-profit builders and thus also subject to property taxes.

Affordability Gap Results

Table 2 shows the estimated subsidies for construction of affordable for-sale units for low and moderate-income households. As shown, a unit for a household at 60 percent of AMI is expected to require a subsidy of roughly \$119,000, and units for higher-income households require lower subsidies (or none, for units at 120 percent of AMI). **Table 3** shows the subsidies for construction of for-rent apartments for households at various income levels. For any equivalent income level (e.g., 60 percent of AMI), a comparison of **Tables 2 and 3** indicates the affordability gap for low-income rental units is estimated to be less than if the same unit were offered for-sale.

These affordability gaps then were used to calculate the justified nexus-based fees by multiplying this required subsidy by the number of units required to house workers providing goods and services to new market-rate housing development. This methodology is discussed in more detail in the following section.

2. DEMAND-BASED NEXUS FEE CALCULATION

The maximum supportable nexus-based fees are based on both the affordability gap, calculated in the previous section, and the estimated impact that new market-rate units have on the need for affordable units, as reflected in the number of income-qualified local workers required to support the residents of market-rate units and the total subsidy required to construct housing for those workers. This approach is based on the following logic: (a) residents of market-rate housing have disposable incomes and require a variety of goods and services (including private sector goods and services and government services); (b) the provision of those goods and services will require some workers who make lower incomes and cannot afford market-rate housing; and (c) fees charged to market-rate projects can mitigate the impact of those projects on the increased need for affordable housing.

Market-Rate Household Income Levels

Households with larger incomes typically spend more on goods and services, therefore creating additional lower income jobs, which in turn generate a greater demand for affordable housing. To assess the impact that market-rate units have on the need for affordable housing, EPS has estimated the household income required to purchase a home at various sizes, as shown in **Table 4**.

The home value estimates on this table reflects transaction data reported by RAND California (which indicated an average Sonoma County home sold for \$222 per square foot in 2011) and cross-referenced with specific transaction data from Zillow.com and Redfin.com, which provided the sale prices and sizes of units. The Zillow.com and Redfin.com data indicated that smaller units typically sell for more per square foot than do larger units, so the home value-by-size estimates on this table reflect that price curve.

The income required to purchase a particular size unit is based on assumptions of the standard down payment, financing terms, property taxes, and other costs related to owning a home.³ These housing costs typically account for 30 percent of a household's income, and therefore, by knowing these costs, the required income to purchase each unit can be estimated. As shown, required household incomes under recent market conditions range from approximately \$61,000 for a 1,000-square foot unit to roughly \$169,000 for a 3,500-square foot unit.

Please note that changes to housing market conditions can have a significant effect on the calculations in this study. In 2006, RAND reported that the median home value in Sonoma County was \$411 per square foot, nearly double the 2011 figure of \$222. Had this study been conducted during that high point in the market cycle, the incomes required to purchase the same size home would have been significantly higher, and the maximum nexus-based fee calculations would also have been much higher. For this reason, it will be important to periodically adjust the fees, to reflect changes—positive or negative—in the competitive housing market.

³ EPS and County staff have surveyed Homeowners Association (HOA) dues and home insurance costs from current condominium listings, as shown on **Appendix Table A-3**.

Table 4
New Home Prices by Unit Size
Sonoma County Housing Impact Fee, EPS #19129

Unit Size (Sq. Ft.)	Average Base Price [1]	Down Payment at 20%	Beginning Mortgage Principal	Annual Mortgage Payment [2]	Annual Taxes at 1.25% [3]	Annual HOA + Insurance Fees [4]	Total Annual Housing Costs	Required Household Income [5]
1,000	\$235,000	\$47,000	\$188,000	\$12,230	\$2,938	\$3,180	\$18,347	\$61,200
1,500	\$321,000	\$64,200	\$256,800	\$16,705	\$4,013	\$3,180	\$23,898	\$79,700
2,000	\$415,000	\$83,000	\$332,000	\$21,597	\$5,188	\$3,180	\$29,965	\$99,900
2,500	\$515,000	\$103,000	\$412,000	\$26,801	\$6,438	\$3,180	\$36,419	\$121,400
3,000	\$623,000	\$124,600	\$498,400	\$32,422	\$7,788	\$3,180	\$43,389	\$144,600
3,500	\$738,000	\$147,600	\$590,400	\$38,406	\$9,225	\$3,180	\$50,811	\$169,400

[1] Based on recent sales price data from Zillow, RAND, and Redfin.com. Redfin indicates that the average price of all homes sold between May 2010 and April 2012 has hovered around \$200/SF, with single family homes achieving higher prices/SF than condos. EPS has assumed that new construction and smaller homes would receive a modest premium over average prices for all homes (including resales), which is consistent with Redfin and Zillow data.

[2] Assumes 5.0% interest for 30 years.

[3] Tax rate allows for some special assessments above 1.00% basic tax rate.

[4] A Redfin.com survey of Sonoma County homes for sale in 44 different projects on May 5, 2012 indicates an average HOA fee of \$265/month for units listed at \$300,000 or less. Some of these projects may include insurance costs in the HOA fees, while others may not. To be conservative, EPS has assumed that the average HOA fee does include insurance. See Appendix A.

[5] Assumes households spend 30% of total household income on total annual housing costs.

Sources: RAND; Zillow; Economic & Planning Systems, Inc.

Household Expenditures and Job Creation by Income Level

Having established the income requirements for purchasing units at various sizes and values, the fee calculation then requires an analysis of the household spending patterns at those required income levels. Consistent with nexus fee calculations and impact analysis for schools, parks, roads, etc., this analysis also assumes that all households purchasing new market-rate units in Sonoma County are "net new" households to the County. To assume otherwise—for instance, that only those buyers of new housing units relocating from outside Sonoma County should be counted in the impact analysis—would require assuming that the homes left by those households relocating *within* Sonoma County would be demolished or left vacant in perpetuity. This would only be the case were the County experiencing a significant loss of population and housing inventory, as has occurred, for instance, in Detroit. Sonoma County has not experienced such declines.

The Consumer Expenditure Survey from the United States Bureau of Labor Statistics provides data for households at a variety of income levels, detailing the amounts that typical households spend on things like "Food at Home," "Apparel and Services," and "Vehicle Maintenance and Repairs." Interestingly, household expenditures by category are not uniformly proportional to household income levels. For example, households earning around \$61,200 (adequate to purchase a 1,000-square foot unit) spend roughly 11.6 percent of their income on food and drink (at home and eating out), while households earning \$169,400 who can afford to purchase a 3,500-square foot unit spend only about 8.8 percent of their income on food and drink. Because of these and other differences in proportionate spending, the expenditure profile varies at different income levels.

The homebuyer household's typical expenditures were converted to the number of jobs created by their spending. The first step in this process is to determine how much of an industry's gross receipts are used to pay wages and employee compensation. EPS relied on data from the Economic Census,⁴ which provides employment, gross sales, and payroll data by industry for Sonoma County. In certain instances, Sonoma County data was not available for every Economic Census industry—in those cases, EPS relied on statewide Economic Census data for that industry.

To link the Economic Census data and the Consumer Expenditure Survey data, EPS made determinations as to the industries involved with expenditures in various categories. For example, purchases in the Consumer Expenditure Survey's "Food at Home" category would likely involve the Economic Census's "Food & Beverage Stores" industry, where gross receipts were more than eight times the employees' wages. By contrast, purchases in the Consumer Expenditure Survey's "Entertainment Fees and Admissions" category were attributed to the Economic Census' "Arts, Entertainment, and Recreation" industry, where gross receipts are only

⁴ Note that the Consumer Expenditure Survey data is based on information current as of 2010. The latest data available for the Economic Census was published in 2007. Because the data sources were from different years, EPS converted the 2010 expenditures to 2007 dollars using the Consumer Price Index (CPI) for the San Francisco Metropolitan Statistical Area (MSA) from the Bureau of Labor Statistics.

about three times the employees' wages. Where more than one Economic Census category was attributable to a Consumer Expenditure Survey category, EPS estimated the proportion of expenditures associated with each Economic Census category.

After determining the amount of the household's expenditures that were used for employee wages, EPS estimated the number of employees those aggregate wages represent. EPS calculated the number of workers supported by that spending using the average wage per worker (also from the 2007 Economic Census). These wages ranged from a low of roughly \$14,500 per year for workers in the food services industry to a high of more than \$86,000 average salary for legal services.⁵

This methodology recognizes that a range of occupations and incomes exist in a given industry sector. For instance, the methodology used to generate **Tables B-1 to B-5 in Appendix B** distinguishes between the typical incomes of workers in different types of retail stores (e.g., "food and beverage stores" versus "general merchandise stores"), rather than assuming all retail sector workers earn the same income. However, the average wage is used for each sub-category of industry employment and represents a reasonable proxy for the range of incomes in that group: while some employees will have higher wages and require lower subsidies, others will have lower incomes and require higher subsidies. Using the average approximates the total housing subsidy needed by workers in that industry.

To calculate the number of *households* supported by the expenditures of market-rate housing units, EPS estimated the employees' household formation rates. Importantly, employees generated from the increase in housing units do not all form households; some employees, in the retail and food services industries in particular, are young workers and do not form households. Data from the Bureau of Labor Statistics indicates that 12.5 percent of retail/restaurant workers are age 16-19, but an average of only 1.9 percent of workers in other industries. EPS applied these discounts to household formation to get a more accurate calculation of households formed by the employees and the average total incomes of those households.

To get the overall households' income rather than the individual workers', the wages of workers forming households were multiplied by the average of approximately 1.56 workers per working household in Sonoma County.⁶ This assumption implies the workers in a given household will have roughly equivalent pay per hour. While certainly there will often be some variation in wages per employee within a household, on average this assumption is reasonable because it implies comparable levels of education and training among all workers in a household. The average household incomes then are allocated to various income categories to estimate the number of affordable housing units demanded in each income category (50 through 120 percent of AMI).

⁵ Note that the average salary reported for architectural and engineering services reflects the full range of workers employed by that industry sector, including administrative staff and entry-level employees, as well as the professional and technical architects and engineers.

⁶ Workers per working household based on the U.S. 2010 Census data. The average workers per working household estimate is calculated by taking the total number of employed residents and dividing it by the number of households with earnings. This methodology seeks to provide a conservative estimate of household formation by excluding households without workers or earnings (such as those with retired persons).

A simplified example of these calculations follows:

A.	Number of Households (prototype project)	1,000
B.	Average Household Income (in the project)	\$125,000
C.	Aggregate Household Income (A x B)	\$125 million
D.	Average Income Spent on Retail (Consumer Expenditure Survey)	\$40,000
E.	Aggregate Retail Spending (A x D)	\$40 million
F.	Retail Gross Receipts: Payroll Ratio (Economic Census)	8:1
G.	Estimated Retail Payroll (E ÷ F)	\$5 million
H.	Average Retail Wage (Economic Census)	\$25,000
I.	Estimated Total Retail Jobs (G ÷ H)	200
J.	Percent Age 20+ (Bureau of Labor Statistics)	87.5%
K.	Total Retail Workers Forming Households	175
J.	Average Workers/Household (Census Data)	1.56
K.	Estimated Households Created (K ÷ J)	112
L.	Average Household Income (H x J)	\$38,250
M.	Income Category	Very Low-Income (up to 50% of AMI)

In this simplified example, 1,000 new market-rate units sold to households earning \$125,000 per year would create demand for 112 housing units for retail workers with household incomes below 50 percent of AMI. Actual calculations and impact distinctions by type of household expenditure for various home values are shown in the series of tables presented in **Appendix B**.

Demand for Public-Sector Workers

In addition to the jobs created by the spending of the new market-rate households, this analysis also aims to evaluate the number of public-sector employees generated by the public service demands of new market-rate households. Rather than a comprehensive computation of public-sector employment, the analysis aims to be conservative by sampling only certain public-sector jobs (e.g., teachers and transportation providers) that are expected to grow in proportionate measure to household growth.

Data from the 2010 Occupational Employment Survey for the Santa Rosa-Petaluma MSA was used to determine the number of these public-sector employees needed to serve new market-rate development. This data was generated by the California Employment Development Department (EDD) and provides employment and wage information for a variety of occupational categories. EPS reviewed the data and sampled occupations that were public sector-related, as shown in **Table B-6** in **Appendix B**.

Based on the ratio of the selected public-sector jobs to the total households in the MSA, EPS estimates that approximately 60 government jobs or 38 households with a government employee are required per 1,000 total households. These figures are conservative (i.e., low) because numerous types of public-sector jobs are *not* included in this analysis (such as federal postal workers, County health and human services workers, etc.). Also, please note that EPS has no basis to distinguish differences in the number of public-sector workers demanded by households based on different income levels or in different sizes of units, so the same numbers of public-sector jobs are assumed to be generated by units of all sizes and prices.

Combined Demand for Income-Qualified Workers

The total number of income-qualified households required to support the expenditure and public-sector service needs of new market-rate units were determined based on the affordable housing income limits from HUD and HCD for a 3-person household. **Table 5** summarizes the HUD and HCD income limits used to compute the total number of income-qualified households generated by construction of market-rate units.⁷ The number of income-qualified households required to provide goods and services to new housing units is detailed in **Appendix C**.

The nexus methodology used herein computes the total number of income-qualified households generated by market-rate units and calculates the impact fee based on the estimated cost to subsidize the production of units to meet that affordable housing demand. This methodology does not suggest that all lower income service workers serving County residents will reside in the County, but it does assume that new development should mitigate for the new affordable housing demand it creates, even if some of those lower income households reside outside the County.

Fee Calculation

The affordability gap analysis quantifies the subsidy required to construct affordable housing at various income levels. Analysis of consumer expenditures that rely on lower wage workers provides an estimate of the total number of income-qualified households generated by new for-sale units. Then for each category of market-rate units, the nexus-based fee is calculated by applying the total number of income-qualified households generated to the affordability gap computed for each affordable household income level. The analysis provides the maximum supportable nexus-based fees for new housing development in Sonoma County.

Tables 6 through **11** show the impact fee calculation by home size. The total impact fees required for a representative project of 100 units is calculated by multiplying the number of affordable units required per income level by the cost of subsidizing such housing. All income-qualified households are assumed to be housed in multifamily rental units and the subsidies needed are calculated as the affordability gaps shown in **Table 3**. The resulting maximum impact fee for market-rate units ranges from approximately \$9,800 for a 1,000-square foot unit to roughly \$24,900 for a 3,500-square foot unit.

In **Appendix D**, EPS has provided a graduated schedule of fees for more discrete unit size categories by interpolating between the figures calculated herein.

⁷ To correspond to the available data regarding employee wages, the 2007 Sonoma County affordable housing income limits from HUD were used to determine the number of income-qualified households, based on household expenditures, while 2011 income limits were used for public-sector employment.

**Table 5
Sonoma County Affordable Housing Income Limits
Sonoma County Housing Impact Fee, EPS #19129**

Affordability Category	Percentage of County Median	2007		2010		2012	
		Max Income Threshold 3-person household	Max Income Threshold 3-person household	Max Income Threshold 3-person household	Max Income Threshold 3-person household	Max Income Threshold 3-person household	Max Income Threshold 3-person household
Low Income (LI) - 50%	31% - 50%	\$33,800	\$36,200	\$37,200	\$40,560	\$43,440	\$44,640
Low Income (LI) - 60%	51% - 60%	\$53,650	\$57,900	\$58,500	\$67,600	\$72,350	\$74,350
Low Income (LI) - 80%	61% - 80%	\$81,120	\$86,850	\$89,200			
Median Income (Med)	81% - 100%						
Moderate Income (Mod)	101% - 120%						
Above Moderate Income (Above Mod)	120%+						

*Note: Data for Santa Rosa-Petaluma, CA MSA

Sources: US Department of Housing and Urban Development; California Department of Housing and Community Development; Economic & Planning Systems, Inc.

Table 6
Maximum Impact Fee Calculations -- 1,000 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Item	Affordable Units Required Per 100 Market-Rate Units (A)	Financing Gap per Affordable Unit [1] (B)	Total Impact Fee Required	
			Per 100 Market-Rate Units (C = A * B)	Per Market Rate Unit (D = C / 100)
Affordable Units - Low Income (50%)	4.9	\$141,803	\$696,692	
Affordable Units - Low Income (60%)	1.2	\$104,603	\$123,848	
Affordable Units - Low Income (80%)	4.5	\$35,667	\$162,225	
Affordable Units - Median Income	0.8	\$1,383	\$1,147	
Total	11.5		\$983,912	\$9,839

[1] Very low- and low-income subsidy based on financing gap for rental units, while the moderate income subsidy is based on financing gap for for-sale units.
 See Tables 2 and 3.

Source: Economic & Planning Systems, Inc.

Table 7
Maximum Impact Fee Calculations -- 1,500 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Item	Affordable Units Required Per 100 Market-Rate Units (A)	Financing Gap per Affordable Unit [1] (B)	Total Impact Fee Required	
			Per 100 Market-Rate Units (C = A * B)	Per Market Rate Unit (D = C / 100)
Affordable Units - Low Income (50%)	6.0	\$141,803	\$856,456	
Affordable Units - Low Income (60%)	1.5	\$104,603	\$153,773	
Affordable Units - Low Income (80%)	5.3	\$35,667	\$188,185	
Affordable Units - Median Income	1.2	\$1,383	\$1,613	
<i>Total</i>	<i>14.0</i>		<i>\$1,200,027</i>	<i>\$12,000</i>

[1] Very low- and low-income subsidy based on financing gap for rental units, while the moderate income subsidy is based on financing gap for for-sale units.
 See Tables 2 and 3.

Source: Economic & Planning Systems, Inc.

Table 8
Maximum Impact Fee Calculations -- 2,000 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Item	Affordable Units Required Per 100 Market-Rate Units (A)	Financing Gap per Affordable Unit [1] (B)	Total Impact Fee Required	
			Per 100 Market-Rate Units (C = A * B)	Per Market Rate Unit (D = C / 100)
Affordable Units - Low Income (50%)	6.8	\$141,803	\$959,104	
Affordable Units - Low Income (60%)	1.9	\$104,603	\$197,025	
Affordable Units - Low Income (80%)	5.9	\$35,667	\$212,009	
Affordable Units - Median Income	<u>1.2</u>	<u>\$1,383</u>	<u>\$1,651</u>	
Total	15.8		\$1,369,789	\$13,698

[1] Very low- and low-income subsidy based on financing gap for rental units, while the moderate income subsidy is based on financing gap for for-sale units.
 See Tables 2 and 3.

Source: Economic & Planning Systems, Inc.

Table 9
Maximum Impact Fee Calculations -- 2,500 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Item	Affordable Units Required Per 100 Market-Rate Units (A)	Financing Gap per Affordable Unit [1] (B)	Total Impact Fee Required	
			Per 100 Market-Rate Units (C = A * B)	Per Market Rate Unit (D = C / 100)
Affordable Units - Low Income (50%)	8.8	\$141,803	\$1,245,446	
Affordable Units - Low Income (60%)	3.0	\$104,603	\$313,942	
Affordable Units - Low Income (80%)	6.6	\$35,667	\$234,733	
Affordable Units - Median Income	<u>1.4</u>	<u>\$1,383</u>	<u>\$1,906</u>	
<i>Total</i>	<i>19.7</i>		<i>\$1,796,028</i>	<i>\$17,960</i>

N [1] Very low- and low-income subsidy based on financing gap for rental units, while the moderate income subsidy is based on financing gap for for-sale units. See Tables 2 and 3.

Source: Economic & Planning Systems, Inc.

Table 10
Maximum Impact Fee Calculations -- 3,000 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Item	Affordable Units Required Per 100 Market-Rate Units (A)	Financing Gap per Affordable Unit [1] (B)	Total Impact Fee Required	
			Per 100 Market-Rate Units (C = A * B)	Per Market Rate Unit (D = C / 100)
Affordable Units - Low Income (50%)	10.5	\$141,803	\$1,483,456	
Affordable Units - Low Income (60%)	3.6	\$104,603	\$373,938	
Affordable Units - Low Income (80%)	7.6	\$35,667	\$272,115	
Affordable Units - Median Income	<u>1.6</u>	<u>\$1,383</u>	<u>\$2,270</u>	
Total	23.3		\$2,131,778	\$21,318

[1] Very low- and low-income subsidy based on financing gap for rental units, while the moderate income subsidy is based on financing gap for for-sale units.
 See Tables 2 and 3.

Source: Economic & Planning Systems, Inc.

Table 1'
Maximum Impact Fee Calculations -- 3,500 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Item	Affordable Units Required Per 100 Market-Rate Units (A)	Financing Gap per Affordable Unit [1] (B)	Total Impact Fee Required	
			Per 100 Market-Rate Units (C = A * B)	Per Market Rate Unit (D = C / 100)
Affordable Units - Low Income (50%)	12.3	\$141,803	\$1,737,880	
Affordable Units - Low Income (60%)	4.2	\$104,603	\$438,071	
Affordable Units - Low Income (80%)	8.7	\$35,667	\$312,074	
Affordable Units - Median Income	1.9	\$1,383	\$2,660	
Total	27.1		\$2,490,684	\$24,907

[1] Very low- and low-income subsidy based on financing gap for rental units, while the moderate income subsidy is based on financing gap for for-sale units.
See Tables 2 and 3.

Source: Economic & Planning Systems, Inc.

APPENDICES:

- Appendix A: Data from Comparable Transactions
- Appendix B: Household Expenditures and
Employment Generation
- Appendix C: Income Levels for Worker Households
- Appendix D: Summary of Current and Maximum
Fees by Unit Size



APPENDIX A:
Data from Comparable Transactions



Table A-1
 Summary of Affordable Housing Development Costs
 Sonoma County Housing Impact Fee, EPS #19129

Project	Location	# of units	Total Cost	Land Costs	Direct Costs	Indirect Costs
Fife Creek Commons per unit	Unincorporated	48	\$20,546,000 \$428,042	\$1,742,000 \$36,292	\$13,016,000 \$271,167	\$5,788,000 \$120,583
Windsor Redwoods per unit	Windsor	65	\$23,540,000 \$362,154	\$2,713,000 \$41,738	\$13,851,000 \$213,092	\$6,976,000 \$107,323
Amorosa Village I per unit	Santa Rosa	97	\$34,965,000 \$360,464	\$7,470,000 \$77,010	\$18,751,000 \$193,309	\$8,744,000 \$90,144
Amorosa Village II per unit	Santa Rosa	53	\$17,916,000 \$338,038	\$4,093,000 \$77,226	\$8,428,000 \$159,019	\$5,395,000 \$101,792
Petaluma Avenue Homes per unit	Sebastopol	45	\$16,595,994 \$368,800	\$2,220,000 \$49,333	\$9,853,626 \$218,969	\$4,522,368 \$100,497
Valley Oak Homes per unit	Sonoma	43	\$17,751,592 \$412,828	\$2,530,000 \$58,837	\$10,563,933 \$245,673	\$4,657,659 \$108,318
Total		351	\$131,314,586 \$374,116	\$20,768,000 \$59,168	\$74,463,559 \$212,147	\$36,083,027 \$102,801

Sources: Affordable Housing Associates; Burbank Housing; Economic & Planning Systems, Inc.

**Table A-2
Sonoma County Residential Land Sales
Sonoma County Housing Impact Fee, EPS #19129**

Property ID	Acres	List price	Max Units	\$/Acre	\$/Unit Source
Oak Park Windsor	9.75	\$4,000,000	133	\$410,256	\$30,075 Trulia
SoCoSW Land	3.18	\$599,000	22	\$188,365	\$27,227 LandWatch
SR Ave East Side	2.80	\$875,000	36	\$312,500	\$24,306 LandandFarm.com
N McDowell	2.24	\$600,000	29	\$267,857	\$20,690 LandandFarm.com
3110 SR Ave	2.69	\$680,000	35	\$252,788	\$19,429 LandandFarm.com
Sonoma Garden Apartments	3.88	\$750,000	60	\$193,299	\$12,500 Actual 2011 Sale
Average				\$270,844	\$22,371
Weighted Average				\$305,786	\$23,822

Source: Economic & Planning Systems, Inc

Table A-3
 Survey of Home Ownership Association Fees in Sonoma County
 Sonoma County Housing Impact Fee, EPS #19129

Property Name	Year Built	Monthly HOA	Unit List Price
Chianti	1983	\$219	\$199,950
Bernice	1986	\$381	\$175,000
College View	1980	\$322	\$125,000
Avram	1972	\$295	\$94,900
Tokay	2007	\$107	\$270,000
Tokay 2	2007	\$107	\$269,900
McBride	1980	\$280	\$157,900
Sonoma	1984	\$90	\$157,900
Camino Collegio	1980	\$330	\$119,900
Coffey	1971	\$265	\$79,900
Bodega Ave	1986	\$265	\$205,000
undisclosed 1	1986	\$380	\$119,000
occidental rd	1986	\$260	\$119,000
La Mancha	1975	\$326	\$239,000
Acorn 1	1982	\$364	\$176,000
Acorn 2	1982	\$364	\$179,000
Acorn 3	1984	\$396	\$182,000
undisclosed 2	1997	\$107	\$178,950
City Center	2007	\$251	\$171,900
Shade Ln	1982	\$368	\$287,000
undisclosed 3	1979	\$345	\$119,900
Oakmont	1973	\$185	\$269,000
Windmill	1981	\$215	\$215,000
Windmill 2	1981	\$215	\$209,000
Neotomas	1975	\$275	\$144,900
Southeast	1975	\$257	\$199,900
Chanate	2007	\$100	\$289,200
Los Alamos	1975	\$440	\$149,000
Sosaa Circle	1986	\$375	\$148,900
Stonefield	1992	\$490	\$229,000
Martina	2006	\$145	\$145,000
Meadowgreen	1972	\$180	\$217,500
Racquet Club	1979	\$334	\$265,000
La Esplanada	2003	\$210	\$80,000
Oakmont	1981	\$205	\$238,000
Woodbine	1985	\$200	\$147,500
Country Club	1979	\$279	\$125,900
Campoy	2007	\$145	\$140,000
White Oak	1971	\$200	\$219,900
Southwest	1973	\$330	\$89,500
Meadowbrook	1989	\$268	\$199,500
Meridian	1991	\$299	\$299,000
Harbor	1986	\$330	\$138,000
Shady Oak	1974	\$200	\$215,000
Average	1985	\$266	\$181,836

Sources: Redfin.com; Economic & Planning Systems, Inc

APPENDIX B:

Household Expenditures and Employment Generation

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Table B-1
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 1,000 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wages	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
	a	b	c = Income * a * b	d = c * (inflation adjustment)	e = d * 1000	f	g = e / f	h	i = g / h	j	k	l = i * k	m = h * j
Food at Home	6.3%	100%	\$3,874	\$3,680	\$3,679,631	8.07	\$458,195	\$26,541	17	87.5%	1.56	10	\$41,400
Food & Beverage Stores		100%	\$3,874	\$3,680									
Food Away From Home	4.5%	100%	\$2,744	\$2,607	\$2,606,655	3.49	\$747,546	\$14,455	52	87.5%	1.56	29	\$22,547
Food Services and Drinking Places		100%	\$2,744	\$2,607									
Alcoholic Beverages	0.8%	100%	\$478	\$454									
Food & Beverage Stores		50%	\$239	\$227	\$238,853	8.07	\$29,613	\$26,541	1	87.5%	1.56	1	\$41,400
Food Services and Drinking Places		50%	\$239	\$227	\$238,853	3.49	\$68,499	\$14,455	5	87.5%	1.56	3	\$22,547
Housing Maintenance, Repairs, Insurance, Other expenses	2.0%	100%	\$1,216	\$1,155	\$1,155	3.72	\$39,722	\$26,783	5	98.1%	1.56	3	\$41,777
Personal and Household Goods Repair and Maintenance [7]		45%	\$547	\$520	\$519,636	7.52	\$69,119	\$35,469	2	87.5%	1.56	1	\$55,325
Building Material and Garden Equipment and Supplies Dealer		45%	\$547	\$520	\$519,636	5.29	\$21,832	\$35,283	1	98.1%	1.56	0	\$55,036
Real Estate and Rental and Leasing		10%	\$122	\$115	\$115								
Fuel Oil and Other Fuels [6]	0.3%	100%	\$157	\$150	\$149,579	6.95	\$21,526	\$37,028	1	87.5%	1.56	0	\$57,759
Nonstore Retailers		100%	\$157	\$150									
Water and Other Public Services [6]	0.9%	100%	\$561	\$532	\$532,500	4.79	\$111,138	\$40,694	3	98.1%	1.56	2	\$63,476
Waste Management and Remediation Services		100%	\$561	\$532									
Household Operations Personal Services	0.5%	100%	\$295	\$280	\$112,084	2.49	\$44,959	\$28,988	2	98.1%	1.56	1	\$45,217
Nursing and Residential Care Facilities		40%	\$118	\$112	\$168,126	2.98	\$56,352	\$23,881	2	98.1%	1.56	1	\$37,219
Social Assistance [7]		60%	\$177	\$168									
Household Operations Other Household Expenses	1.1%	100%	\$679	\$645	\$645,182	2.64	\$243,991	\$25,071	10	98.1%	1.56	6	\$39,106
Services to Buildings and Dwellings [7]		100%	\$679	\$645									
Housekeeping Supplies	1.0%	100%	\$623	\$591	\$59,133	7.52	\$7,866	\$35,469	0	87.5%	1.56	0	\$55,325
Building Materials and Garden Equipment and Supplies Dealers		10%	\$62	\$59	\$206,967	8.07	\$25,659	\$26,541	1	87.5%	1.56	1	\$41,400
Food & Beverage Stores		35%	\$218	\$207	\$206,967	12.13	\$17,058	\$21,273	1	87.5%	1.56	0	\$33,183
General Merchandise		20%	\$125	\$118	\$118,267	6.46	\$18,317	\$20,030	1	87.5%	1.56	1	\$31,244
Miscellaneous Store Retailers		20%	\$125	\$118									
Household Furnishings and Equipment	2.4%	100%	\$1,451	\$1,378	\$1,378	6.15	\$89,595	\$29,550	3	87.5%	1.56	2	\$46,084
Furniture and Home Furnishings Stores		40%	\$580	\$551	\$551,247	9.53	\$57,872	\$26,708	2	87.5%	1.56	1	\$41,660
Electronics and Appliance Stores		40%	\$580	\$551	\$551,247	12.13	\$11,359	\$21,273	1	87.5%	1.56	0	\$33,183
General Merchandise Stores		10%	\$145	\$138	\$137,812	6.46	\$21,344	\$20,030	1	87.5%	1.56	1	\$31,244
Miscellaneous Store Retailers		10%	\$145	\$138	\$137,812								

Table B-1
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 1,000 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wages	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
	a	b	c = Income * a * b	d = c * (inflation adjustment)	e = d * 1000	f	g = e / f	h	i = g / h	j	k	l = j / k	m = h * j
Apparel and Services	2.7%	100%	\$1,632	\$1,550	\$619,653	7.80	\$79,449	\$16,289	5	87.5%	1.56	3	\$25,409
Clothing and Clothing Accessories Stores		40%	\$653	\$620	\$619,653	12.13	\$51,089	\$21,273	2	87.5%	1.56	1	\$33,183
General Merchandise		10%	\$163	\$155	\$154,963	6.46	\$24,001	\$20,030	1	87.5%	1.56	1	\$31,244
Miscellaneous Store Retailers		5%	\$82	\$77	\$77,482	3.72	\$20,834	\$26,783	1	87.5%	1.56	0	\$41,777
Personal and Household Goods Repair and Maintenance [7]		5%	\$82	\$77	\$77,482	3.17	\$24,474	\$25,028	1	87.5%	1.56	1	\$39,039
Dry Cleaning and Laundry Services [7]													
Vehicle Purchases (net outlay)	4.1%	100%	\$2,508	\$2,382	\$2,382,287	8.79	\$271,134	\$42,196	6	87.5%	1.56	4	\$65,819
Motor Vehicle and Parts Dealers		100%	\$2,508	\$2,382	\$2,382,287								
Gasoline and motor oil	4.2%	100%	\$2,578	\$2,448	\$2,448,102	38.48	\$63,618	\$18,946	3	87.5%	1.56	2	\$29,553
Gasoline Stations		100%	\$2,578	\$2,448	\$2,448,102								
Vehicle Maintenance and Repairs	1.3%	100%	\$787	\$748	\$747,893	3.55	\$210,865	\$29,204	7	98.1%	1.56	5	\$45,554
Repair and Maintenance [7]		100%	\$787	\$748	\$747,893								
Medical Services	1.3%	100%	\$773	\$734	\$734,573	2.55	\$115,061	\$4,753	2	98.1%	1.56	1	\$85,405
Ambulatory Health Care Services		40%	\$309	\$294	\$293,573	2.63	\$83,715	\$58,054	1	98.1%	1.56	1	\$90,555
General Medical and Surgical Hospitals [7]		30%	\$232	\$220	\$220,180	2.49	\$88,317	\$28,988	3	98.1%	1.56	2	\$45,217
Nursing and Residential Care Facilities		30%	\$232	\$220	\$220,180								
Drugs	0.8%	100%	\$518	\$492	\$491,615	7.51	\$65,480	\$29,774	2	87.5%	1.56	1	\$46,442
Health and Personal Care Stores		100%	\$518	\$492	\$491,615								
Medical Supplies	0.2%	100%	\$106	\$101	\$100,716	7.51	\$13,415	\$29,774	0	87.5%	1.56	0	\$46,442
Health and Personal Care Stores		100%	\$106	\$101	\$100,716								
Entertainment Fees and Admissions	0.9%	100%	\$525	\$499	\$498,595	3.34	\$149,298	\$28,077	5	87.5%	1.56	3	\$43,796
Arts, Entertainment, & Recreation		100%	\$525	\$499	\$498,595								
Audio and Visual Equipment and Services	1.8%	100%	\$1,092	\$1,037	\$1,037,078	9.53	\$108,877	\$26,708	4	87.5%	1.56	2	\$41,660
Electronics and Appliance Stores		100%	\$1,092	\$1,037	\$1,037,078								
Pets, Toys, Hobbies, and Playground Equip.	1.0%	100%	\$635	\$603	\$603,320	7.66	\$31,502	\$16,640	2	87.5%	1.56	1	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		40%	\$254	\$241	\$241,320	6.46	\$37,376	\$20,030	2	87.5%	1.56	1	\$31,244
Miscellaneous Store Retailers		40%	\$254	\$241	\$241,320								
Veterinary Services [7]	20%	20%	\$127	\$121	\$120,660	2.81	\$42,885	\$34,148	1	98.1%	1.56	1	\$53,265

Table B-1
Estimated Average Annual Household Expenditures and Associated Employment Generation - 1,000 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wages	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
	a	b	c = Income * a * b	e = d * 1000	f	g = e / f	h	i = g / h	j	k	l = j * k	m = h * j
			d = c * (inflation adjustment)									
Other Entertainment Supplies, Equipment, and Services	0.6%	100%	\$338	\$321	7.66	\$35,629	\$16,640	2	87.5%	1.56	1	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		85%	\$273	\$272,931	4.55	\$10,576	\$22,554	0	98.1%	1.56	0	\$35,181
Photographic Services [7]		15%	\$51	\$48,164								
Personal Care Products and Services	1.0%	100%	\$593	\$563	6.46	\$43,631	\$20,030	2	87.5%	1.56	1	\$31,244
Unspecified Retail		50%	\$297	\$282	2.99	\$94,088	\$16,484	6	98.1%	1.56	4	\$25,713
Personal Care Services [7]		50%	\$297	\$282								
Reading	0.2%	100%	\$99	\$94	7.66	\$12,236	\$16,640	1	98.1%	1.56	0	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		100%	\$99	\$94								
Education	1.1%	100%	\$674	\$640	4.34	\$147,550	\$24,412	6	87.5%	1.56	3	\$38,079
Educational Services		100%	\$674	\$640								
Miscellaneous	1.8%	100%	\$1,115	\$1,059	1.98	\$106,877	\$33,564	3	98.1%	1.56	2	\$52,355
Accounting [7]		20%	\$223	\$212	2.80	\$75,535	\$14,995	1	98.1%	1.56	1	\$116,980
Architectural, Engineering, and Related [7,8]		20%	\$223	\$212	3.72	\$57,007	\$53,888	1	98.1%	1.56	1	\$94,056
Specialized Design Services [7]		20%	\$223	\$212	3.47	\$60,957	\$36,983	2	98.1%	1.56	1	\$57,687
Death Care Services [7]		20%	\$223	\$212	2.76	\$76,698	\$85,734	1	98.1%	1.56	1	\$133,731
Legal Services [7]		20%	\$223	\$212								
Total per 1,000 Market Rate Households								184			107	

Per Table 4, the purchase of a 1,000 Sq. Ft. Unit requires a household income of \$61,200

[1] Percent of income spent per category is based on the 2010 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimation of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2010 expenditures converted to 2007 dollars using the Consumer Price Index for the San Francisco Metropolitan Statistical Area from the Bureau of Labor Statistics.

[4] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that such young workers do not form their own households.

[5] Based on 2010 Census data for Sonoma County.

[6] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the 2007 Economic Census.

[7] Sonoma County data not available from 2007 Economic Census. Gross receipts to wages and 2007 average wage thus based on statewide data.

[8] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2010 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2007 Economic Census, U.S. Census Bureau; Economic & Planning Systems, Inc.

Table B-2
Estimated Average Annual Household Expenditures and Associated Employment Generation - 1,500 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	a	b	c = income * a * b	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	f	g = e/f	h	i = g/h	j	k	l = i/k	m = h * j
	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]					Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	% Forming HH [4]	Workers/HH [5]	Total Worker HH	2007 Avg. HH Income
Food at Home														
Food & Beverage Stores	5.3%	100%	\$4,234	\$4,234	\$4,021	\$4,020,954	8.07	\$498,512	\$26,541	19	87.5%	1.56	11	\$41,400
Food Away From Home														
Food Services and Drinking Places	4.3%	100%	\$3,407	\$3,407	\$3,236	\$3,235,896	3.49	\$928,002	\$14,455	64	87.5%	1.56	36	\$22,547
Alcoholic Beverages														
Food & Beverage Stores	0.6%	100%	\$466	\$466	\$462									
Food Services and Drinking Places		50%	\$243	\$243	\$231	\$243,041	8.07	\$30,132	\$26,541	1	87.5%	1.56	1	\$41,400
		50%	\$243	\$243	\$231	\$243,041	3.49	\$69,700	\$14,455	5	87.5%	1.56	3	\$22,547
Housing Maintenance, Repairs, Insurance, Other expenses														
Personal and Household Goods Repair and Maintenance [7]	1.6%	100%	\$1,254	\$1,254	\$1,191									
Building Material and Garden Equipment and Supplies Dealer		45%	\$564	\$564	\$536	\$535,763	3.72	\$144,058	\$26,783	5	98.1%	1.56	3	\$41,777
Real Estate and Rental and Leasing		45%	\$564	\$564	\$536	\$535,763	7.52	\$71,264	\$35,469	2	87.5%	1.56	1	\$55,325
		10%	\$125	\$125	\$119	\$119,059	5.29	\$22,510	\$35,283	1	98.1%	1.56	0	\$55,036
Fuel Oil and Other Fuels [6]														
Nonstore Retailers	0.2%	100%	\$124	\$124	\$117	\$117,499	6.95	\$16,910	\$37,028	0	87.5%	1.56	0	\$57,758
Water and Other Public Services [6]														
Waste Management and Remediation Services	0.8%	100%	\$642	\$642	\$609	\$609,330	4.79	\$127,174	\$40,694	3	98.1%	1.56	2	\$63,476
Household Operations Personal Services														
Nursing and Residential Care Facilities	0.5%	100%	\$427	\$427	\$406	\$406								
Social Assistance [7]		40%	\$171	\$171	\$162	\$162,211	2.49	\$65,065	\$28,988	2	98.1%	1.56	1	\$45,217
		60%	\$256	\$256	\$243	\$243,316	2.98	\$91,554	\$23,861	3	98.1%	1.56	2	\$37,219
Household Operations Other Household Expenses														
Services to Buildings and Dwellings [7]	1.0%	100%	\$828	\$828	\$786	\$786,098	2.64	\$297,282	\$25,071	12	98.1%	1.56	7	\$39,106
Housekeeping Supplies														
Building Materials and Garden Equipment and Supplies Dealers	1.1%	100%	\$893	\$893	\$848									
Food & Beverage Stores		10%	\$89	\$89	\$85	\$84,949	7.52	\$11,286	\$35,469	0	87.5%	1.56	0	\$55,325
General Merchandise		35%	\$313	\$313	\$297	\$296,970	8.07	\$36,818	\$26,541	1	87.5%	1.56	1	\$41,400
Miscellaneous Store Retailers		35%	\$313	\$313	\$297	\$296,970	12.13	\$24,477	\$21,273	1	87.5%	1.56	1	\$35,183
		20%	\$179	\$179	\$170	\$169,697	6.46	\$26,283	\$20,030	1	87.5%	1.56	1	\$31,244
Household Furnishings and Equipment														
Furniture and Home Furnishings Stores	2.6%	100%	\$2,036	\$2,036	\$1,934									
Electronics and Appliance Stores		40%	\$815	\$815	\$774	\$773,620	6.15	\$125,738	\$29,650	4	87.5%	1.56	2	\$46,094
General Merchandise Stores		40%	\$815	\$815	\$774	\$773,620	9.53	\$81,218	\$26,708	3	87.5%	1.56	2	\$41,660
		10%	\$204	\$204	\$193	\$193,405	12.13	\$15,941	\$21,273	1	87.5%	1.56	0	\$33,183
Miscellaneous Store Retailers		10%	\$204	\$204	\$193	\$193,405	6.46	\$29,955	\$20,030	1	87.5%	1.56	1	\$31,244

Table B-2
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 1,500 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent Per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
	a	b	c = Income * a * b	d = c * (initialiation adjustment)	e = d * 1000	f	g = e / f	h	i = g / h	j	k	l = j / k	m = h * j
Apparel and Services													
Clothing and Clothing Accessories Stores	2.5%	100%	\$2,010	\$1,909	\$763,638	7.80	\$97,878	\$16,289	6	87.5%	1.56	3	\$25,409
General Merchandise		40%	\$804	\$764	\$763,638	12.13	\$62,940	\$21,273	3	87.5%	1.56	2	\$33,183
Miscellaneous Store Retailers		10%	\$201	\$191	\$180,910	6.46	\$29,568	\$20,030	1	87.5%	1.56	1	\$31,244
Personal and Household Goods Repair and Maintenance [7]		5%	\$101	\$95	\$95,455	3.72	\$25,666	\$26,763	1	87.5%	1.56	1	\$41,777
Dry Cleaning and Laundry Services [7]		5%	\$101	\$95	\$95,455	3.17	\$30,151	\$25,028	1	87.5%	1.56	1	\$39,039
Vehicle Purchases (net outlay)													
Motor Vehicle and Parts Dealers	5.8%	100%	\$4,622	\$4,390	\$4,390,088	8.79	\$499,648	\$42,196	12	87.5%	1.56	7	\$65,819
Gasoline and motor oil	3.7%	100%	\$2,941	\$2,793	\$2,792,936	38.48	\$72,579	\$18,946	4	87.5%	1.56	2	\$29,553
Gasoline Stations		100%	\$2,941	\$2,793	\$2,792,936								
Vehicle Maintenance and Repairs	1.4%	100%	\$1,104	\$1,048	\$1,048,131	3.55	\$295,515	\$29,204	10	98.1%	1.56	6	\$45,554
Repair and Maintenance [7]		100%	\$1,104	\$1,048	\$1,048,131								
Medical Services													
Ambulatory Health Care Services	1.2%	100%	\$963	\$915	\$386,014	2.55	\$143,453	\$54,753	3	98.1%	1.56	2	\$85,405
General Medical and Surgical Hospitals [7]		40%	\$385	\$366	\$386,014	2.63	\$104,372	\$58,054	2	98.1%	1.56	1	\$90,555
Nursing and Residential Care Facilities		30%	\$289	\$275	\$274,510	2.49	\$110,110	\$28,988	4	98.1%	1.56	2	\$45,217
		30%	\$289	\$275	\$274,510	\$0							
Drugs													
Health and Personal Care Stores	0.8%	100%	\$613	\$582	\$582,285	7.51	\$77,558	\$29,774	3	87.5%	1.56	1	\$46,442
		100%	\$613	\$582	\$582,285	\$0							
Medical Supplies													
Health and Personal Care Stores	0.2%	100%	\$177	\$168	\$168,450	7.51	\$22,436	\$29,774	1	87.5%	1.56	0	\$46,442
		100%	\$177	\$168	\$168,450								
Entertainment Fees and Admissions													
Arts, Entertainment, & Recreation	0.8%	100%	\$668	\$634	\$634,285	3.34	\$189,929	\$28,077	7	87.5%	1.56	4	\$43,795
		100%	\$668	\$634	\$634,285								
Audio and Visual Equipment and Services													
Electronics and Appliance Stores	1.6%	100%	\$1,243	\$1,180	\$1,180,187	9.53	\$123,901	\$26,708	5	87.5%	1.56	3	\$41,660
		100%	\$1,243	\$1,180	\$1,180,187								
Pets, Toys, Hobbies, and Playground Equip.													
Sporting Goods, Hobby, and Musical Instrument Stores	1.2%	100%	\$957	\$909	\$363,518	7.66	\$47,454	\$16,640	3	87.5%	1.56	2	\$25,955
Miscellaneous Store Retailers		40%	\$383	\$364	\$363,518	6.46	\$56,302	\$20,030	3	87.5%	1.56	2	\$31,244
		40%	\$383	\$364	\$363,518								
Veterinary Services [7]		20%	\$191	\$182	\$181,759	2.81	\$64,601	\$34,148	2	98.1%	1.56	1	\$53,265

Table B-2
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 1,500 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	a	b	c = Income * a * b	2010 Expenditures [3]	2007 Expenditures per 1000 Households	f	g = e/f	h	i = g/h	j	k	l = j/k	m = h * j
% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]		2010 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	% Forming HH [4]	Workers/HH [5]	Total Worker HH	2007 Avg. HH Income	
Other Entertainment Supplies, Equipment, and Services	0.5%	100%	\$393	\$373	7.66	\$41,420	\$16,640	2	87.5%	1.56	1	\$25,955	
Sporting Goods, Hobby, and Musical Instrument Stores	15%	85%	\$59	\$56	4.55	\$12,295	\$22,554	1	98.1%	1.56	0	\$35,181	
Photographic Services [7]	0.9%	100%	\$681	\$647	6.46	\$90,085	\$20,030	3	87.5%	1.56	1	\$31,244	
Personal Care Products and Services	50%	50%	\$340	\$323	2.99	\$108,008	\$16,484	7	98.1%	1.56	4	\$25,713	
Unspecified Retail	0.1%	100%	\$117	\$111	7.66	\$14,524	\$16,640	1	98.1%	1.56	1	\$25,955	
Personal Care Services [7]	1.0%	100%	\$810	\$769	4.34	\$177,342	\$24,412	7	87.5%	1.56	4	\$38,079	
Reading	1.5%	100%	\$1,170	\$1,112	1.98	\$112,180	\$33,584	3	98.1%	1.56	2	\$52,355	
Sporting Goods, Hobby, and Musical Instrument Stores	20%	20%	\$234	\$222	2.80	\$79,283	\$74,995	1	98.1%	1.56	1	\$116,980	
Education	20%	20%	\$234	\$222	3.72	\$99,896	\$53,888	1	98.1%	1.56	1	\$84,056	
Educational Services	20%	20%	\$234	\$222	3.47	\$63,981	\$36,983	2	98.1%	1.56	1	\$57,887	
Miscellaneous	20%	20%	\$234	\$222	2.76	\$80,504	\$85,734	1	98.1%	1.56	1	\$133,731	
Accounting [7]													
Architectural, Engineering, and Related [7,8]													
Specialized Design Services [7]													
Death Care Services [7]													
Legal Services [7]													
Total per 1,000 Market Rate Households													

Per Table 4, the purchase of a 1,500 Sq. Ft. Unit requires a household income of \$79,700

[1] Percent of income spent per category is based on the 2010 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimation of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2010 expenditures converted to 2007 dollars using the Consumer Price Index for the San Francisco Metropolitan Statistical Area from the Bureau of Labor Statistics.

[4] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that such young workers do not form their own households.

[5] Based on 2010 Census data for Sonoma County.

[6] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the 2007 Economic Census.

[7] Sonoma County data not available from 2007 Economic Census. Gross receipts to wages and 2007 average wage thus based on statewide data.

[8] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2010 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2007 Economic Census, U.S. Census Bureau; Economic & Planning Systems, Inc.

Table B-3
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 2,000 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
Calculation													
a													
b													
$c = \text{income} * a * b$													
$d = c * (\text{inflation adjustment})$													
$e = d * 1000$													
f													
$g = e / f$													
h													
$i = g / h$													
j													
k													
$l = j * k$													
$m = h * l$													
Food at Home	5.2%	100%	\$5,227	\$4,964	\$4,964	8.07	\$615,483	\$26,541	23	87.5%	1.56	13	\$41,400
Food & Beverage Stores		100%	\$5,227	\$4,964	\$4,964	8.07	\$615,483	\$26,541	23	87.5%	1.56	13	\$41,400
Food Away From Home	3.8%	100%	\$3,775	\$3,586	\$3,586	3.49	\$1,028,276	\$14,455	71	87.5%	1.56	40	\$22,547
Food Services and Drinking Places		100%	\$3,775	\$3,586	\$3,586	3.49	\$1,028,276	\$14,455	71	87.5%	1.56	40	\$22,547
Alcoholic Beverages	0.6%	100%	\$610	\$580	\$580	8.07	\$37,825	\$26,541	1	87.5%	1.56	1	\$41,400
Food & Beverage Stores		50%	\$305	\$290	\$290	3.49	\$87,496	\$14,455	6	87.5%	1.56	4	\$22,547
Food Services and Drinking Places		50%	\$305	\$290	\$290	3.49	\$87,496	\$14,455	6	87.5%	1.56	4	\$22,547
Housing Maintenance, Repairs, Insurance, Other expenses Personal and Household Goods Repair and Maintenance [7]	1.5%	100%	\$1,467	\$1,393	\$1,393	3.72	\$168,563	\$26,783	6	98.1%	1.56	4	\$41,777
Building Material and Garden Equipment and Supplies Dealer		45%	\$660	\$627	\$627	7.52	\$83,386	\$35,469	2	87.5%	1.56	1	\$55,325
Real Estate and Rental and Leasing		10%	\$147	\$139	\$139	5.29	\$26,339	\$35,283	1	98.1%	1.56	0	\$55,036
Fuel Oil and Other Fuels [6]	0.2%	100%	\$216	\$206	\$206	6.95	\$29,585	\$37,028	1	87.5%	1.56	0	\$57,758
Nonstore Retailers		100%	\$216	\$206	\$206	6.95	\$29,585	\$37,028	1	87.5%	1.56	0	\$57,758
Water and Other Public Services [6]	0.7%	100%	\$718	\$682	\$682	4.79	\$142,411	\$40,694	3	98.1%	1.56	2	\$63,476
Waste Management and Remediation Services		100%	\$718	\$682	\$682	4.79	\$142,411	\$40,694	3	98.1%	1.56	2	\$63,476
Household Operations Personal Services	0.6%	100%	\$625	\$594	\$594	2.49	\$95,267	\$28,988	3	98.1%	1.56	2	\$45,217
Nursing and Residential Care Facilities		40%	\$250	\$238	\$238	2.98	\$119,410	\$23,861	5	98.1%	1.56	3	\$37,219
Social Assistance [7]		60%	\$375	\$356	\$356	2.98	\$119,410	\$23,861	5	98.1%	1.56	3	\$37,219
Household Operations Other Household Expenses	1.0%	100%	\$951	\$903	\$903	2.64	\$341,575	\$25,071	14	98.1%	1.56	9	\$39,106
Services to Buildings and Dwellings [7]		100%	\$951	\$903	\$903	2.64	\$341,575	\$25,071	14	98.1%	1.56	9	\$39,106
Housekeeping Supplies	0.9%	100%	\$898	\$853	\$853	7.52	\$11,345	\$35,469	0	87.5%	1.56	0	\$55,325
Building Materials and Garden Equipment and Supplies Dealers		10%	\$90	\$85	\$85	8.07	\$37,010	\$26,541	1	87.5%	1.56	1	\$41,400
Food & Beverage Stores		35%	\$314	\$299	\$299	12.13	\$24,605	\$21,273	1	87.5%	1.56	1	\$33,183
General Merchandise		35%	\$314	\$299	\$299	12.13	\$24,605	\$21,273	1	87.5%	1.56	1	\$33,183
Miscellaneous Store Retailers		20%	\$180	\$171	\$171	6.46	\$26,420	\$20,030	1	87.5%	1.56	1	\$31,244
Household Furnishings and Equipment	2.1%	100%	\$2,067	\$1,953	\$1,953	6.15	\$127,607	\$29,550	4	87.5%	1.56	2	\$46,054
Furniture and Home Furnishings Stores		40%	\$827	\$785	\$785	9.53	\$82,425	\$26,708	3	87.5%	1.56	2	\$41,660
Electronics and Appliance Stores		40%	\$827	\$785	\$785	9.53	\$82,425	\$26,708	3	87.5%	1.56	2	\$41,660
General Merchandise Stores		10%	\$207	\$196	\$196	12.13	\$16,176	\$21,273	1	87.5%	1.56	0	\$33,183
Miscellaneous Store Retailers		10%	\$207	\$196	\$196	6.46	\$30,400	\$20,030	2	87.5%	1.56	1	\$31,244

Table B-3
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 2,000 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
	a	b	c = income * a * b	d = c * (inflation adjustment)	e = d * 1000	f	g = e / f	h	i = g / h	j	k	l = j * k	m = h * j
Apparel and Services	2.2%	100%	\$2,202	\$2,092	\$836,737	7.80	\$107,247	\$16,289	7	87.5%	1.56	4	\$25,409
Clothing and Clothing Accessories Stores		40%	\$881	\$837	\$696,737	12.13	\$86,985	\$21,273	3	87.5%	1.56	2	\$33,183
General Merchandise		40%	\$881	\$837	\$209,184	6.46	\$32,398	\$20,030	2	87.5%	1.56	1	\$31,244
Miscellaneous Store Retailers		10%	\$220	\$209	\$104,592	3.72	\$28,123	\$26,783	1	87.5%	1.56	1	\$41,777
Personal and Household Goods Repair and Maintenance [7]		5%	\$110	\$105	\$104,592	3.17	\$33,037	\$25,028	1	87.5%	1.56	1	\$39,039
Dry Cleaning and Laundry Services [7]		5%	\$110	\$105									
Vehicle Purchases (net outlay)	4.3%	100%	\$4,279	\$4,064	\$4,064,494	8.79	\$462,591	\$42,196	11	87.5%	1.56	6	\$65,819
Motor Vehicle and Parts Dealers		100%	\$4,279	\$4,064									
Gasoline and motor oil	3.3%	100%	\$3,338	\$3,170	\$3,170,021	38.48	\$82,378	\$18,946	4	87.5%	1.56	2	\$29,553
Gasoline Stations		100%	\$3,338	\$3,170									
Vehicle Maintenance and Repairs	1.2%	100%	\$1,202	\$1,142	\$1,141,601	3.55	\$321,869	\$29,204	11	98.1%	1.56	7	\$45,554
Repair and Maintenance [7]		100%	\$1,202	\$1,142									
Medical Services	1.2%	100%	\$1,154	\$1,086	\$438,270	2.55	\$171,772	\$54,753	3	98.1%	1.56	2	\$65,405
Ambulatory Health Care Services		40%	\$461	\$438	\$328,702	2.63	\$124,977	\$58,054	2	98.1%	1.56	1	\$90,655
General Medical and Surgical Hospitals [7]		30%	\$346	\$329	\$328,702	2.49	\$131,847	\$28,988	5	98.1%	1.56	3	\$45,217
Nursing and Residential Care Facilities		30%	\$346	\$329	\$0								
Drugs	0.6%	100%	\$632	\$600	\$600,325	7.51	\$79,959	\$29,774	3	87.5%	1.56	2	\$46,442
Health and Personal Care Stores		100%	\$632	\$600									
Medical Supplies	0.2%	100%	\$176	\$167	\$167,304	7.51	\$22,284	\$29,774	1	87.5%	1.56	0	\$46,442
Health and Personal Care Stores		100%	\$176	\$167									
Entertainment Fees and Admissions	0.9%	100%	\$877	\$833	\$833,238	3.34	\$249,503	\$28,077	9	87.5%	1.56	5	\$43,796
Arts, Entertainment, & Recreation		100%	\$877	\$833									
Audio and Visual Equipment and Services	1.4%	100%	\$1,422	\$1,350	\$1,350,457	9.53	\$141,776	\$26,708	5	87.5%	1.56	3	\$41,660
Electronics and Appliance Stores		100%	\$1,422	\$1,350									
Pets, Toys, Hobbies, and Playground Equip.	0.9%	100%	\$857	\$814	\$814								
Sporting Goods, Hobby, and Musical Instrument Stores		40%	\$343	\$325	\$325,422	7.66	\$42,481	\$16,640	3	87.5%	1.56	1	\$25,955
Miscellaneous Store Retailers		40%	\$343	\$325	\$325,422	6.46	\$50,401	\$20,030	3	87.5%	1.56	1	\$31,244
Veterinary Services [7]		20%	\$171	\$163	\$162,711	2.81	\$57,830	\$34,148	2	98.1%	1.56	1	\$53,265

Table B-3
Estimated Average Annual Household Expenditures and Associated Employment Generation - 2,000 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
	a	b	c = Income * a * b	d = c * (inflation adjustment)	f	g = e / f	h	i = g / h	j	k	l = j / k	m = h * j
Other Entertainment Supplies, Equipment, and Services	0.4%	100%	\$435	\$413	7.66	\$45,864	\$16,640	3	87.5%	1.56	2	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		85%	\$370	\$351	4.55	\$13,614	\$22,554	1	98.1%	1.56	0	\$35,181
Photographic Services [7]		15%	\$65	\$62	6.46	\$66,060	\$20,030	3	87.5%	1.56	2	\$31,244
Personal Care Products and Services	0.9%	100%	\$898	\$426	2.99	\$142,435	\$16,484	9	98.1%	1.56	5	\$25,713
Unspecified Retail		50%	\$449	\$426	7.66	\$17,272	\$16,640	1	98.1%	1.56	1	\$25,955
Personal Care Services [7]		50%	\$449	\$426	4.34	\$261,095	\$24,412	11	87.5%	1.56	6	\$38,079
Reading	0.1%	100%	\$139	\$132	1.98	\$120,288	\$33,564	4	98.1%	1.56	2	\$25,355
Sporting Goods, Hobby, and Musical Instrument Stores		100%	\$139	\$132	2.80	\$85,013	\$74,995	1	98.1%	1.56	1	\$116,980
Education	1.2%	100%	\$1,193	\$1,133	3.72	\$64,161	\$53,888	1	98.1%	1.56	1	\$84,056
Educational Services		20%	\$1,193	\$1,133	3.47	\$68,606	\$36,983	2	98.1%	1.56	1	\$57,687
Miscellaneous	1.3%	100%	\$1,255	\$1,192	2.76	\$96,322	\$85,734	1	98.1%	1.56	1	\$133,731
Accounting [7]		20%	\$251	\$238								
Architectural, Engineering, and Related [7,8]		20%	\$251	\$238								
Specialized Design Services [7]		20%	\$251	\$238								
Death Care Services [7]		20%	\$251	\$238								
Legal Services [7]		20%	\$251	\$238								
Total per 1,000 Market Rate Households								260			152	

Per Table 4, the purchase of a 2,000 Sq. Ft. Unit requires a household income of \$99,900

[1] Percent of income spent per category is based on the 2010 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimation of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2010 expenditures converted to 2007 dollars using the Consumer Price Index for the San Francisco Metropolitan Statistical Area from the Bureau of Labor Statistics.

[4] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that such young workers do not form their own households.

[5] Based on 2010 Census data for Sonoma County.

[6] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the 2007 Economic Census.

[7] Sonoma County data not available from 2007 Economic Census. Gross receipts to wages and 2007 average wage thus based on statewide data.

[8] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Sources: 2010 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2007 Economic Census, U.S. Census Bureau; Economic & Planning Systems, Inc.

Table B-4
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 2,500 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	a	b	c = Income * a * d = c * (inflation adjustment)	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	j	k	l = j/k	m = n * j
	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]				e = d * 1000	f	g = e / f	h	l = g / h				
Food at Home														
Food & Beverage Stores	4.4%	100%	\$5,379	\$5,109	\$5,109	\$5,108,616	8.07	\$693,358	\$26,541	24	87.5%	1.56	13	\$41,400
Food Away From Home														
Food Services and Drinking Places	3.8%	100%	\$4,583	\$4,353	\$4,353	\$4,352,721	3.49	\$1,248,289	\$14,455	86	87.5%	1.56	48	\$22,547
Alcoholic Beverages														
Food & Beverage Stores	0.6%	100%	\$761	\$722	\$722	\$380,315	8.07	\$47,151	\$26,541	2	87.5%	1.56	1	\$41,400
Food Services and Drinking Places		50%	\$380	\$361	\$361	\$380,315	3.49	\$109,068	\$14,455	8	87.5%	1.56	5	\$22,547
		50%	\$380	\$361	\$361	\$380,315	3.49	\$109,068	\$14,455	8	87.5%	1.56	5	\$22,547
Housing Maintenance, Repairs, Insurance, Other expenses														
Personal and Household Goods Repair and Maintenance [7]	1.4%	100%	\$1,673	\$1,589	\$1,589	\$714,890	3.72	\$192,223	\$26,783	7	98.1%	1.56	5	\$41,777
Building Material and Garden Equipment and Supplies Dealer		45%	\$753	\$715	\$715	\$714,890	7.52	\$95,090	\$35,469	3	87.5%	1.56	2	\$55,325
Real Estate and Rental and Leasing		10%	\$167	\$159	\$159	\$158,864	5.29	\$30,036	\$35,283	1	98.1%	1.56	1	\$55,036
Fuel Oil and Other Fuels [6]														
Nonstore Retailers	0.2%	100%	\$200	\$190	\$190	\$189,878	6.95	\$27,326	\$37,028	1	87.5%	1.56	0	\$57,758
Water and Other Public Services [6]														
Waste Management and Remediation Services	0.6%	100%	\$708	\$673	\$673	\$672,710	4.79	\$140,402	\$40,694	3	98.1%	1.56	2	\$63,476
Household Operations Personal Services														
Nursing and Residential Care Facilities	0.7%	100%	\$842	\$799	\$799	\$319,718	2.49	\$128,243	\$28,968	4	98.1%	1.56	3	\$45,217
Social Assistance [7]		60%	\$505	\$480	\$480	\$479,577	2.98	\$160,744	\$23,861	7	98.1%	1.56	4	\$37,219
Household Operations Other Household Expenses														
Services to Buildings and Dwellings [7]	1.0%	100%	\$1,207	\$1,146	\$1,146	\$1,146,500	2.64	\$433,576	\$25,071	17	98.1%	1.56	11	\$39,106
Housekeeping Supplies														
Building Materials and Garden Equipment and Supplies Dealers	0.9%	100%	\$1,098	\$1,043	\$1,043	\$1,042,252	7.52	\$13,867	\$35,469	0	87.5%	1.56	0	\$55,325
Food & Beverage Stores		35%	\$384	\$365	\$365	\$364,882	8.07	\$45,237	\$26,541	2	87.5%	1.56	1	\$41,400
General Merchandise		35%	\$384	\$365	\$365	\$364,882	12.13	\$30,074	\$21,273	1	87.5%	1.56	1	\$33,183
Miscellaneous Store Retailers		20%	\$220	\$209	\$209	\$209,504	6.46	\$32,283	\$20,030	2	87.5%	1.56	1	\$31,244
Household Furnishings and Equipment														
Furniture and Home Furnishings Stores	2.3%	100%	\$2,830	\$2,688	\$2,688	\$1,075,251	6.15	\$174,762	\$29,550	6	87.5%	1.56	3	\$46,094
Electronics and Appliance Stores		40%	\$1,132	\$1,075	\$1,075	\$1,075,251	9.53	\$112,884	\$26,708	4	87.5%	1.56	2	\$41,660
General Merchandise Stores		10%	\$283	\$269	\$269	\$268,813	12.13	\$22,156	\$21,273	1	87.5%	1.56	1	\$33,183
Miscellaneous Store Retailers		10%	\$283	\$269	\$269	\$268,813	6.46	\$41,634	\$20,030	2	87.5%	1.56	1	\$31,244

Table B-4
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 2,500 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
	a	b	c = income * a * b	d = c * (initiation adjustment)	e = d * 1000	f	g = e / f	h	i = g / h	j	k	l = j / k	m = h * j
Apparel and Services													
Clothing and Clothing Accessories Stores	3.4%	100%	\$4,126	\$3,919	\$1,567,486	7.80	\$200,910	\$16,289	12	87.5%	1.56	7	\$25,409
General Merchandise	40%	40%	\$1,650	\$1,567	\$1,567,486	12.13	\$129,194	\$21,273	6	87.5%	1.56	3	\$33,183
Miscellaneous Store Retailers	10%	100%	\$413	\$392	\$391,872	6.46	\$60,693	\$20,030	3	87.5%	1.56	2	\$31,244
Personal and Household Goods Repair and Maintenance [7]	5%	5%	\$206	\$196	\$195,936	3.72	\$52,684	\$26,763	2	87.5%	1.56	1	\$41,777
Dry Cleaning and Laundry Services [7]	5%	5%	\$206	\$196	\$195,936	3.17	\$61,869	\$25,028	2	87.5%	1.56	1	\$39,039
Vehicle Purchases (net outlay)													
Motor Vehicle and Parts Dealers	4.6%	100%	\$5,527	\$5,250	\$5,249,668	8.79	\$597,479	\$42,196	14	87.5%	1.56	8	\$65,819
Gasoline and motor oil													
Gasoline Stations	2.5%	100%	\$3,076	\$2,921	\$2,921,405	38.48	\$75,918	\$18,946	4	87.5%	1.56	2	\$29,553
Vehicle Maintenance and Repairs													
Repair and Maintenance [7]	1.0%	100%	\$1,228	\$1,166	\$1,166,392	3.55	\$328,858	\$29,204	11	98.1%	1.56	7	\$45,554
Medical Services													
Ambulatory Health Care Services	0.9%	100%	\$1,137	\$1,080	\$431,836	2.55	\$169,251	\$64,753	3	98.1%	1.56	2	\$85,405
General Medical and Surgical Hospitals [7]	30%	30%	\$341	\$324	\$323,877	2.63	\$123,142	\$68,054	2	98.1%	1.56	1	\$90,555
Nursing and Residential Care Facilities	30%	30%	\$341	\$324	\$323,877	2.49	\$129,912	\$28,988	4	98.1%	1.56	3	\$45,217
Drugs													
Health and Personal Care Stores	0.5%	100%	\$590	\$561	\$560,591	7.51	\$74,667	\$29,774	3	87.5%	1.56	1	\$46,442
Medical Supplies													
Health and Personal Care Stores	0.2%	100%	\$196	\$186	\$186,261	7.51	\$24,809	\$29,774	1	87.5%	1.56	0	\$46,442
Entertainment Fees and Admissions													
Arts, Entertainment, & Recreation	1.0%	100%	\$1,248	\$1,185	\$1,185,380	3.34	\$354,948	\$28,077	13	87.5%	1.56	7	\$43,796
Audio and Visual Equipment and Services													
Electronics and Appliance Stores	1.2%	100%	\$1,491	\$1,416	\$1,415,946	9.53	\$148,652	\$26,708	6	87.5%	1.56	3	\$41,660
Pets, Toys, Hobbies, and Playground Equip.													
Sporting Goods, Hobby, and Musical Instrument Stores	0.9%	100%	\$1,100	\$1,044	\$417,731	7.66	\$54,531	\$16,640	3	87.5%	1.56	2	\$25,955
Miscellaneous Store Retailers	40%	40%	\$440	\$418	\$417,731	6.46	\$64,698	\$20,030	3	87.5%	1.56	2	\$31,244
Veterinary Services [7]	20%	20%	\$220	\$209	\$209,866	2.81	\$74,235	\$34,148	2	98.1%	1.56	1	\$53,265

Table B-4
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 2,500 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures [3]	2007 Expenditures per '1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
	a	b	c = Income * a * d * c * (inflation adjustment)	e = d * 1000	f	g = e / f	h	i = g / h	j	k	l = j / k	m = h * j
Other Entertainment Supplies, Equipment, and Services	0.8%	100%	\$1,009	\$858	7.66	\$106,347	\$16,640	6	87.5%	1.56	4	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		85%	\$658	\$615	4.55	\$31,567	\$22,554	1	98.1%	1.56	1	\$35,181
Photographic Services [7]		15%	\$151	\$144								
Personal Care Products and Services	0.9%	100%	\$1,084	\$1,030	6.46	\$79,752	\$20,030	4	87.5%	1.56	2	\$31,244
Unspecified Retail		50%	\$542	\$515	2.99	\$171,984	\$16,484	10	98.1%	1.56	7	\$25,713
Personal Care Services [7]		50%	\$542	\$515								
Reading	0.1%	100%	\$170	\$162	7.66	\$21,128	\$16,640	1	98.1%	1.56	1	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		100%	\$170	\$162								
Education	2.1%	100%	\$2,511	\$2,385	4.34	\$549,737	\$24,412	23	87.5%	1.56	13	\$38,079
Educational Services		100%	\$2,511	\$2,385								
Miscellaneous	0.9%	100%	\$1,068	\$1,014	1.98	\$102,383	\$33,564	3	98.1%	1.56	2	\$52,355
Accounting [7]		20%	\$214	\$203	2.80	\$72,359	\$74,995	1	98.1%	1.56	1	\$116,980
Architectural, Engineering, and Related [7,8]		20%	\$214	\$203	3.72	\$54,611	\$53,888	1	98.1%	1.56	1	\$84,056
Specialized Design Services [7]		20%	\$214	\$203	3.47	\$58,394	\$36,883	2	98.1%	1.56	1	\$57,687
Death Care Services [7]		20%	\$214	\$203	2.76	\$73,474	\$85,794	1	98.1%	1.56	1	\$133,731
Legal Services [7]		20%	\$214	\$203								
Total per 1,000 Market Rate Households								329			191	

Per Table 4, the purchase of a 2,500 Sq. Ft. Unit requires a household income of \$121,400.

[1] Percent of income spent per category is based on the 2010 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimation of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2010 expenditures converted to 2007 dollars using the Consumer Price Index for the San Francisco Metropolitan Statistical Area from the Bureau of Labor Statistics.

[4] BLS data indicates that 12.3% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that such young workers do not form their own households.

[5] Based on 2010 Census data for Sonoma County.

[6] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the 2007 Economic Census.

[7] Sonoma County data not available from 2007 Economic Census. Gross receipts to wages and 2007 average wage thus based on statewide data.

[8] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Sources: 2010 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2007 Economic Census, U.S. Census Bureau; Census 2010; Economic & Planning Systems, Inc.

**Table B-5
Estimated Average Annual Household Expenditures and Associated Employment Generation - 3,000 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129**

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
	a	b	c = Income b	d = c * (inflation adjustment)	e = d * 1000	f	g = e / f	h	i = g / h	j	k	m = h * j
Calculation												
Food at Home	4.4%	100%	\$6,407	\$6,085	8.07	\$754,396	\$26,541	28	87.5%	1.56	16	\$41,400
Food & Beverage Stores		100%	\$6,407	\$6,085								
Food Away From Home	3.8%	100%	\$5,459	\$5,185	3.49	\$1,486,841	\$14,455	103	87.5%	1.56	58	\$22,547
Food Services and Drinking Places		100%	\$5,459	\$5,185								
Alcoholic Beverages	0.6%	100%	\$906	\$861	8.07	\$66,162	\$26,541	2	87.5%	1.56	1	\$41,400
Food & Beverage Stores		50%	\$453	\$430								
Food Services and Drinking Places		50%	\$453	\$430	3.49	\$129,911	\$14,455	9	87.5%	1.56	6	\$22,547
Housing Maintenance, Repairs, Insurance, Other expenses	1.4%	100%	\$1,992	\$1,892	3.72	\$228,957	\$26,783	9	98.1%	1.56	5	\$41,777
Personal and Household Goods Repair and Maintenance [7]		45%	\$897	\$852	7.52	\$113,262	\$35,469	3	87.5%	1.56	2	\$55,325
Building Material and Garden Equipment and Supplies Dealer		45%	\$897	\$852	5.29	\$35,776	\$35,283	1	98.1%	1.56	1	\$55,036
Real Estate and Rental and Leasing		10%	\$199	\$189								
Fuel Oil and Other Fuels [6]	0.2%	100%	\$238	\$226	6.95	\$32,548	\$37,028	1	87.5%	1.56	0	\$57,758
Nonstore Retailers		100%	\$238	\$226								
Water and Other Public Services [6]	0.6%	100%	\$844	\$801	4.79	\$167,233	\$40,694	4	98.1%	1.56	3	\$63,476
Waste Management and Remediation Services		100%	\$844	\$801								
Household Operations Personal Services	0.7%	100%	\$1,002	\$952	2.49	\$152,751	\$28,988	5	98.1%	1.56	3	\$45,217
Nursing and Residential Care Facilities		40%	\$401	\$381	2.98	\$191,462	\$23,861	8	98.1%	1.56	5	\$37,219
Social Assistance [7]		60%	\$601	\$571								
Household Operations Other Household Expenses	1.0%	100%	\$1,438	\$1,366	2.64	\$516,434	\$25,071	21	98.1%	1.56	13	\$39,106
Services to Buildings and Dwellings [7]		100%	\$1,438	\$1,366								
Housekeeping Supplies	0.9%	100%	\$1,307	\$1,242	7.52	\$16,517	\$35,469	0	87.5%	1.56	0	\$55,325
Building Materials and Garden Equipment and Supplies Dealers		10%	\$131	\$124	8.07	\$63,883	\$26,541	2	87.5%	1.56	1	\$41,400
Food & Beverage Stores		35%	\$458	\$435	12.13	\$35,821	\$21,273	2	87.5%	1.56	1	\$33,183
General Merchandise		35%	\$458	\$435	6.46	\$38,464	\$20,030	2	87.5%	1.56	1	\$31,244
Miscellaneous Store Retailers		20%	\$261	\$248								
Household Furnishings and Equipment	2.3%	100%	\$3,371	\$3,202	6.15	\$208,160	\$29,560	7	87.5%	1.56	4	\$46,094
Furniture and Home Furnishings Stores		40%	\$1,348	\$1,281	9.53	\$134,457	\$26,708	5	87.5%	1.56	3	\$41,660
Electronics and Appliance Stores		40%	\$1,348	\$1,281	12.13	\$26,390	\$21,273	1	87.5%	1.56	1	\$33,183
General Merchandise Stores		10%	\$337	\$320	6.46	\$49,590	\$20,030	2	87.5%	1.56	1	\$31,244
Miscellaneous Store Retailers		10%	\$337	\$320								

Table B-5
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 3,000 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	a % of Household Income Spent per Category [1]	b % of Category Expenditure per Type of Business [2]	c = income * a * d = c * (initial adjustment)	2010 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	h i = g/h	j % Forming HH [4]	k Workers/ HH [5]	Total Worker HH	m = h * j	2007 Avg. HH Income
Apparel and Services	3.4%	100%	\$4,914	\$4,668	\$1,867,039	7.80	\$239,304	\$16,289	15	87.5%	1.56	8	8	\$25,409
Clothing and Clothing Accessories Stores		40%	\$1,966	\$1,867	\$1,867,039	12.13	\$153,884	\$21,273	7	87.5%	1.56	4	4	\$33,183
General Merchandise		40%	\$1,966	\$467	\$466,760	6.46	\$72,292	\$20,030	4	87.5%	1.56	2	2	\$31,244
Miscellaneous Store Retailers		10%	\$491	\$233	\$233,380	3.72	\$62,752	\$26,783	2	87.5%	1.56	1	1	\$41,777
Personal and Household Goods Repair and Maintenance [7]		5%	\$246	\$233	\$233,380	3.17	\$73,716	\$25,028	3	87.5%	1.56	2	2	\$39,039
Dry Cleaning and Laundry Services [7]		5%	\$246	\$233	\$233,380									
Vehicle Purchases (net outlay)	4.6%	100%	\$6,583	\$6,253	\$6,252,899	8.79	\$711,659	\$42,196	17	87.5%	1.56	9	9	\$65,819
Motor Vehicle and Parts Dealers		100%	\$6,583	\$6,253	\$6,252,899									
Gasoline and motor oil	2.5%	100%	\$3,664	\$3,480	\$3,479,696	38.48	\$90,426	\$18,946	5	87.5%	1.56	3	3	\$29,553
Gasoline Stations		100%	\$3,664	\$3,480	\$3,479,696									
Vehicle Maintenance and Repairs	1.0%	100%	\$1,463	\$1,389	\$1,389,294	3.55	\$391,704	\$29,204	13	98.1%	1.56	8	8	\$45,554
Repair and Maintenance [7]		100%	\$1,463	\$1,389	\$1,389,294									
Medical Services	0.9%	100%	\$1,354	\$1,286	\$1,286	2.55	\$201,595	\$54,753	4	98.1%	1.56	2	2	\$85,405
Ambulatory Health Care Services		40%	\$542	\$514	\$514,362	2.53	\$146,675	\$58,054	3	98.1%	1.56	2	2	\$90,555
General Medical and Surgical Hospitals [7]		30%	\$406	\$386	\$385,771	2.49	\$154,738	\$28,988	5	98.1%	1.56	3	3	\$45,217
Nursing and Residential Care Facilities		30%	\$406	\$386	\$385,771									
Drugs	0.5%	100%	\$703	\$668	\$667,723	7.51	\$88,936	\$29,774	3	87.5%	1.56	2	2	\$46,442
Health and Personal Care Stores		100%	\$703	\$668	\$667,723									
Medical Supplies	0.2%	100%	\$234	\$222	\$221,856	7.51	\$29,550	\$29,774	1	87.5%	1.56	1	1	\$46,442
Health and Personal Care Stores		100%	\$234	\$222	\$221,856									
Entertainment Fees and Admissions	1.0%	100%	\$1,487	\$1,412	\$1,411,910	3.34	\$422,780	\$28,077	15	87.5%	1.56	8	8	\$43,796
Arts, Entertainment, & Recreation		100%	\$1,487	\$1,412	\$1,411,910									
Audio and Visual Equipment and Services	1.2%	100%	\$1,776	\$1,687	\$1,686,538	9.53	\$177,059	\$26,708	7	87.5%	1.56	4	4	\$41,660
Electronics and Appliance Stores		100%	\$1,776	\$1,687	\$1,686,538									
Pets, Toys, Hobbies, and Playground Equip.	0.9%	100%	\$1,310	\$1,244	\$1,244	7.66	\$64,952	\$16,640	4	87.5%	1.56	2	2	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		40%	\$524	\$498	\$497,561	6.46	\$77,052	\$20,030	4	87.5%	1.56	2	2	\$31,244
Miscellaneous Store Retailers		40%	\$524	\$498	\$497,561	2.81	\$88,421	\$34,148	3	98.1%	1.56	2	2	\$53,265
Veterinary Services [7]		20%	\$262	\$249	\$248,781									

Table B-5
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 3,000 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
Calculation			$c = \text{income} \cdot a \cdot b$	$d = c \cdot (\text{inflation adjustment})$	$e = d \cdot 1000$	f	$g = e / f$	h	$i = g / h$	j	k	$l = i \cdot j \cdot k$	$m = h \cdot j$
Other Entertainment Supplies, Equipment, and Services	0.8%	100%	\$1,202	\$1,142	\$970,352	7.66	\$126,670	\$16,640	8	87.5%	1.56	1.56	4
Sporting Goods, Hobby, and Musical Instrument Stores		85%	\$1,022	\$970	\$970,352	7.66	\$126,670	\$16,640	8	87.5%	1.56	1.56	4
Photographic Services [7]		15%	\$180	\$171	\$171,239	4.55	\$37,600	\$22,554	2	98.1%	1.56	1.56	1
Personal Care Products and Services	0.9%	100%	\$1,292	\$1,227	\$613,336	6.46	\$94,993	\$20,030	5	87.5%	1.56	1.56	3
Unspecified Retail		50%	\$646	\$613	\$613,336	2.99	\$204,950	\$16,484	12	98.1%	1.56	1.56	8
Personal Care Services [7]		50%	\$646	\$613	\$613,336	2.99	\$204,950	\$16,484	12	98.1%	1.56	1.56	8
Reading	0.1%	100%	\$203	\$193	\$192,778	7.66	\$25,165	\$16,640	2	98.1%	1.56	1.56	1
Sporting Goods, Hobby, and Musical Instrument Stores		100%	\$203	\$193	\$192,778	7.66	\$25,165	\$16,640	2	98.1%	1.56	1.56	1
Education	2.1%	100%	\$2,991	\$2,841	\$2,841,052	4.34	\$654,794	\$24,412	27	87.5%	1.56	1.56	15
Educational Services		100%	\$2,991	\$2,841	\$2,841,052	4.34	\$654,794	\$24,412	27	87.5%	1.56	1.56	15
Miscellaneous	0.9%	100%	\$1,272	\$1,208	\$241,673	1.98	\$121,949	\$33,564	4	98.1%	1.56	1.56	2
Accounting [7]		20%	\$254	\$242	\$241,673	2.80	\$96,187	\$74,995	1	98.1%	1.56	1.56	1
Architectural, Engineering, and Related [7,8]		20%	\$254	\$242	\$241,673	3.72	\$85,047	\$53,888	1	98.1%	1.56	1.56	1
Specialized Design Services [7]		20%	\$254	\$242	\$241,673	3.47	\$69,553	\$36,883	2	98.1%	1.56	1.56	1
Health Care Services [7]		20%	\$254	\$242	\$241,673	2.76	\$87,515	\$85,734	1	98.1%	1.56	1.56	1
Legal Services [7]		20%	\$254	\$242	\$241,673	2.76	\$87,515	\$85,734	1	98.1%	1.56	1.56	1
Total per 1,000 Market Rate Households									392				227

Per Table 4, the purchase of a 3,000 Sq. Ft. Unit requires a household income of \$144,600

[1] Percent of income spent per category is based on the 2010 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimation of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2010 expenditures converted to 2007 dollars using the Consumer Price Index for the San Francisco Metropolitan Statistical Area from the Bureau of Labor Statistics.

[4] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that such young workers do not form their own households.

[5] Based on 2010 Census data for Sonoma County.

[6] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the 2007 Economic Census.

[7] Sonoma County data not available from 2007 Economic Census. Gross receipts to wages and 2007 average wage thus based on statewide data.

[8] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2010 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2007 Economic Census, U.S. Census Bureau; Census 2010; Economic & Planning Systems, Inc.

Table B-6
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 3,500 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	a	b	c = Income * a * b	% of Category Expenditure per Type of Business [2]	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	j	k	Total Worker HH	2007 Avg. HH Income
Calculation	e = d * 1000	f	g = e / f	h	i = g / h	j	k	m = h * j							
Food at Home	4.4%	100%	\$7,128	100%	\$7,505	\$7,128	\$7,128,497	8.07	\$883,780	\$26,541	33	87.5%	1.56	19	\$41,400
Food & Beverage Stores	3.8%	100%	\$6,395	100%	\$6,395	\$6,074	\$6,073,732	3.49	\$1,741,846	\$14,455	121	87.5%	1.56	68	\$22,547
Food Away From Home	0.6%	100%	\$1,061	100%	\$1,061	\$1,008		8.07	\$65,794	\$26,541	2	87.5%	1.56	2	\$41,400
Food Services and Drinking Places	50%	50%	\$531	50%	\$531	\$504	\$530,687	3.49	\$152,192	\$14,455	11	87.5%	1.56	7	\$22,547
Alcoholic Beverages	1.4%	100%	\$2,334	100%	\$2,334	\$2,217		3.72	\$268,225	\$26,783	10	98.1%	1.56	6	\$41,777
Housing Maintenance, Repairs, Insurance, Other expenses	45%	45%	\$1,050	45%	\$1,050	\$998	\$997,548	7.52	\$132,688	\$35,469	4	87.5%	1.56	2	\$55,325
Personal and Household Goods Repair and Maintenance [7]	10%	10%	\$233	10%	\$233	\$222	\$221,677	5.29	\$41,912	\$35,283	1	98.1%	1.56	1	\$55,036
Building Material and Garden Equipment and Supplies Dealer	0.2%	100%	\$279	100%	\$279	\$265	\$264,953	6.95	\$38,130	\$37,028	1	87.5%	1.56	1	\$57,758
Real Estate and Rental and Leasing	0.6%	100%	\$988	100%	\$988	\$939	\$938,691	4.79	\$195,915	\$40,694	5	98.1%	1.56	3	\$63,476
Fuel Oil and Other Fuels [6]	0.7%	100%	\$1,174	100%	\$1,174	\$1,115	\$1,115	2.49	\$178,949	\$28,988	6	98.1%	1.56	4	\$45,217
Nonstore Retailers	1.0%	100%	\$1,684	100%	\$1,684	\$1,600	\$1,599,811	2.64	\$605,007	\$25,071	24	98.1%	1.56	15	\$39,106
Water and Other Public Services [6]	0.9%	100%	\$1,532	100%	\$1,532	\$1,455	\$1,455	7.52	\$19,350	\$35,469	1	87.5%	1.56	0	\$55,325
Waste Management and Remediation Services	35%	35%	\$536	35%	\$536	\$509	\$509,151	8.07	\$63,124	\$26,541	2	87.5%	1.56	1	\$41,400
Household Operations Personal Services	20%	20%	\$306	20%	\$306	\$291	\$290,944	12.13	\$41,965	\$21,273	2	87.5%	1.56	1	\$33,183
Nursing and Residential Care Facilities	100%	100%	\$3,949	100%	\$3,949	\$3,751	\$3,751	6.46	\$45,061	\$20,030	2	87.5%	1.56	1	\$31,244
Social Assistance [7]	2.3%	40%	\$1,580	40%	\$1,580	\$1,500	\$1,500,391	6.15	\$243,861	\$29,550	8	87.5%	1.56	5	\$46,094
Household Operations Other Household Expenses	40%	40%	\$395	40%	\$395	\$375	\$375,098	12.13	\$30,916	\$21,273	1	87.5%	1.56	1	\$33,183
Services to Buildings and Dwellings [7]	10%	10%	\$395	10%	\$395	\$375	\$375,098	6.46	\$68,095	\$20,030	3	87.5%	1.56	2	\$31,244
Housekeeping Supplies															
Building Materials and Garden Equipment and Supplies Dealers															
Food & Beverage Stores															
General Merchandise															
Miscellaneous Store Retailers															
Household Furnishings and Equipment															
Furniture and Home Furnishings Stores															
Electronics and Appliance Stores															
General Merchandise Stores															
Miscellaneous Store Retailers															

Table B-6
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 3,500 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
Calculation													
$c = \text{Income} \cdot a \cdot b$													
$d = c \cdot (\text{inflation adjustment})$													
$e = d \cdot 1000$													
$f = g / h$													
$i = g / h$													
$j = i / k$													
$m = h \cdot j$													
Apparel and Services	3.4%	100%	\$5,757	\$5,468	\$2,187,250	7.80	\$280,347	\$16,289	17	87.5%	1.56	10	\$25,409
Clothing and Clothing Accessories Stores	40%	40%	\$2,303	\$2,187	\$2,187,250	12.13	\$180,276	\$21,273	8	87.5%	1.56	5	\$33,183
General Merchandise	10%	40%	\$576	\$547	\$546,812	6.46	\$84,690	\$20,030	4	87.5%	1.56	2	\$31,244
Miscellaneous Store Retailers	5%	5%	\$288	\$273	\$273,406	3.72	\$73,515	\$26,783	3	87.5%	1.56	2	\$41,777
Personal and Household Goods Repair and Maintenance [7]	5%	5%	\$288	\$273	\$273,406	3.17	\$86,359	\$25,028	3	87.5%	1.56	2	\$39,039
Dry Cleaning and Laundry Services [7]													
Vehicle Purchases (net outlay)	4.6%	100%	\$7,713	\$7,325	\$7,325,319	8.79	\$633,714	\$42,196	20	87.5%	1.56	11	\$65,819
Motor Vehicle and Parts Dealers													
Gasoline and motor oil	2.5%	100%	\$4,292	\$4,076	\$4,076,491	38.48	\$105,934	\$18,946	6	87.5%	1.56	3	\$29,553
Gasoline Stations													
Vehicle Maintenance and Repairs	1.0%	100%	\$1,714	\$1,628	\$1,627,568	3.55	\$456,885	\$29,204	16	98.1%	1.56	10	\$45,554
Repair and Maintenance [7]													
Medical Services	0.9%	100%	\$1,586	\$1,506	\$602,579	2.55	\$236,170	\$54,753	4	98.1%	1.56	3	\$85,405
Ambulatory Health Care Services	40%	40%	\$634	\$603	\$602,579	2.63	\$171,831	\$68,054	3	98.1%	1.56	2	\$90,555
General Medical and Surgical Hospitals [7]	30%	30%	\$476	\$452	\$451,934	2.49	\$181,277	\$28,988	6	98.1%	1.56	4	\$45,217
Nursing and Residential Care Facilities	30%	30%	\$476	\$452	\$451,934	\$0							
Drugs	0.5%	100%	\$824	\$782	\$782,242	7.51	\$104,189	\$25,774	3	87.5%	1.56	2	\$46,442
Health and Personal Care Stores													
Medical Supplies	0.2%	100%	\$274	\$260	\$259,906	7.51	\$34,618	\$28,774	1	87.5%	1.56	1	\$46,442
Health and Personal Care Stores													
Entertainment Fees and Admissions	1.0%	100%	\$1,742	\$1,654	\$1,654,054	3.34	\$495,290	\$28,077	18	87.5%	1.56	10	\$43,796
Arts, Entertainment, & Recreation													
Audio and Visual Equipment and Services	1.2%	100%	\$2,080	\$1,976	\$1,975,792	9.53	\$207,426	\$26,708	8	87.5%	1.56	4	\$41,660
Electronics and Appliance Stores													
Pets, Toys, Hobbies, and Playground Equip.	0.9%	100%	\$1,534	\$1,457	\$582,897	7.66	\$76,092	\$16,640	5	87.5%	1.56	3	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores	40%	40%	\$614	\$583	\$582,897	6.46	\$90,279	\$20,030	5	87.5%	1.56	3	\$31,244
Miscellaneous Store Retailers	40%	40%	\$614	\$583	\$582,897	2.81	\$103,586	\$34,148	3	98.1%	1.56	2	\$53,265
Veterinary Services [7]	20%	20%	\$307	\$291	\$291,448								

Table B-6
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 3,500 Square Foot Unit
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wage	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
	a	b	c = income * a * b	d = c * (inflation adjustment)	e = d * 1000	f	g = e / f	h	i = g / h	j	k	l = i * k	m = h * j
Other Entertainment Supplies, Equipment, and Services	0.8%	100%	\$1,408	\$1,337	\$1,337	7.66	\$148,395	\$16,640	9	87.5%	1.56	5	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		85%	\$1,197	\$1,137	\$1,136,774	4.55	\$44,048	\$22,554	2	98.1%	1.56	1	\$35,181
Photographic Services [7]		15%	\$211	\$201	\$200,607								
Personal Care Products and Services	0.9%	100%	\$1,513	\$1,437	\$1,437	6.46	\$111,285	\$20,030	6	87.5%	1.56	3	\$31,244
Unspecified Retail		50%	\$757	\$719	\$718,527	2.99	\$239,984	\$16,484	15	98.1%	1.56	9	\$25,713
Personal Care Services [7]		50%	\$757	\$719	\$718,527								
Reading	0.1%	100%	\$238	\$226	\$225,841	7.66	\$29,481	\$16,840	2	98.1%	1.56	1	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		100%	\$238	\$226	\$225,841								
Education	2.1%	100%	\$3,504	\$3,328	\$3,328	4.34	\$767,096	\$24,412	31	87.5%	1.56	18	\$38,079
Educational Services		100%	\$3,504	\$3,328	\$3,328								
Miscellaneous	0.9%	100%	\$1,490	\$1,416	\$1,416	1.98	\$142,865	\$33,564	4	98.1%	1.56	3	\$52,355
Accounting [7]		20%	\$298	\$283	\$283	2.80	\$100,969	\$74,955	1	98.1%	1.56	1	\$116,980
Architectural, Engineering, and Related [7, 8]		20%	\$298	\$283	\$283	3.72	\$76,203	\$53,888	1	98.1%	1.56	1	\$84,056
Specialized Design Services [7]		20%	\$298	\$283	\$283	3.47	\$81,482	\$36,983	2	98.1%	1.56	1	\$57,687
Death Care Services [7]		20%	\$298	\$283	\$283	2.76	\$102,524	\$85,734	1	198.1%	1.56	2	
Legal Services [7]		20%	\$298	\$283	\$283								
Total per 1,000 Market Rate Households									459			266	

Per Table 4, the purchase of a 3,500 Sq. Ft. Unit requires a household income of \$169,400

[1] Percent of income spent per category is based on the 2010 Consumer Expenditure Survey data for households at the most representative income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimation of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2010 expenditures converted to 2007 dollars using the Consumer Price Index for the San Francisco Metropolitan Statistical Area from the Bureau of Labor Statistics.

[4] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that such young workers do not form their own households.

[5] Based on 2010 Census data for Sonoma County.

[6] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the 2007 Economic Census.

[7] Sonoma County data not available from 2007 Economic Census. Gross receipts to wages and 2007 average wage thus based on statewide data.

[8] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2010 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2007 Economic Census, U.S. Census Bureau; Census 2010; Economic & Planning Systems, Inc.

Table B-7
 Representative Government Employment and Wages, 2010 [1]
 Sonoma County Housing Impact Fee, EPS #19129

Item	2010 Estimated Govt. Empl.	2010 County Total HH	Govt. Empl/ 1,000 County HH	Govt. Employee HH [2]	2011 Avg. Wage	Govt. Employee HH Income [2]	Income Category [3]
Protective Service Occupations	3,420	185,825	18	11.8	\$60,293	\$94,057	Above Med
Preschool Teachers, Except Special Education	410	185,825	2	1.4	\$33,004	\$51,486	Low (80%)
Kindergarten Teachers, Except Special Education	380	185,825	2	1.3	\$59,392	\$92,652	Above Med
Elementary School Teachers, Except Special Education	1,930	185,825	10	6.7	\$60,032	\$93,650	Above Med
Middle School Teachers, Except Special and Vocational Education	1,120	185,825	6	3.9	\$60,758	\$94,782	Above Med
Secondary School Teachers, Except Special and Vocational Education	760	185,825	4	2.6	\$57,645	\$89,926	Above Med
Special Education Teachers, Preschool, Kindergarten, and Elementary School	210	185,825	1	0.7	\$65,539	\$102,241	Above Med
Special Education Teachers, Middle School	100	185,825	1	0.3	\$67,804	\$105,774	Above Med
Special Education Teachers, Secondary School	60	185,825	0	0.2	\$58,967	\$91,989	Above Med
Teachers and Instructors, All Other	1,530	185,825	8	5.3	\$35,655	\$55,622	Low (80%)
Bus Drivers, Transit and Intercity	830	185,825	4	2.9	\$34,529	\$53,865	Low (80%)
Bus Drivers, School	410	185,825	2	1.4	\$36,278	\$56,594	Low (80%)
Total			60	38			

[1] Not a comprehensive list of government employment. Rather a sampling of government jobs for which employment and wage data was available for the County from the Employment Development Department (EDD).

[2] Assumes 1.56 workers per worker household based on the 2010 Census.

[3] See Table 5.

Sources: 2011 Occupational Employment Statistics, CA Employment Development Department; Economic & Planning Systems, Inc.

APPENDIX C:

Income Levels for Worker Households

Table C-1	Income Levels for Worker Households—Worker Household Generation per 1,000 Market-Rate Units— For-Sale 1,000 square foot unit	C-1
Table C-2	Income Levels for Worker Households—Worker Household Generation per 1,000 Market-Rate Units— For-Sale 1,500 square foot unit	C-2
Table C-3	Income Levels for Worker Households—Worker Household Generation per 1,000 Market-Rate Units— For-Sale 2,000 square foot unit	C-3
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Table C-5	Income Levels for Worker Households—Worker Household Generation per 1,000 Market-Rate Units— For-Sale 3,000 square foot unit	C-5
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Table C-1
Household Generation per 1,000 Market Rate Units - 1,000 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Industry	Total Employees	HH [1]	Low (50%)	Low (60%)	Low (80%)	Med	Above Med
Retail							
Unspecified Retail	2	1	1	0	0	0	0
Food & Beverage Stores	19	11	0	0	11	0	0
Food Services and Drinking Places	56	32	32	0	0	0	0
Health and Personal Care Stores	3	1	0	0	1	0	0
General Merchandise	4	2	2	0	0	0	0
Furniture and Home Furnishings Stores	3	2	0	0	2	0	0
Building Material and Garden Equipment and Supplies Dealer	2	1	0	0	0	1	0
Electronics and Appliance Stores	6	4	0	0	4	0	0
Clothing and Clothing Accessories Stores	5	3	3	0	0	0	0
Motor Vehicle and Parts Dealers	6	4	0	0	0	4	0
Gasoline Stations	3	2	2	0	0	0	0
Sporting Goods, Hobby, and Musical Instrument Stores	5	3	3	0	0	0	0
Miscellaneous Store Retailers	5	3	3	0	0	0	0
Nonstore Retailers	1	0	0	0	0	0	0
Arts, Entertainment, & Recreation	5	3	0	0	3	0	0
Medical/Health							
Ambulatory Health Care Services	2	1	0	0	0	0	1
General Medical and Surgical Hospitals	1	1	0	0	0	0	1
Nursing and Residential Care Facilities	5	3	0	0	3	0	0
Social Assistance	2	1	0	1	0	0	0
Services							
Personal and Household Goods Repair and Maintenance	6	4	0	0	4	0	0
Services to Buildings and Dwellings	10	6	0	6	0	0	0
Waste Management and Remediation Services	3	2	0	0	0	2	0
Real Estate and Rental and Leasing	1	0	0	0	0	0	0
Personal Care Services	6	4	4	0	0	0	0
Dry Cleaning and Laundry Services	1	1	0	1	0	0	0
Auto Repair and Maintenance	7	5	0	0	5	0	0
Veterinary Services	1	1	0	0	1	0	0
Photographic Services	0	0	0	0	0	0	0
Educational Services	6	3	0	3	0	0	0
Accounting	3	2	0	0	2	0	0
Architectural, Engineering, and Related	1	1	0	0	0	0	1
Specialized Design Services	1	1	0	0	0	1	0
Death Care Services	2	1	0	0	0	0	1
Legal Services	1	1	0	0	0	0	1
Government	60	38	0	0	11	0	28
Total HH Generated Per 1,000 Market-Rate Units	245	146	49	12	45	8	32
Total Income-Qualified HH Generated Per 100 Market-Rate Units			5	1	5	1	3

[1] Assumes 1.56 workers per worker household based on the 2010 Census. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

[2] Excludes above moderate-income households because these incomes are adequate to acquire market-rate housing.

Source: Economic & Planning Systems, Inc.

Table C-2
Household Generation per 1,000 Market Rate Units - 1,500 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Industry	Total Employees	HH [1]	Low (50%)	Low (60%)	Low (80%)	Med	Above Med
Retail							
Unspecified Retail	3	1	1	0	0	0	0
Food & Beverage Stores	21	12	0	0	12	0	0
Food Services and Drinking Places	69	39	39	0	0	0	0
Health and Personal Care Stores	3	2	0	0	2	0	0
General Merchandise	5	3	3	0	0	0	0
Furniture and Home Furnishings Stores	4	2	0	0	2	0	0
Building Material and Garden Equipment and Supplies Dealer	2	1	0	0	0	1	0
Electronics and Appliance Stores	8	4	0	0	4	0	0
Clothing and Clothing Accessories Stores	6	3	3	0	0	0	0
Motor Vehicle and Parts Dealers	12	7	0	0	0	7	0
Gasoline Stations	4	2	2	0	0	0	0
Sporting Goods, Hobby, and Musical Instrument Stores	6	4	4	0	0	0	0
Miscellaneous Store Retailers	7	4	4	0	0	0	0
Nonstore Retailers	0	0	0	0	0	0	0
Arts, Entertainment, & Recreation	7	4	0	0	4	0	0
Medical/Health							
Ambulatory Health Care Services	3	2	0	0	0	0	2
General Medical and Surgical Hospitals	2	1	0	0	0	0	1
Nursing and Residential Care Facilities	6	4	0	0	4	0	0
Social Assistance	3	2	0	2	0	0	0
Services							
Personal and Household Goods Repair and Maintenance	6	4	0	0	4	0	0
Services to Buildings and Dwellings	12	7	0	7	0	0	0
Waste Management and Remediation Services	3	2	0	0	0	2	0
Real Estate and Rental and Leasing	1	0	0	0	0	0	0
Personal Care Services	7	4	4	0	0	0	0
Dry Cleaning and Laundry Services	1	1	0	1	0	0	0
Auto Repair and Maintenance	10	6	0	0	6	0	0
Veterinary Services	2	1	0	0	1	0	0
Photographic Services	1	0	0	0	0	0	0
Educational Services	7	4	0	4	0	0	0
Accounting	3	2	0	0	2	0	0
Architectural, Engineering, and Related	1	1	0	0	0	0	1
Specialized Design Services	1	1	0	0	0	1	0
Death Care Services	2	1	0	0	0	0	1
Legal Services	1	1	0	0	0	0	1
Government	60	38	0	0	11	0	28
Total HH Generated Per 1,000 Market-Rate Units	289	172	60	15	53	12	32
Total Income-Qualified HH Generated Per 100 Market-Rate Units			6	1	5	1	3

[1] Assumes 1.56 workers per worker household based on the 2010 Census. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

[2] Excludes above moderate-income households because these incomes are adequate to acquire market-rate housing.

Source: Economic & Planning Systems, Inc.

Table C-3
Household Generation per 1,000 Market Rate Units - 2,000 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Industry	Total Employees	HH [1]	Low (50%)	Low (60%)	Low (80%)	Med	Above Med
Retail							
Unspecified Retail	3	2	2	0	0	0	0
Food & Beverage Stores	26	15	0	0	15	0	0
Food Services and Drinking Places	77	44	44	0	0	0	0
Health and Personal Care Stores	3	2	0	0	2	0	0
General Merchandise	5	3	3	0	0	0	0
Furniture and Home Furnishings Stores	4	2	0	0	2	0	0
Building Material and Garden Equipment and Supplies Dealer	3	1	0	0	0	1	0
Electronics and Appliance Stores	8	5	0	0	5	0	0
Clothing and Clothing Accessories Stores	7	4	4	0	0	0	0
Motor Vehicle and Parts Dealers	11	6	0	0	0	6	0
Gasoline Stations	4	2	2	0	0	0	0
Sporting Goods, Hobby, and Musical Instrument Stores	6	4	4	0	0	0	0
Miscellaneous Store Retailers	7	4	4	0	0	0	0
Nonstore Retailers	1	0	0	0	0	0	0
Arts, Entertainment, & Recreation	9	5	0	0	5	0	0
Medical/Health							
Ambulatory Health Care Services	3	2	0	0	0	0	2
General Medical and Surgical Hospitals	2	1	0	0	0	0	1
Nursing and Residential Care Facilities	8	5	0	0	5	0	0
Social Assistance	5	3	0	3	0	0	0
Services							
Personal and Household Goods Repair and Maintenance	7	5	0	0	5	0	0
Services to Buildings and Dwellings	14	9	0	9	0	0	0
Waste Management and Remediation Services	3	2	0	0	0	2	0
Real Estate and Rental and Leasing	1	0	0	0	0	0	0
Personal Care Services	9	5	5	0	0	0	0
Dry Cleaning and Laundry Services	1	1	0	1	0	0	0
Auto Repair and Maintenance	11	7	0	0	7	0	0
Veterinary Services	2	1	0	0	1	0	0
Photographic Services	1	0	0	0	0	0	0
Educational Services	11	6	0	6	0	0	0
Accounting	4	2	0	0	2	0	0
Architectural, Engineering, and Related	1	1	0	0	0	0	1
Specialized Design Services	1	1	0	0	0	1	0
Death Care Services	2	1	0	0	0	0	1
Legal Services	1	1	0	0	0	0	1
Government	60	38	0	0	11	0	28
Total HH Generated Per 1,000 Market-Rate Units	322	191	68	19	59	12	33
Total Income-Qualified HH Generated Per 100 Market-Rate Units			7	2	6	1	3

[1] Assumes 1.56 workers per worker household based on the 2010 Census. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

[2] Excludes above moderate-income households because these incomes are adequate to acquire market-rate housing.

Source: Economic & Planning Systems, Inc.

Table C-4
Household Generation per 1,000 Market Rate Units - 2,500 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Industry	Total Employees	HH [1]	Low (50%)	Low (60%)	Low (80%)	Med	Above Med
Retail							
Unspecified Retail	4	2	2	0	0	0	0
Food & Beverage Stores	27	15	0	0	15	0	0
Food Services and Drinking Places	94	53	53	0	0	0	0
Health and Personal Care Stores	3	2	0	0	2	0	0
General Merchandise	9	5	5	0	0	0	0
Furniture and Home Furnishings Stores	6	3	0	0	3	0	0
Building Material and Garden Equipment and Supplies Dealer	3	2	0	0	0	2	0
Electronics and Appliance Stores	10	5	0	0	5	0	0
Clothing and Clothing Accessories Stores	12	7	7	0	0	0	0
Motor Vehicle and Parts Dealers	14	8	0	0	0	8	0
Gasoline Stations	4	2	2	0	0	0	0
Sporting Goods, Hobby, and Musical Instrument Stores	11	6	6	0	0	0	0
Miscellaneous Store Retailers	10	6	6	0	0	0	0
Nonstore Retailers	1	0	0	0	0	0	0
Arts, Entertainment, & Recreation	13	7	0	0	7	0	0
Medical/Health							
Ambulatory Health Care Services	3	2	0	0	0	0	2
General Medical and Surgical Hospitals	2	1	0	0	0	0	1
Nursing and Residential Care Facilities	9	6	0	0	6	0	0
Social Assistance	7	4	0	4	0	0	0
Services							
Personal and Household Goods Repair and Maintenance	9	6	0	0	6	0	0
Services to Buildings and Dwellings	17	11	0	11	0	0	0
Waste Management and Remediation Services	3	2	0	0	0	2	0
Real Estate and Rental and Leasing	1	1	0	0	0	1	0
Personal Care Services	10	7	7	0	0	0	0
Dry Cleaning and Laundry Services	2	1	0	1	0	0	0
Auto Repair and Maintenance	11	7	0	0	7	0	0
Veterinary Services	2	1	0	0	1	0	0
Photographic Services	1	1	0	1	0	0	0
Educational Services	23	13	0	13	0	0	0
Accounting	3	2	0	0	2	0	0
Architectural, Engineering, and Related	1	1	0	0	0	0	1
Specialized Design Services	1	1	0	0	0	1	0
Death Care Services	2	1	0	0	0	0	1
Legal Services	1	1	0	0	0	0	1
Government	<u>60</u>	<u>38</u>	<u>0</u>	<u>0</u>	<u>11</u>	<u>0</u>	<u>28</u>
Total HH Generated Per 1,000 Market-Rate Units	390	230	88	30	66	14	33
Total Income-Qualified HH Generated Per 100 Market-Rate Units			9	3	7	1	3

[1] Assumes 1.56 workers per worker household based on the 2010 Census. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

[2] Excludes above moderate-income households because these incomes are adequate to acquire market-rate housing.

Source: Economic & Planning Systems, Inc.

Table C-5
Household Generation per 1,000 Market Rate Units - 3,000 Square Foot Unit
Sonoma County Housing Impact Fee, EPS #19129

Industry	Total Employees	HH [1]	Low (50%)	Low (60%)	Low (80%)	Med	Above Med
Retail							
Unspecified Retail	5	3	3	0	0	0	0
Food & Beverage Stores	33	18	0	0	18	0	0
Food Services and Drinking Places	112	63	63	0	0	0	0
Health and Personal Care Stores	4	2	0	0	2	0	0
General Merchandise	10	6	6	0	0	0	0
Furniture and Home Furnishings Stores	7	4	0	0	4	0	0
Building Material and Garden Equipment and Supplies Dealer	4	2	0	0	0	2	0
Electronics and Appliance Stores	12	7	0	0	7	0	0
Clothing and Clothing Accessories Stores	15	8	8	0	0	0	0
Motor Vehicle and Parts Dealers	17	9	0	0	0	9	0
Gasoline Stations	5	3	3	0	0	0	0
Sporting Goods, Hobby, and Musical Instrument Stores	13	7	7	0	0	0	0
Miscellaneous Store Retailers	12	7	7	0	0	0	0
Nonstore Retailers	1	0	0	0	0	0	0
Arts, Entertainment, & Recreation	15	8	0	0	8	0	0
Medical/Health							
Ambulatory Health Care Services	4	2	0	0	0	0	2
General Medical and Surgical Hospitals	3	2	0	0	0	0	2
Nursing and Residential Care Facilities	11	7	0	0	7	0	0
Social Assistance	8	5	0	5	0	0	0
Services							
Personal and Household Goods Repair and Maintenance	11	7	0	0	7	0	0
Services to Buildings and Dwellings	21	13	0	13	0	0	0
Waste Management and Remediation Services	4	3	0	0	0	3	0
Real Estate and Rental and Leasing	1	1	0	0	0	1	0
Personal Care Services	12	8	8	0	0	0	0
Dry Cleaning and Laundry Services	3	2	0	2	0	0	0
Auto Repair and Maintenance	13	8	0	0	8	0	0
Veterinary Services	3	2	0	0	2	0	0
Photographic Services	2	1	0	1	0	0	0
Educational Services	27	15	0	15	0	0	0
Accounting	4	2	0	0	2	0	0
Architectural, Engineering, and Related	1	1	0	0	0	0	1
Specialized Design Services	1	1	0	0	0	1	0
Death Care Services	2	1	0	0	0	1	0
Legal Services	1	1	0	0	0	0	1
Government	60	38	0	0	11	0	28
Total HH Generated Per 1,000 Market-Rate Units	453	267	105	36	76	16	34
Total Income-Qualified HH Generated Per 100 Market-Rate Units			10	4	8	2	3

[1] Assumes 1.56 workers per worker household based on the 2010 Census. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

[2] Excludes above moderate-income households because these incomes are adequate to acquire market-rate housing.

Source: Economic & Planning Systems, Inc.

Appendix D:
Summary of Current and Maximum Fees
by Unit Size



Appendix D
Summary of Current and Maximum Fees by Unit Size
Sonoma County Housing Impact Fee, EPS #19129

Unit Size (Sq Ft)	EPS Maximum Fee
1,000	\$9,839
1,100	\$10,272
1,200	\$10,704
1,300	\$11,136
1,400	\$11,568
1,500	\$12,000
1,600	\$12,339
1,700	\$12,679
1,800	\$13,018
1,900	\$13,358
2,000	\$13,698
2,100	\$14,550
2,200	\$15,403
2,300	\$16,255
2,400	\$17,107
2,500	\$17,960
2,600	\$18,631
2,700	\$19,303
2,800	\$19,974
2,900	\$20,646
3,000	\$21,318
3,100	\$22,036
3,200	\$22,754
3,300	\$23,472
3,400	\$24,190
3,500	\$24,907
3,600	\$25,510
3,700	\$26,112
3,800	\$26,715
3,900	\$27,318
4,000	\$27,920
4,100	\$28,523
4,200	\$29,126
4,300	\$29,728
4,400	\$30,331
4,500	\$30,934
4,501+	\$6.87/SqFt

Sources: County of Sonoma; Economic & Planning Systems, Inc.

Draft Report

Nexus-Based Affordable Housing Fee Analysis for Rental Housing

The Economics of Land Use



Prepared for:

Sonoma County

Prepared by:

Economic & Planning Systems, Inc.

May 8, 2012

EPS #19129

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EXECUTIVE SUMMARY

Economic & Planning Systems, Inc. (EPS) was retained by Sonoma County (County) to conduct a nexus study analyzing the impact that development of market-rate rental housing has on the demand for below-market-rate housing and, based on the results, to determine the defensible nexus-based fee that could be charged to market-rate development.

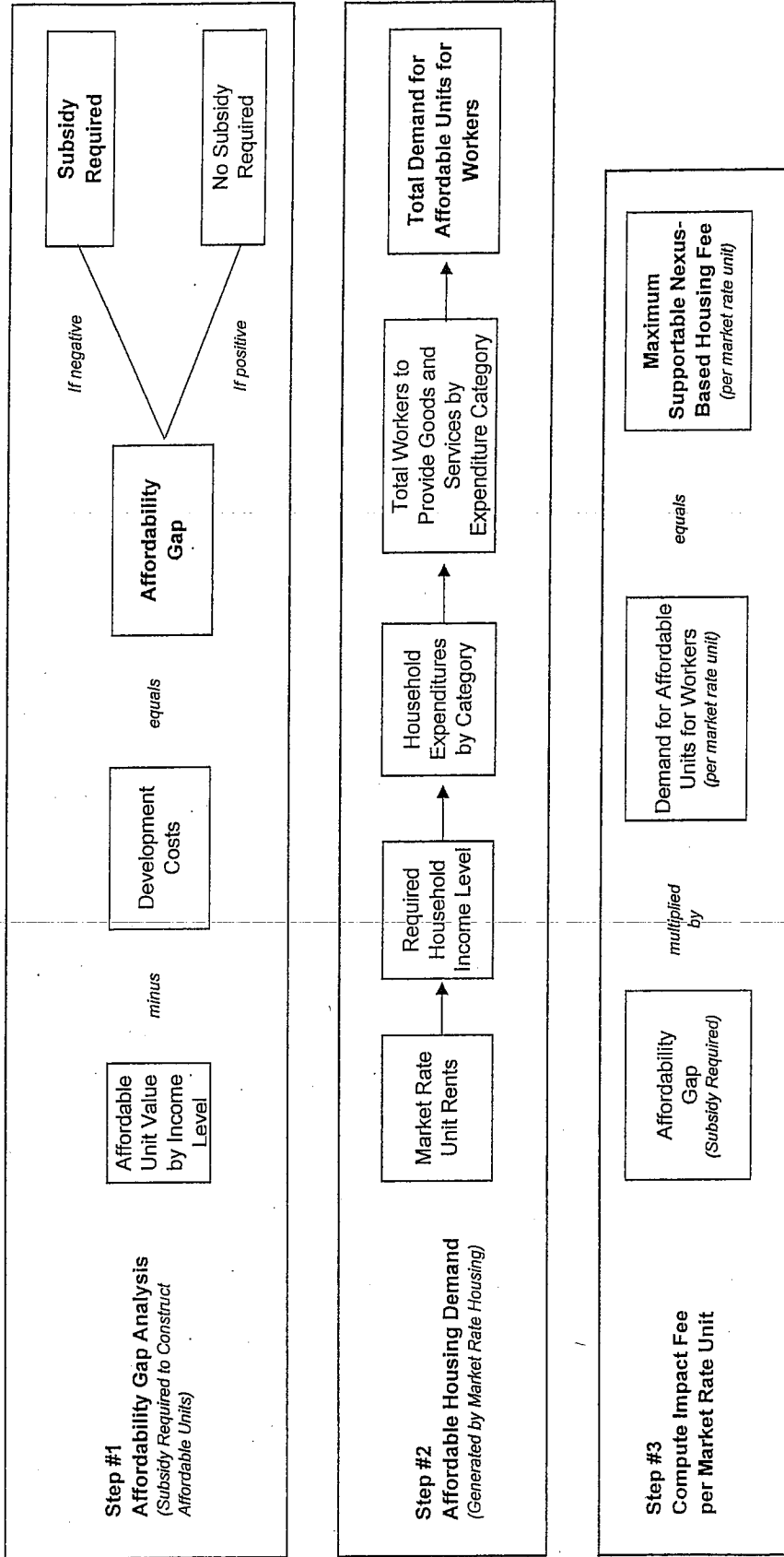
The technical approach used herein quantifies the impacts that the introduction of market-rate rental apartments have on the local economy and the demand for additional affordable housing. As new households are added to the community, local employment also will grow to provide the goods and services required by the new households. To the extent that these new jobs do not pay adequate wages for the employees to afford market-rate housing in the community, the new households' spending is creating a need for affordable housing. A nexus-based affordable housing fee is therefore based on the impact of the new market-rate homes on the demand for affordable housing. The fee calculated in this study represents the maximum fee that may be charged to new market-rate housing units to mitigate their impacts on the affordable housing supply. Such fees then may be used by the County to subsidize the production of new affordable units for moderate- and lower-income households not accommodated by market-rate projects.

Calculating the impact of market-rate development in the County on affordable housing needs, and the fees needed to mitigate those impacts, involves three main analytical steps:

- **Step #1.** Estimate the typical subsidy required to construct units affordable at various income levels (the "affordability gap").
- **Step #2.** Determine the market-rate households' demand for goods and services, the jobs created by that demand, and the affordable housing needs of workers in those jobs.
- **Step #3.** Combine the affordability gap with the affordable housing demand projections to compute the maximum supportable nexus-based affordable housing fees per market-rate unit.

These technical steps are illustrated in **Figure 1** and detailed in the body of this Report and the attached Technical Appendices. The findings regarding each of these steps are presented below.

Figure 1
Illustration of Nexus-Based Housing Fee Methodology



- 1. The costs to construct housing units affordable to many households exceed those units' values based on the rents or prices that the households can afford to pay. The estimated subsidy required to construct affordable housing units in Sonoma County range from roughly \$1,400 for a Median Income household to \$141,800 for a Very Low Income household earning 50 percent of AMI. Households with above-median incomes do not appear to require subsidies, as affordable prices for such households can support the costs of construction.**

An "affordability gap analysis" evaluates whether or not the costs to construct affordable units exceed the values of units that are affordable to lower- and moderate-income households. For each affordable housing income level – households with incomes at 50, 60, 80, 100, and 120 percent of Area Median Income (AMI) – this analysis estimates the subsidy required to construct affordable housing units.

The affordability gap analysis assumes that the average affordable unit for all income levels will be a 2-bedroom unit in a multifamily development. The estimated costs to construct the prototypical affordable unit are based on recent Sonoma County development projects and transactions, as well as other development cost data sources. The costs of land acquisition are included in these development cost calculations.

A household's ability to pay is estimated based on standard percentages of income available for housing costs at each household income level. Income available for housing costs is then converted into a monthly affordable rent and a capitalized unit value or an affordable mortgage payment and supportable home price. This unit value is then compared to the costs of development to determine the subsidy, if any, required to make the unit affordable to each income level.

- 2. The demand for affordable housing generated by the expenditures of new households in Sonoma County increases along with the market-rate rent price (and related renter income). For example, a studio unit that rents for \$925 per month is estimated to create demand for 0.087 affordable housing units, while a 3-bedroom unit that rents for \$2,000 per month creates demand for 0.140 affordable units.**

Any justified nexus-based fee is based on the total demand for affordable housing units generated by construction of market-rate units. The link (or nexus) between market-rate housing and increased demand for affordable housing is that residents of market-rate units demand goods and services that rely on wage earners (for example, retail sales clerks) who typically cannot afford market-rate housing and thus require affordable housing.

Because more expensive housing units require renters to have higher incomes, and higher income households create more jobs through their spending, the nexus impacts and thus the justified fees for rental units vary according to the rental price range of the market-rate units. Typically, larger apartments (i.e., more bedrooms) command higher rents, so their occupants are required to have higher household incomes than renters of smaller units. Thus, larger units create more jobs as a result of their occupants' spending. Nexus impacts and the justified fees for market-rate rental apartments, therefore, vary based on unit size.

This analysis evaluates the demand for affordable housing generated by a range of for-rent unit sizes. For each unit size, the demand-based nexus fee calculation involves the following steps:

- A. Market-Rate Household Income Levels.** The expected rental price of the unit is based on market data regarding the actual asking rents of apartments of various sizes. The required income levels of households occupying new market-rate housing are derived based on the rental rate, assuming standard housing cost expenses as a proportion of overall household income. For example, a typical household renting a market-rate two-bedroom unit for around \$1,600 per month would have an income of roughly \$70,500, if they spent 30 percent of their income on housing costs (rent and utilities).
- B. Household Expenditures.** Based on the household income computed in Step A, Consumer Expenditure Survey data is used to evaluate the typical spending patterns of the household. This analysis provides an estimate of how much the household spends on specific categories of expenditures, such as "Food at Home." As the households' income increases along with the price and size of the market-rate units, the total spending on goods and services also increases. The Consumer Expenditure Survey also indicates that these relationships are not linear (e.g., a household with twice the income does not necessarily spend twice as much on food).
- C. Job Creation and Worker Households.** Having estimated the households' spending on various items, that spending is then converted into an estimation of jobs created. For each expenditure category, data regarding average worker wages and the ratio between gross business receipts and wages are used to translate these household expenditures into the total number of private-sector workers. For selected public-sector jobs that typically grow in proportion to the local population size (e.g., teachers), the demand for new workers is estimated by relating current levels of employment in such categories to the current population and applying this ratio to future development. Because each new worker does not represent an independent household (Sonoma County has an average of 1.56 workers per working household), the total number of new households created is somewhat less than the number of new jobs created. EPS has further adjusted the household formation rates to reflect the fact that a certain proportion of workers will *not* form their own households, particularly those of younger ages.¹
- D. Worker Households by Income Category.** Each worker household generated is assigned to an income category—represented as a proportion of AMI ranging from 50 to 120 percent—based on its estimated gross wages. This provides the total number of households generated at each income level by construction of market-rate units at various sizes and price points. The results indicate that residents of smaller, lower-priced units generate fewer worker households requiring affordable housing than do residents of larger, higher-priced units.

¹ BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that such young workers do not form their own households.

These steps of the nexus-based fee calculation provide the total number of income-qualified workers required to meet the needs for goods and services generated by market-rate rental housing. The number of workers servicing market-rate housing (at each apartment unit size) is then converted to total income qualified households and each such household is assumed to require one housing unit.

3. This analysis calculates the fees that could be charged to fully mitigate the impact that new market-rate housing has on Sonoma County's affordable housing demand at various representative unit sizes. These fees could range from roughly \$7,100 for studio apartments to \$12,100 for 3-bedroom apartments.

The nexus fee is calculated by applying the number of affordable units needed by income qualified households to the affordability gap for each housing income category. This calculation is made for several different apartment sizes. **Table 1** summarizes the maximum nexus-based fees calculated for representative rental unit sizes. The County may also consider whether to allow developers to provide affordable apartment units within their projects, rather than paying the nexus-based fee. **Table 1** illustrates the proportions of affordable units that correspond to the fee calculation and demands created by the market-rate units. For instance, a project offering two-bedroom units would effectively mitigate the demand being created by the market-rate units if it provided 0.125 affordable units for each market-rate unit.

Table 1
Summary of Housing Impact Fees or Unit Equivalents per Market-Rate Unit
Sonoma County Housing Impact Fee, EPS #19129

Market-Rate Unit Size	Maximum Impact Fee	Total	Affordable Units Generated/100 Market-Rate Units			
			Low (50%)	Low (60%)	Low (80%)	Med (100%)
Studio	\$7,192	8.7	3.5	0.8	3.7	0.6
1 Bedroom	\$9,858	11.5	4.9	1.2	4.6	0.8
2 Bedroom	\$10,663	12.5	5.3	1.3	4.8	1.0
3 Bedroom	\$12,118	14.0	6.0	1.7	5.4	1.1

Source: Economic & Planning Systems, Inc.

1. AFFORDABILITY GAP ANALYSIS

For any nexus-based affordable housing fee calculation, it is necessary to estimate the subsidy required to construct affordable housing units. **Table 2** shows the subsidy needed to produce multifamily for-sale housing that is affordable to low- through moderate-income households (60 through 120 percent of AMI), while **Table 3** calculates the subsidies for rental housing affordable to very low- through moderate-income households (50 through 120 percent of AMI).

Product Type

According to County staff, at this time in Sonoma County the housing subsidies available are most efficiently used to develop multifamily affordable units. As a result, the subsidy required to construct affordable units of this multifamily product type is used to determine the impact fee that applies to all types of market-rate apartments. EPS has assumed that these affordable multifamily projects will have an average density of 30 units per acre and will adhere to Sonoma County Code that requires two parking spaces per unit, assumed to be surface parking.

In order to determine the average household size of future affordable housing units, EPS used two estimates from the 2010 Census. The Census indicates that the average household size is 2.55 people and the average family size in Sonoma County is 3.11 people. Each of these figures rounds to an average of three people per unit, so EPS uses this assumption to determine the applicable income limits for the new units.

California State law (California Health and Safety Code Section 50052.5) assumes that a 2-bedroom unit is occupied by a 3-person household, and this assumption is used in this analysis. Typically, a 2-bedroom unit in the Bay Area has a gross size of about 1,100 square feet (accounting for shared lobbies, hallways, etc.) and a net size of 950 square feet.

This analysis estimates the subsidy that would be required to build for-sale and for-rent housing for the lower-income worker households. The subsequent impact fee analysis would assume that the most cost-efficient tenure type would be used; if for-sale units can be built for less subsidy than units offered for rent, the analysis would assume new affordable units would be for-sale. As shown on **Tables 2 and 3** and discussed below, however, for-rent units are estimated to require a lower subsidy under present market conditions. In addition to representing cost savings, and thus a minimization of the impact fee, the reliance on rental housing may be more easily implemented and sustained, as many households at lower incomes will not have adequate wealth reserves for down payments on homeownership units, and may have further difficulty absorbing the ongoing costs of homeownership (taxes, repairs, etc.) that they can effectively avoid by renting their homes rather than buying.

Development Cost Assumptions

Affordable housing development costs include land costs, direct costs (e.g., labor and materials), indirect or "soft" costs (e.g., architecture, entitlement, marketing, etc.), and developer profit. For rental projects, operating costs also must be incorporated into the analysis. Data from

Table 2
Financing Gap Analysis -- For-Sale Product Type
Sonoma County Housing Impact Fee, EPS #19129

Item	2 Stories Multifamily With Surface Parking			
	Low Income (60% AMI)	Low Income (80% AMI)	Median Income (100% AMI)	Moderate Income (120% AMI)
Development Program Assumptions				
Density/Acre	30	30	30	30
Average Gross Unit Size	1,100	1,100	1,100	1,100
Average Net Unit Size	950	950	950	950
Average Number of Bedrooms	2	2	2	2
Average Number of Persons per Household	3	3	3	3
Parking Spaces/Unit	2.00	2.00	2.00	2.00
Cost Assumptions				
Land/Acre [1]	\$265,000	\$265,000	\$265,000	\$265,000
Land/Unit	\$8,833	\$8,833	\$8,833	\$8,833
Direct Construction Costs/Gross SF [2]	\$150	\$150	\$150	\$150
Direct Construction Costs/Unit	\$165,000	\$165,000	\$165,000	\$165,000
Parking Construction Costs/Space	\$3,000	\$3,000	\$3,000	\$3,000
Parking Construction Costs/Unit	\$6,000	\$6,000	\$6,000	\$6,000
Subtotal, Direct Costs/Unit	\$171,000	\$171,000	\$171,000	\$171,000
Indirect Costs as a % of Direct Costs [3]	33%	33%	33%	33%
Indirect Costs/Unit	\$56,430	\$56,430	\$56,430	\$56,430
Developer Profit Margin (% of all costs)	8%	8%	8%	8%
Developer Profit	\$18,901	\$18,901	\$18,901	\$18,901
Total Cost/Unit [4]	\$255,164	\$255,164	\$255,164	\$255,164
Maximum Supported Home Price				
Household Income [5]	\$44,640	\$58,500	\$74,350	\$89,200
Income Available for Housing Costs/Year [6]	\$13,392	\$17,550	\$22,305	\$26,760
Less Annual HOA Fees [7]	\$2,585	\$2,585	\$2,585	\$2,585
Less Property Taxes (1.25%) [8]	\$1,700	\$2,363	\$3,125	\$3,125
Less Annual Insurance [7]	\$215	\$215	\$215	\$215
Income Available for Mortgage	\$8,892	\$12,388	\$16,380	\$20,835
Mortgage Interest Rate [9]	5.5%	5.5%	5.5%	5.5%
Mortgage Repayment Period (years)	30	30	30	30
Down Payment [10]	\$6,802	\$9,476	\$12,530	\$15,937
Total Supportable Home Price	\$136,036	\$189,512	\$250,592	\$318,748
Financing Gap	\$119,129	\$65,652	\$4,572	\$0

[1] The land costs represented are below the average shown in Appendix A.

[2] Includes costs for labor and materials.

[3] Includes costs for architecture and engineering; entitlement and fees; project management, marketing, commissions, and general administration; financing and charges; insurance; and contingency.

[4] A review of total development costs for four Burbank Housing developments (Fife Creek Commons, Windsor Redwoods, Amorosa Village I and Amorosa Village II) comprising 263 family rental units constructed in 2011 and 2012 indicate average costs per unit at nearly \$370,000 or over \$350/SF. The costs shown here are thus considered optimistic and yield a more modest subsidy requirement.

[5] Based on HUD 2012 income limits for Sonoma County.

[6] Assumes housing costs to be 30% of gross household income for low-income and moderate-income households.

[7] Homeowner association fees and insurance costs provided by Sonoma County CDC based on recent for-sale affordable housing projects.

[8] Exceeds basic 1.00% tax rate to include allowance for special assessment districts.

[9] Reflects CalHFA mortgage rates, as discussed with Sonoma County CDC.

[10] Assumes a 5% down payment.

Sources: Sonoma County housing developers; Sonoma County Community Development Commission; Economic & Planning Systems, Inc.

Table 3
 Financing Gap Analysis -- Rental Product Type
 Sonoma County Housing Impact Fee, EPS #19129

Item	2 Stories Multifamily With Surface Parking				
	Very Low Income (50% AMI)	Low Income (60% AMI)	Low Income (80% AMI)	Median Income (100% AMI)	Moderate Income (120% AMI)
Development Program Assumptions					
Density/Acre	30	30	30	30	30
Average Gross Unit Size	1,100	1,100	1,100	1,100	1,100
Average Net Unit Size	950	950	950	950	950
Average Number of Bedrooms	2	2	2	2	2
Average Number of Persons per Household	3	3	3	3	3
Parking Spaces/Unit	2.00	2.00	2.00	2.00	2.00
Cost Assumptions [1]					
Land/Acre [2]			\$265,000	\$265,000	\$265,000
Land/Unit	\$59,168	\$59,168	\$8,833	\$8,833	\$8,833
Direct Construction Costs/Gross SF [3]			\$140	\$140	\$140
Direct Construction Costs/Unit			\$154,000	\$154,000	\$154,000
Parking Construction Costs/Space			\$3,000	\$3,000	\$3,000
Parking Construction Costs/Unit			\$6,000	\$6,000	\$6,000
Subtotal, Direct Costs/Unit	\$212,147	\$212,147	\$160,000	\$160,000	\$160,000
Indirect Costs as a % of Direct Costs [4]			35%	35%	35%
Indirect Costs/Unit	\$102,801	\$102,801	\$56,000	\$56,000	\$56,000
Total Cost/Unit	\$374,116	\$374,116	\$224,833	\$224,833	\$224,833
Less Value of 4% Tax Credits [5]	40%	40%	0%	0%	0%
Net Development Costs per Unit	\$224,469	\$224,469	\$224,833	\$224,833	\$224,833
Maximum Supported Unit Value					
Household Income [6]	\$37,200	\$44,640	\$58,500	\$74,350	\$89,200
Income Available for Housing Costs/Year [7]	\$11,160	\$13,392	\$17,550	\$22,305	\$26,760
Operating Expenses per Unit/Year [8]	\$6,200	\$6,200	\$6,200	\$8,898	\$8,898
Net Operating Income	\$4,960	\$7,192	\$11,350	\$13,407	\$17,862
Capitalization Rate [9]	6.0%	6.0%	6.0%	6.0%	6.0%
Total Supportable Unit Value	\$82,667	\$119,867	\$189,167	\$223,450	\$297,700
Financing Gap	\$141,803	\$104,603	\$35,667	\$1,383	\$0

[1] Costs for 50-60% AMI units are based on recent affordable housing projects as shown in Appendix A. For units at 80-120% of AMI, EPS has assumed lower development costs consistent with for-profit builders on cost bases.

[2] The land costs represented are below the average shown in Appendix A.

[3] Includes costs for labor and materials. Assumes Direct Construction Costs for rentals are \$10/SF less than for-sale developments.

[4] Includes costs for architecture and engineering; entitlement and fees; project management, marketing, commissions, and general administration; financing and charges; insurance; and contingency.

[5] Projects at 50-60% AMI are assumed to receive 4% Low Income Housing Tax Credits which cover an estimated 40% of total development costs, per CDC staff.

[6] Based on HCD 2012 income limits for Sonoma County.

[7] Assumes housing costs to be 30% of gross household income.

[8] Operating expenses provided by Sonoma County CDC, and include costs of tenants' utilities. Units for median- and moderate-income households are assumed to be built as for-profit projects and thus subject to property tax.

[9] Reflects average investor interest for apartment capitalization rates from RealShare/Jones Lang LaSalle's Apartments Outlook 2012 Survey.

Sources: Sonoma County housing developers; Sonoma County Community Development Commission; Economic & Planning Systems, Inc.

recent Sonoma County development and recent land transactions have been combined with EPS's information from various market-rate and affordable housing developers to estimate appropriate development cost assumptions for use in Sonoma County. These assumptions are shown on **Tables 2** and **3**.

This analysis assumes that the County will use the proceeds of the nexus-based fees as subsidies for affordable housing developers. EPS and County staff have gathered development cost information from six recent affordable housing projects in Sonoma County, as shown on **Appendix Table A-1**. For units required for households earning 50 to 60 percent of Area Median Income, subsidies known as "4% Low Income Housing Tax Credits (LIHTC)" are typically available to offset roughly 40 percent of the total costs of development. **Table 3** uses the "weighted average" cost information from the six recent affordable housing projects as the assumed base costs of development for these units at 50 to 60 percent of AMI, and then reduces those costs by 40 percent to yield the net costs to the developer.

For units serving households earning 80 to 120 percent of AMI, no such tax credit subsidies are available. However, it is generally recognized that the costs for LIHTC-eligible projects are significantly higher than the costs for market-rate projects built by for-profit builders.² EPS and County staff have investigated the prices of appropriately zoned land served by infrastructure, as shown on **Appendix Table A-2**. For this analysis, EPS has assumed the land cost per acre for new housing development would be somewhat below the weighted average of the six current listings or recent transactions shown on that table. EPS has further estimated the costs of direct and indirect development costs for multifamily housing based on reviews of recent Bay Area project pro formas, with adjustments for location factors. As shown on **Table 3**, the total costs for apartment development for households earning 80 to 120 percent of AMI are estimated to be roughly 40 percent below the total costs for LIHTC-eligible projects at 50 and 60 percent of AMI – a differential that EPS believes represents a very conservative assumption.

Table 2 shows the same types of calculations for for-sale multifamily housing to determine if it would be more cost-effective to provide for-sale units rather than rental units for the low-income workers generated in the County. As shown, the for-sale unit costs are similar to those for the 80 to 120 percent AMI rental units on **Table 3**, but are slightly higher due to higher levels of finish and liability insurance required for condominium development, and also include a modest profit margin for the developers. For-sale projects are not eligible for LIHTC funding, so no offsetting subsidy is shown here, but likewise the analysis does not assume a major difference in costs associated with non-profit builders.

Revenue Assumptions

To calculate the values of the affordable units, assumptions must be made regarding the applicable income level (moderate, median, and low) and the percentage of income spent on housing costs. In addition, translating these assumptions into unit prices and values requires

² In recognition of this persistent dynamic, the California Department of Housing and Community Development has commissioned a 2012 consulting study to determine the causes of these significant differences in development costs for affordable housing vs. market-rate housing.

estimates of operating expenses, capital reserves, and capitalization rates. The following assumptions were used in these calculations:

- *Income Levels*— This analysis estimates the subsidy required to produce units for households earning 50, 60, 80, 100, and 120 percent of Area Median Income for a three-person household. In 2012, AMI for these households was \$74,350, as shown in the California Department of Housing and Community Development's (HCD's) income limits chart.
- *Percentage of Gross Household Income Available for Housing Costs*—HCD standards on overpaying for rent indicate that households earning less than 80 percent of AMI should pay no more than 30 percent of their gross income on housing costs. For this analysis, EPS has assumed that all households shall spend 30 percent of their gross income on housing costs, including rent in rental projects or mortgage payments, homeowner association fees, insurance, and property taxes for for-sale units.
- *Operating Costs for Rental Units*—The analysis assumes that apartment operators incur annual operating costs of \$6,200 per unit, which include the cost of utilities, for units affordable at 80 percent of AMI or below. EPS has assumed the units for median income households and above would have similar operating costs but would be built by for-profit builders and thus also subject to property taxes.

Affordability Gap Results

Table 2 shows the estimated subsidies for construction of affordable for-sale units for low and moderate-income households. As shown, a unit for a household at 60 percent of AMI is expected to require a subsidy of roughly \$119,100, and units for higher-income households require lower subsidies (or none, for units at 120 percent of AMI). **Table 3** shows the subsidies for construction of for-rent apartments for households at various income levels. For any equivalent income level (e.g., 60 percent of AMI), a comparison of **Tables 2 and 3** indicates the affordability gap for low-income rental units is estimated to be less than if the same unit were offered for-sale.

These affordability gaps then were used to calculate the justified nexus-based fees by multiplying this required subsidy by the number of units required to house workers providing goods and services to new market-rate housing development. This methodology is discussed in more detail in the following section.

2. DEMAND-BASED NEXUS FEE CALCULATION

The maximum supportable nexus-based fees are based on both the affordability gap, calculated in the previous section, and the estimated impact that new market-rate rental units have on the need for affordable units, as reflected in the number of income-qualified local workers required to support the residents of market-rate apartments and the total subsidy required to construct housing for those workers. This approach is based on the following logic: (a) residents of market-rate housing have disposable incomes and require a variety of goods and services (including private sector goods and services and government services); (b) the provision of those goods and services will require some workers who make moderate or lower incomes and cannot afford market-rate housing; and (c) fees charged to market-rate projects can mitigate the impact of those projects on the increased need for affordable housing.

Market-Rate Household Income Levels

Households with larger incomes typically spend more on goods and services, therefore creating additional lower income jobs, which in turn generate a greater demand for affordable housing. To assess the impact that market-rate rental units have on the need for affordable housing, EPS determined the minimum income required to rent a market-rate apartment at various bedroom sizes, as shown in **Table 4**.

Average rents for various apartment sizes (studio, and 1, 2, and 3 bedrooms) are based on a survey of rental rates for four market-rate multifamily projects recently developed in Sonoma County. New apartment rents are significantly higher, on average, than rental rates for existing rental housing stock, both because the newer units are of better-than-average quality and because the higher rents are required to cover the costs of construction. The rents for the most recent apartment projects were used, rather than average rents for all apartments, because these newer apartments best represent the rents that can be expected with new market-rate apartment development. Assuming utility costs for each unit size based on the Sonoma County Housing Authority 2011 utility allowance table, the minimum household income needed to rent each unit is then computed, predicated on the assumption that a household will spend 30 percent of their income on housing costs (rent and utility payments). As shown, required household incomes range from approximately \$41,200 for a studio apartment to roughly \$88,000 for a 3-bedroom apartment.

Household Expenditures and Job Creation by Income Level

Having established the income requirements for renting apartments of various sizes, the fee calculation then requires an analysis of the household spending patterns at those required income levels. Consistent with nexus fee calculations and impact analysis for schools, parks, roads, etc., this analysis also assumes that all households renting new market-rate units in Sonoma County are "net new" households to the County. To assume otherwise—for instance,

**Table 4
Required Income by Unit Type- Market-Rate Rental Apartments
Sonoma County Housing Impact Fee, EPS #19129**

Apartment Size	Average Rent [1]	Utility Allowance [2]	Required Income by Unit Type		
			Subtotal Rent and Utilities	Annual Rent and Utility Expenditures	Minimum Annual Household Income Required [3]
<i>Formula</i>	A	B	C = A + B	D = C * 12	E = D / 30%
Studio	\$925	\$105	\$1,030	\$12,360	\$41,200
1-Bedroom	\$1,400	\$133	\$1,533	\$18,396	\$61,320
2-Bedroom	\$1,600	\$163	\$1,763	\$21,156	\$70,520
3-Bedroom	\$2,000	\$201	\$2,201	\$26,412	\$88,040

[1] Based on average rents for new rental project in each unit size category as determined by a survey of the County's most recently developed multifamily projects - The Boulders at Fountain Grove, Mountain Shadows, Oak View of Sonoma Hills and The Enclave at Adobe Creek.

[2] Based on Sonoma County Community Development Commission 2011 Utility Allowance Table assuming a low-rise garden apartment and natural gas for heating and cooking.

[3] Assumes that a maximum of 30% of annual household income is dedicated to utility and rent expenditures.

Sources: Forrent.com; Sonoma County Community Development Commission; Economic & Planning Systems, Inc.

that only those buyers or renters of new housing units relocating from outside Sonoma County should be counted in the impact analysis—would require assuming that the homes left by those households relocating *within* Sonoma County would be demolished or left vacant in perpetuity. This would only be the case were the County experiencing a significant loss of population and housing inventory, as has occurred, for instance, in Detroit. Sonoma County has not experienced such declines.

The Consumer Expenditure Survey from the United States Bureau of Labor Statistics provides data for households at a variety of income levels, detailing the amounts that typical households spend on things like "Food at Home," "Apparel and Services," and "Vehicle Maintenance and Repairs." Interestingly, household expenditures by category are not uniformly proportional to household income levels. For example, households earning around \$41,200 (adequate to rent a studio apartment) spend roughly 13.1 percent of their income on food and drink (at home and eating out), while households earning \$88,000 who can afford to rent a three-bedroom apartment spend only about 9.6 percent of their income on food. Because of these and other differences in proportionate spending, the expenditure profile varies at different income levels.

The renter household's typical expenditures were converted to the number of jobs created by their spending. The first step in this process is to determine how much of an industry's gross receipts are used to pay wages and employee compensation. EPS relied on data from the Economic Census,³ which provides employment, gross sales, and payroll data by industry for Sonoma County. In certain instances, Sonoma County data was not available for every Economic Census industry—in those cases, EPS relied on statewide Economic Census data for that industry.

To link the Economic Census data and the Consumer Expenditure Survey data, EPS made determinations as to the industries involved with expenditures in various categories. For example, purchases in the Consumer Expenditure Survey's "Food at Home" category would likely involve the Economic Census's "Food & Beverage Stores" industry, where gross receipts were more than eight times the employees' wages. By contrast, purchases in the Consumer Expenditure Survey's "Entertainment Fees and Admissions" category were attributed to the Economic Census' "Arts, Entertainment, and Recreation" industry, where gross receipts are only about three times the employees' wages. Where more than one Economic Census category was attributable to a Consumer Expenditure Survey category, EPS estimated the proportion of expenditures associated with each Economic Census category.

After determining the amount of the household's expenditures that were used for employee wages, an estimation of the number of employees those aggregate wages represent is required. EPS calculated the number of workers supported by that spending using the average wage per worker (also from the 2007 Economic Census). These wages ranged from a low of roughly \$14,500 per year for workers in the food services industry to a high of more than \$86,000 average salary for legal services.

³ Note that the Consumer Expenditure Survey data is based on information current as of 2010. The latest data available for the Economic Census was published in 2007. Because the data sources were from different years, EPS converted the 2010 expenditures to 2007 dollars using the Consumer Price Index (CPI) for the San Francisco Metropolitan Statistical Area (MSA) from the Bureau of Labor Statistics.

This methodology recognizes that a range of occupations and incomes exist in a given industry sector. For instance, the methodology used to generate **Tables B-1 to B-5 in Appendix B** distinguishes between the typical incomes of workers in different types of retail stores (e.g., “food and beverage stores” versus “general merchandise stores”), rather than assuming all retail sector workers earn the same income. However, the average wage is used for each sub-category of industry employment and represents a reasonable proxy for the range of incomes in that group: while some employees will have higher wages and require lower subsidies, others will have lower incomes and require higher subsidies. Using the average approximates the total housing subsidy needed by workers in that industry.

To calculate the number of *households* supported by the expenditures of market-rate housing units, EPS estimated the employees’ household formation rates. Importantly, employees generated from the increase in housing units do not all form households; some employees, in the retail and food services industries in particular, are young workers and do not form households. Data from the Bureau of Labor Statistics indicates that 12.5 percent of retail/restaurant workers are age 16 to 19, but an average of only 1.9 percent of workers in other industries. EPS applied these discounts to household formation to get a more accurate calculation of households formed by the employees and the average total incomes of those households.

To get the overall households’ income rather than the individual workers’, the wages of workers forming households were multiplied by the average of approximately 1.56 workers per working household in Sonoma County.^{4,5} This assumption implies the workers in a given household will have roughly equivalent pay per hour. While certainly there will often be some variation in wages per employee within a household, on average this assumption is reasonable because it implies comparable levels of education and training among all workers in a household. The average household incomes then are allocated to various income categories to estimate the number of affordable housing units demanded in each income category (50 through 120 percent of AMI).

A simplified example of these calculations follows:

A.	Number of Households (prototype project)	1,000
B.	Average Household Income (in the project)	\$125,000
C.	Aggregate Household Income (A x B)	\$125 million
D.	Average Income Spent on Retail (Consumer Expenditure Survey)	\$40,000
E.	Aggregate Retail Spending (A x D)	\$40 million
F.	Retail Gross Receipts: Payroll Ratio (Economic Census)	8:1
G.	Estimated Retail Payroll (E + F)	\$5 million
H.	Average Retail Wage (Economic Census)	\$25,000
I.	Estimated Total Retail Jobs (G + H)	200

⁴ Workers per working household based on American Community Survey (ACS) Census data current as of August 2011. Although ACS data reported is based on historical figures, these figures can vary somewhat based on ongoing revisions to the ACS data.

⁵ The average workers per working household estimate is calculated by taking the total number of employed residents and dividing it by the number of households with earnings. This methodology seeks to provide a conservative estimate of household formation by excluding households without workers or earnings (such as those with retired persons).

J.	Percent Age 20+ (Bureau of Labor Statistics)	87.5%
K.	Total Retail Workers Forming Households	175
J.	Average Workers/Household (Census Data)	1.56
K.	Estimated Households Created (K ÷ J)	112
L.	Average Household Income (H x J)	\$38,250
M.	Income Category	Very Low-Income (up to 50% of AMI)

In this simplified example, 1,000 new market-rate apartments rented to households earning \$125,000 per year would create demand for 112 housing units for retail workers with household incomes below 50 percent of AMI. Actual calculations and impact distinctions by type of household expenditure for various rental unit sizes are shown in the series of tables presented in **Appendix B**.

Demand for Public-Sector Workers

In addition to the jobs created by the spending of the new market-rate households, this analysis also aims to evaluate the number of public-sector employees generated by the public service demands of new market-rate households. Rather than a comprehensive computation of public-sector employment, the analysis aims to be conservative by sampling only certain public-sector jobs (e.g., teachers and transportation providers) that are expected to grow in proportionate measure to household growth.

Data from the 2011 Occupational Employment Survey for the Santa Rosa-Petaluma MSA was used to determine the number of these public-sector employees needed to serve new market-rate development. This data was generated by the California Employment Development Department (EDD) and provides employment and wage information for a variety of occupational categories. EPS reviewed the data and sampled occupations that were public sector-related, as shown in **Table B-5** in **Appendix B**.

Based on the ratio of the selected public-sector jobs to the total households in the MSA, EPS estimates that approximately 60 government jobs or 38.5 households with a government employee are required per 1,000 total households. These figures are conservative (i.e., low) because numerous types of public-sector jobs are *not* included in this analysis (such as federal postal workers, County health and human services workers, etc.). Also, please note that EPS has no basis to distinguish differences in the number of public-sector workers demanded by households based on different income levels or in different sizes of units, so the same numbers of public-sector jobs are assumed to be generated by units of all sizes and prices.

Combined Demand for Income-Qualified Workers

The total number of income-qualified households required to support the expenditure and public-sector service needs of new market-rate units were determined based on the affordable housing income limits from HUD for a 3-person household. **Table 5** summarizes the HUD income limits

Table 5
HUD Income Limits
Sonoma County Housing Impact Fee, EPS #19129

Affordability Category	Percentage of County Median	2007		2010		2012	
		Max Income Threshold 3-person household	Max Income Threshold 3-person household	Max Income Threshold 3-person household	Max Income Threshold 3-person household		
Low Income (LI) - 50%	31% - 50%	\$33,800	\$36,200	\$37,200			
Low Income (LI) - 60%	51% - 60%	\$40,560	\$43,440	\$44,640			
Low Income (LI) - 80%	61% - 80%	\$53,650	\$57,900	\$58,500			
Median Income (Med)	81% - 100%	\$67,600	\$72,350	\$74,350			
Moderate Income (Mod)	101% - 120%	\$81,120	\$86,850	\$89,200			
Above Moderate Income (Above Mod)	120%+						

*Note: Data for Santa Rosa-Petaluma, CA MSA

Sources: US Department of Housing and Urban Development; California Department of Housing and Community Development; Economic & Planning Systems, Inc.

used to compute the total number of income-qualified households generated by construction of market-rate units.⁶ The number of income-qualified households required to provide goods and services to new housing units summarized in **Table 6** and detailed in **Appendix C**.

The nexus methodology used herein computes the total number of income-qualified households generated by market-rate units and calculates the impact fee based on the estimated cost to subsidize the production of units to meet that affordable housing demand. This methodology does not suggest that all lower income service workers serving County residents will reside in the County, but it does assume that new development should mitigate for the new affordable housing demand it creates, even if some of those lower income households reside outside the County.

Fee Calculation

The affordability gap analysis quantifies the subsidy required to construct affordable housing at various income levels. Analysis of consumer expenditures that rely on lower wage workers provides an estimate of the total number of income-qualified households generated by new for-rent units. Then for each category of market-rate rental units, the nexus-based fee is calculated by applying the total number of income-qualified households generated to the affordability gap computed for each affordable household income level. The analysis provides the maximum supportable nexus-based fees for new rental housing development in Sonoma County.

Tables 6 through **9** show the impact fee calculation by number of bedrooms for rental units. The total impact fees required for a representative project of 100 units is calculated by multiplying the number of affordable units required per income level by the cost of subsidizing such housing. All income-qualified households are assumed to be housed in multifamily units and the subsidies needed are calculated as the affordability gaps shown in **Table 3**. The resulting maximum impact fee for market-rate rental units ranges from approximately \$7,100 for a studio apartment to roughly \$12,100 for a 3-bedroom apartment.

⁶ To correspond to the available data regarding employee wages, the 2007 Sonoma County affordable housing income limits from HUD and HCD were used to determine the number of income-qualified households, based on household expenditures, while 2011 income limits were used for public-sector employment.

Table 6
Maximum Impact Fee Calculations -- Studio
Sonoma County Housing Impact Fee, EPS #19129

Item	Affordable Units Required Per 100 Market-Rate Units (A)	Financing Gap per Affordable Unit [1] (B)	Total In-Lieu Fee Required	
			Per 100 Units (C = A * B)	Per Market Rate Unit (D = C / 100)
Affordable Units - Low Income (50%)	3.5	\$141,803	\$501,385	
Affordable Units - Low Income (60%)	0.8	\$104,603	\$84,044	
Affordable Units - Low Income (80%)	3.7	\$35,667	\$132,877	
Affordable Units - Median Income	0.6	\$1,383	\$891	
Total	8.7		\$719,196	\$7,192

[1] Very low- and low-income subsidy based on financing gap for rental units, while the moderate income subsidy is based on financing gap for for-sale units. See Tables 2 and 3.

Source: Economic & Planning Systems, Inc.

Table 7
Maximum Impact Fee Calculations -- 1 Bedroom
Sonoma County Housing Impact Fee, EPS #19129

Item	Affordable Units Required Per 100 Market-Rate Units (A)	Financing Gap per Affordable Unit [1] (B)	Total In-Lieu Fee Required	
			Per 100 Market-Rate Units (C = A * B)	Per Market Rate Unit (D = C / 100)
Affordable Units - Low Income (50%)	4.9	\$141,803	\$698,058	
Affordable Units - Low Income (60%)	1.2	\$104,603	\$124,091	
Affordable Units - Low Income (80%)	4.6	\$35,667	\$162,467	
Affordable Units - Median Income	<u>0.8</u>	<u>\$1,383</u>	<u>\$1,149</u>	
<i>Total</i>	<i>11.5</i>		<i>\$985,765</i>	<i>\$9,858</i>

[1] Very low- and low-income subsidy based on financing gap for rental units, while the moderate income subsidy is based on financing gap for for-sale units.
 See Tables 2 and 3.

Source: Economic & Planning Systems, Inc.

Table 8
Maximum Impact Fee Calculations – 2 Bedroom
Sonoma County Housing Impact Fee, EPS #19129

Item	Affordable Units Required Per 100 Market-Rate Units (A)	Financing Gap per Affordable Unit [1] (B)	Total In-Lieu Fee Required	
			Per 100 Market-Rate Units (C = A * B)	Per Market Rate Unit (D = C / 100)
Affordable Units - Low Income (50%)	5.3	\$141,803	\$757,808	
Affordable Units - Low Income (60%)	1.3	\$104,603	\$136,061	
Affordable Units - Low Income (80%)	4.8	\$35,667	\$171,016	
Affordable Units - Median Income	<u>1.0</u>	<u>\$1,383</u>	<u>\$1,427</u>	
Total	12.5		\$1,066,312	\$10,663

[1] Very low- and low-income subsidy based on financing gap for rental units, while the moderate income subsidy is based on financing gap for for-sale units.
 See Tables 2 and 3.

Source: Economic & Planning Systems, Inc.

Table 9
Maximum Impact Fee Calculations -- 3 Bedroom
Sonoma County Housing Impact Fee, EPS #19129

Item	Affordable Units Required Per 100 Market-Rate Units (A)	Financing Gap per Affordable Unit [1] (B)	Total In-Lieu Fee Required	
			Per 100 Market-Rate Units (C = A * B)	Per Market Rate Unit (D = C / 100)
Affordable Units - Low Income (50%)	6.0	\$141,803	\$845,241	
Affordable Units - Low Income (60%)	1.7	\$104,603	\$173,635	
Affordable Units - Low Income (80%)	5.4	\$35,667	\$191,484	
Affordable Units - Median Income	<u>1.1</u>	<u>\$1,383</u>	<u>\$1,455</u>	
Total	14.0		\$1,211,814	\$12,118

[1] Very low- and low-income subsidy based on financing gap for rental units, while the moderate income subsidy is based on financing gap for for-sale units.
 See Tables 2 and 3.

Source: Economic & Planning Systems, Inc.

APPENDICES:

- Appendix A: Development Cost Assumptions
- Appendix B: Household Expenditures and
Employment Generation
- Appendix C: Income Levels for Worker Households



APPENDIX A:

Development Cost Assumptions

Table A-1	Summary of Affordable Housing Development Costs	A-1
Table A-2	Sonoma County Residential Land Sales.....	A-2
Table A-3	Survey of Home Ownership Association Fees in Sonoma County	A-3



Table A-1
Summary of Affordable Housing Development Costs
Sonoma County Housing Impact Fee, EPS #19129

Project	Location	# of units	Total Cost	Land Costs	Direct Costs	Indirect Costs
Fife Creek Commons per unit	Unincorporated	48	\$20,546,000 \$428,042	\$1,742,000 \$36,292	\$13,016,000 \$271,167	\$5,788,000 \$120,583
Windsor Redwoods per unit	Windsor	65	\$23,540,000 \$362,154	\$2,713,000 \$41,738	\$13,851,000 \$213,092	\$6,976,000 \$107,323
Amorosa Village I per unit	Santa Rosa	97	\$34,965,000 \$360,464	\$7,470,000 \$77,010	\$18,751,000 \$193,309	\$8,744,000 \$90,144
Amorosa Village II per unit	Santa Rosa	53	\$17,916,000 \$338,038	\$4,093,000 \$77,226	\$8,428,000 \$159,019	\$5,395,000 \$101,792
Petaluma Avenue Homes per unit	Sebastopol	45	\$16,595,994 \$368,800	\$2,220,000 \$49,333	\$9,853,626 \$218,969	\$4,522,368 \$100,497
Valley Oak Homes per unit	Sonoma	43	\$17,751,592 \$412,828	\$2,530,000 \$58,837	\$10,563,933 \$245,673	\$4,657,659 \$108,318
Total		351	\$131,314,586	\$20,768,000	\$74,463,559	\$36,083,027
Weighted Avg/Unit			\$374,116	\$59,168	\$212,147	\$102,801

Sources: Affordable Housing Associates; Burbank Housing; Economic & Planning Systems, Inc.

**Table A-2
 Sonoma County Residential Land Sales
 Sonoma County Housing Impact Fee, EPS #19129**

Property ID	Acres	List price	Max Units	\$/Acre	\$/Unit	Source
Oak Park Windsor	9.75	\$4,000,000	133	\$410,256	\$30,075	Trulia
SoCoSW Land	3.18	\$599,000	22	\$188,365	\$27,227	LandWatch
SR Ave east side	2.8	\$875,000	36	\$312,500	\$24,306	LandandFarm.com
N McDowell	2.24	\$600,000	29	\$267,857	\$20,690	LandandFarm.com
3110 SR ave	2.69	\$680,000	35	\$252,788	\$19,429	LandandFarm.com
Sonoma Garden Apartments	3.88	\$750,000	60	\$193,299	\$12,500	Actual 2011 Sale
Average				\$270,844	\$22,371	
Weighted Average				\$305,786	\$23,822	

Source: Economic & Planning Systems, Inc

Table A-3
Survey of Home Ownership Association Fees in Sonoma County
Sonoma County Housing Impact Fee, EPS #19129

Property Name	Year Built	Monthly HOA	Unit List Price
Chianti	1983	\$219	\$199,950
Bernice	1986	\$381	\$175,000
College View	1980	\$322	\$125,000
Avram	1972	\$295	\$94,900
Tokay	2007	\$107	\$270,000
Tokay 2	2007	\$107	\$269,900
McBride	1980	\$280	\$157,900
Sonoma	1984	\$90	\$157,900
Camino Collegio	1980	\$330	\$119,900
Coffey	1971	\$265	\$79,900
Bodega Ave	1986	\$265	\$205,000
undisclosed 1	1986	\$380	\$119,000
occidental rd	1986	\$260	\$119,000
La Mancha	1975	\$326	\$239,000
Acorn 1	1982	\$364	\$176,000
Acorn 2	1982	\$364	\$179,000
Acorn 3	1984	\$396	\$182,000
undisclosed 2	1997	\$107	\$178,950
City Center	2007	\$251	\$171,900
Shade Ln	1982	\$368	\$287,000
undisclosed 3	1979	\$345	\$119,900
Oakmont	1973	\$185	\$269,000
Windmill	1981	\$215	\$215,000
Windmill 2	1981	\$215	\$209,000
Neotomas	1975	\$275	\$144,900
Southeast	1975	\$257	\$199,900
Chanate	2007	\$100	\$289,200
Los Alamos	1975	\$440	\$149,000
Sosaa Circle	1986	\$375	\$148,900
Stonefield	1992	\$490	\$229,000
Martina	2006	\$145	\$145,000
Meadowgreen	1972	\$180	\$217,500
Racquet Club	1979	\$334	\$265,000
La Esplanada	2003	\$210	\$80,000
Oakmont	1981	\$205	\$238,000
Woodbine	1985	\$200	\$147,500
Country Club	1979	\$279	\$125,900
Campoy	2007	\$145	\$140,000
White Oak	1971	\$200	\$219,900
Southwest	1973	\$330	\$89,500
Meadowbrook	1989	\$268	\$199,500
Meridian	1991	\$299	\$299,000
Harbor	1986	\$330	\$138,000
Shady Oak	1974	\$200	\$215,000
Average	1985	\$266	\$181,836

Sources: Redfin.com; Economic & Planning Systems, Inc

APPENDIX B:

Household Expenditures and Employment Generation

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**Table B-1
Estimated Average Annual Household Expenditures and Associated Employment Generation - Studio
Sonoma County Housing Impact Fee, EPS #19129**

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures [3]	2007 Expenditures per 1000 Households [3]	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wages	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
Calculation	a	b	c = Income * a * d = c * (inflation adjustment)	e = d * 1000	f	g = e / f	h	i = g / h	j	k	i = j * k	m = h * j
Food at Home	7.6%	100%	\$3,142	\$2,984		\$369,943	\$26,541	14	87.5%	1.56	7.8	\$41,400
Food & Beverage Stores		100%	\$3,142	\$2,984	8.07							
Food Away From Home	4.8%	100%	\$1,965	\$1,866		\$535,185	\$14,455	37	87.5%	1.56	20.8	\$22,547
Food Services and Drinking Places		100%	\$1,965	\$1,866	3.49							
Alcoholic Beverages	0.7%	100%	\$306	\$290								
Food & Beverage Stores		50%	\$153	\$145	8.07	\$18,941	\$26,541	1	87.5%	1.56	0.5	\$41,400
Food Services and Drinking Places		50%	\$153	\$145	3.49	\$43,814	\$14,455	3	87.5%	1.56	1.9	\$22,547
Housing Maintenance, Repairs, Insurance, Other expenses	2.1%	100%	\$87	\$823								
Personal and Household Goods Repair and Maintenance [7]		45%	\$390	\$370	3.72	\$99,800	\$26,783	4	98.1%	1.56	2.3	\$41,777
Building Material and Garden Equipment and Supplies Dealer		45%	\$390	\$370	7.52	\$49,271	\$35,469	1	87.5%	1.56	0.8	\$55,325
Real Estate and Rental and Leasing		10%	\$87	\$82	5.29	\$15,563	\$35,283	0	88.1%	1.56	0.3	\$55,036
Fuel Oil and Other Fuels [6]	0.3%	100%	\$112	\$106		\$15,314	\$37,028	0	87.5%	1.56	0.2	\$57,758
Nonstore Retailers		100%	\$112	\$106	6.95							
Water and Other Public Services [6]	1.0%	100%	\$412	\$391								
Waste Management and Remediation Services		100%	\$412	\$391	4.79	\$81,679	\$40,694	2	98.1%	1.56	1.3	\$63,476
Household Operations Personal Services	0.4%	100%	\$174	\$165								
Nursing and Residential Care Facilities		40%	\$70	\$66	2.49	\$26,527	\$28,988	1	98.1%	1.56	0.6	\$45,217
Social Assistance [7]		60%	\$104	\$99	2.98	\$33,250	\$23,861	1	98.1%	1.56	0.9	\$37,219
Household Operations Other Household Expenses	1.2%	100%	\$486	\$462								
Services to Buildings and Dwellings [7]		100%	\$486	\$462	2.64	\$174,604	\$25,071	7	98.1%	1.56	4.4	\$39,106
Housekeeping Supplies	1.2%	100%	\$506	\$480								
Building Materials and Garden Equipment and Supplies Dealers		10%	\$51	\$48	7.52	\$6,387	\$35,469	0	87.5%	1.56	0.1	\$55,325
Food & Beverage Stores		35%	\$177	\$168	8.07	\$20,636	\$26,541	1	87.5%	1.56	0.4	\$41,400
General Merchandise		35%	\$177	\$168	12.13	\$13,852	\$21,273	1	87.5%	1.56	0.4	\$33,183
Miscellaneous Store Retailers		20%	\$101	\$96	6.46	\$14,874	\$20,030	1	87.5%	1.56	0.4	\$31,244
Household Furnishings and Equipment	2.5%	100%	\$1,030	\$978								
Furniture and Home Furnishings Stores		40%	\$412	\$391	6.15	\$63,578	\$29,550	2	87.5%	1.56	1.2	\$46,094
Electronics and Appliance Stores		40%	\$412	\$391	9.53	\$41,067	\$26,708	2	87.5%	1.56	0.9	\$41,660
General Merchandise Stores		10%	\$103	\$98	12.13	\$8,060	\$21,273	0	87.5%	1.56	0.2	\$33,183
Miscellaneous Store Retailers		10%	\$103	\$98	6.46	\$15,146	\$20,030	1	87.5%	1.56	0.4	\$31,244

**Table B-1
Estimated Average Annual Household Expenditures and Associated Employment Generation - Studio
Sonoma County Housing Impact Fee, EPS #19129**

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	c = Income * a * d = c * (inflation adjustment)		2010 Expenditures [3]	2007 Expenditures per 1000 Households	f Gross Receipts to Wages	g = e * f	h 2007 Avg. Wages	i = g / h	j # of Workers	k Workers/ HH [5]	l = j * k	m = h * j	2007 Avg. HH Income
			a	b											
Apparel and Services															
Clothing and Clothing Accessories Stores	3.1%	100%	\$1,279	\$1,215	\$485,800	7.80	\$62,267	\$16,289	4	87.5%	1.56	2.1	\$25,409		
General Merchandise	4.0%	40%	\$511	\$486	\$485,800	12.13	\$40,040	\$21,273	2	87.5%	1.56	1.1	\$33,183		
Miscellaneous Store Retailers	10%	10%	\$128	\$121	\$121,450	6.46	\$18,810	\$20,030	1	87.5%	1.56	0.5	\$31,244		
Personal and Household Goods Repair and Maintenance [7]	5%	5%	\$64	\$61	\$60,725	3.72	\$16,328	\$26,783	1	87.5%	1.56	0.3	\$41,777		
Dry Cleaning and Laundry Services [7]	5%	5%	\$64	\$61	\$60,725	3.17	\$19,181	\$25,028	1	87.5%	1.56	0.4	\$39,039		
Vehicle Purchases (net outlay)															
Motor Vehicle and Parts Dealers	5.1%	100%	\$2,119	\$2,013	\$2,013,029	8.79	\$229,108	\$42,196	5	87.5%	1.56	3.0	\$65,819		
Gasoline and motor oil															
Gasoline Stations	4.8%	100%	\$1,993	\$1,893	\$1,892,546	38.48	\$49,181	\$18,946	3	87.5%	1.56	1.5	\$29,553		
Vehicle Maintenance and Repairs Repair and Maintenance [7]	1.7%	100%	\$706	\$670	\$670,130	3.55	\$188,940	\$29,204	6	98.1%	1.56	4.1	\$45,554		
Medical Services															
Ambulatory Health Care Services	1.2%	100%	\$515	\$489	\$489	2.55	\$76,657	\$64,763	1	98.1%	1.56	0.9	\$85,405		
General Medical and Surgical Hospitals [7]	30%	30%	\$154	\$147	\$146,690	2.63	\$55,773	\$58,054	1	98.1%	1.56	0.6	\$90,555		
Nursing and Residential Care Facilities	1.1%	30%	\$154	\$147	\$146,690	2.49	\$58,839	\$28,988	2	98.1%	1.56	1.3	\$45,217		
Drugs															
Health and Personal Care Stores	0.2%	100%	\$457	\$434	\$434,441	7.51	\$57,865	\$29,774	2	87.5%	1.56	1.1	\$46,442		
Medical Supplies															
Health and Personal Care Stores	0.2%	100%	\$89	\$84	\$84,426	7.51	\$11,245	\$25,774	0	87.5%	1.56	0.2	\$46,442		
Entertainment Fees and Admissions Arts, Entertainment, & Recreation	0.8%	100%	\$319	\$303	\$303,405	3.34	\$90,851	\$28,077	3	87.5%	1.56	1.8	\$43,796		
Audio and Visual Equipment and Services Electronics and Appliance Stores	2.0%	100%	\$641	\$799	\$799,528	9.53	\$83,833	\$26,708	3	87.5%	1.56	1.8	\$41,660		
Pets, Toys, Hobbies, and Playground Equip. Sporting Goods, Hobby, and Musical Instrument Stores Miscellaneous Store Retailers	1.2%	100%	\$474	\$450	\$450	7.66	\$23,511	\$16,640	1	87.5%	1.56	0.8	\$25,955		
Veterinary Services [7]	2.0%	20%	\$95	\$90	\$90,054	2.81	\$32,007	\$34,148	1	98.1%	1.56	0.6	\$53,265		

Table B-1
Estimated Average Annual Household Expenditures and Associated Employment Generation - Studio
Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures	2007 Expenditures [3]	2007 Expenditures per 1000 Households	Gross Receipts to Wages	2007 Total Wages	2007 Avg. Wages	# of Workers	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
Calculation	a	b	c = Income * a * b	d = c * (inflation adjustment)	e = d * 1000	f	g = e / f	h	i = g / h	j	k	l = j * k	m = h * j
Other Entertainment Supplies, Equipment, and Services	0.3%	100%	\$140	\$133	\$112,876	7.66	\$14,735	\$16,640	1	87.5%	1.56	0.5	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores	86%	15%	\$119	\$20	\$19,919	4.55	\$4,374	\$22,554	0	98.1%	1.56	0.1	\$35,181
Photographic Services [7]			\$21	\$426									
Personal Care Products and Services	1.1%	100%	\$448	\$213	\$212,824	6.46	\$32,962	\$20,030	2	87.5%	1.56	0.9	\$31,244
Unspecified Retail	50%	50%	\$224	\$213	\$212,824	2.99	\$71,082	\$16,484	4	98.1%	1.56	2.7	\$25,713
Personal Care Services [7]			\$224										
Reading	0.2%	100%	\$72	\$69	\$68,596	7.66	\$8,955	\$16,640	1	98.1%	1.56	0.3	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores	100%		\$72	\$69									
Education	1.1%	100%	\$443	\$420	\$420,370	4.34	\$96,885	\$24,412	4	87.5%	1.56	2.2	\$38,079
Educational Services	100%		\$443	\$420									
Miscellaneous	1.9%	100%	\$796	\$755	\$755,263	1.98	\$76,328	\$33,564	2	98.1%	1.56	1.4	\$52,355
Accounting [7]	20%	20%	\$159	\$151	\$151,263	2.80	\$53,945	\$74,995	1	98.1%	1.56	0.5	\$116,980
Architectural, Engineering, and Related [7,8]	20%	20%	\$159	\$151	\$151,263	3.72	\$40,713	\$53,888	1	98.1%	1.56	0.5	\$84,056
Specialized Design Services [7]	20%	20%	\$159	\$151	\$151,263	3.47	\$43,533	\$36,983	1	98.1%	1.56	0.7	\$57,687
Death Care Services [7]	20%	20%	\$159	\$151	\$151,263	2.76	\$54,775	\$65,734	1	98.1%	1.56	0.4	\$133,731
Legal Services [7]	20%	20%	\$159	\$151	\$151,263								
Total per 1,000 Market Rate Households									135				78.9

Per Table 4, the rental of a Studio apartment requires a household income of \$41,200

[1] Percent of income spent per category is based on the 2010 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimation of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2010 expenditures converted to 2007 dollars using the Consumer Price Index for the San Francisco Metropolitan Statistical Area from the Bureau of Labor Statistics.

[4] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that such young workers do not form their own households.

[5] Based on 2010 Census data for Sonoma County.

[6] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the 2007 Economic Census.

[7] Sonoma County data not available from 2007 Economic Census. Gross receipts to wages and 2007 average wage thus based on statewide data.

[8] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Sources: 2010 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2007 Economic Census, U.S. Census Bureau; Census 2010; Economic & Planning Systems, Inc.

Table B-2
Estimated Average Annual Household Expenditures and Associated Employment Generation - 1 Bedroom
Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures [3]	2007 Expenditures per 1000 Households [4]	Gross Receipts to Wages [5]	2007 Total Wages [6]	2007 Avg. Wage [7]	# of Workers [8]	% Forming HH [4]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
Calculation												
$c = \text{Income} \cdot a \cdot b$ $d = c \cdot (\text{inflation adjustment})$ $e = d \cdot 1000$ $f = g \cdot e / f$ $h = e / f$ $i = g / h$ $j = i \cdot k$ $m = h \cdot j$												
Food at Home	6.3%	100%	\$3,687	\$3,687	8.07	\$457,090	\$26,541	17	87.5%	1.56	9.7	\$41,400
Food & Beverage Stores	4.5%	100%	\$2,750	\$2,750	3.49	\$749,011	\$14,455	52	87.5%	1.56	29.1	\$22,547
Food Away From Home	0.8%	100%	\$479	\$455	8.07	\$29,671	\$26,541	1	87.5%	1.56	0.7	\$41,400
Food Services and Drinking Places	2.0%	100%	\$239	\$227	3.49	\$68,634	\$14,455	5	87.5%	1.56	3.0	\$22,547
Alcoholic Beverages												
Food & Beverage Stores												
Food Services and Drinking Places												
Housing Maintenance, Repairs, Insurances, Other expenses Personal and Household Goods Repair and Maintenance [7]	0.3%	100%	\$150	\$157	3.72	\$139,996	\$26,783	5	98.1%	1.56	3.3	\$41,777
Building Material and Garden Equipment and Supplies Dealer	0.9%	100%	\$562	\$534	7.52	\$69,254	\$35,469	2	87.5%	1.56	1.1	\$55,325
Real Estate and Rental and Leasing	0.5%	100%	\$296	\$281	5.29	\$21,875	\$35,283	1	98.1%	1.56	0.4	\$55,036
Fuel Oil and Other Fuels [6]												
Nonstore Retailers												
Water and Other Public Services [6]												
Waste Management and Remediation Services												
Household Operations Personal Services												
Nursing and Residential Care Facilities												
Social Assistance [7]												
Household Operations Other Household Expenses												
Services to Buildings and Dwellings [7]												
Housekeeping Supplies												
Building Materials and Garden Equipment and Supplies Dealers												
Food & Beverage Stores												
General Merchandise												
Miscellaneous Store Retailers												
Household Furnishings and Equipment												
Furniture and Home Furnishings Stores												
Electronics and Appliance Stores												
General Merchandise Stores												
Miscellaneous Store Retailers												

Table B-2
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 1 Bedroom
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures [3]	2007 Expenditures per 1000 Households $e = d * 1000$	Gross Receipts to Wages f	2007 Total Wages $g = e * f$	2007 Avg. Wage h	# of Workers $i = g / h$	% Forming HH [4] j	Workers/ HH [5] k	Total Worker HH $i * j * k$	2007 Avg. HH Income $m = h * j$	
Calculation													
	a	b	$c = \text{Income} * a * b$ (inflation adjustment)	$d = c * 1000$	$e = d * 1000$	f	$g = e * f$	h	$i = g / h$	j	k	$m = h * j$	
Apparel and Services	2.7%	100%	\$1,635	\$1,553	\$621,059	7.80	\$79,604	\$16,289	5	87.5%	1.56	2.7	\$25,409
Clothing and Clothing Accessories Stores		40%	\$654	\$621	\$621,069	12.13	\$51,189	\$21,273	2	87.5%	1.56	1.3	\$33,163
General Merchandise		10%	\$163	\$155	\$155,267	6.46	\$24,048	\$20,030	1	87.5%	1.56	0.7	\$31,244
Miscellaneous Store Retailers		5%	\$82	\$78	\$77,634	3.72	\$20,874	\$26,783	1	87.5%	1.56	0.4	\$41,777
Personal and Household Goods Repair and Maintenance [7]		5%	\$82	\$78	\$77,634	3.17	\$24,522	\$25,028	1	87.5%	1.56	0.5	\$39,039
Dry Cleaning and Laundry Services [7]		100%	\$2,513	\$2,387	\$2,386,958	8.79	\$271,665	\$42,195	6	87.5%	1.56	3.6	\$65,819
Motor Vehicle and Parts Dealers	4.1%	100%	\$2,513	\$2,387	\$2,386,958	8.79	\$271,665	\$42,195	6	87.5%	1.56	3.6	\$65,819
Gasoline and motor oil	4.2%	100%	\$2,583	\$2,453	\$2,452,902	36.48	\$63,743	\$18,946	3	87.5%	1.56	1.9	\$29,553
Gasoline Stations		100%	\$2,583	\$2,453	\$2,452,902	36.48	\$63,743	\$18,946	3	87.5%	1.56	1.9	\$29,553
Vehicle Maintenance and Repairs	1.3%	100%	\$789	\$749	\$749,359	3.55	\$211,278	\$29,204	7	98.1%	1.56	4.5	\$45,554
Repair and Maintenance [7]		100%	\$789	\$749	\$749,359	3.55	\$211,278	\$29,204	7	98.1%	1.56	4.5	\$45,554
Medical Services	1.3%	100%	\$774	\$735	\$735	2.55	\$115,286	\$4,753	2	98.1%	1.56	1.3	\$65,405
Ambulatory Health Care Services		40%	\$310	\$294	\$294,148	2.63	\$83,879	\$59,054	1	98.1%	1.56	0.9	\$90,555
General Medical and Surgical Hospitals [7]		30%	\$232	\$221	\$220,611	2.49	\$68,490	\$28,988	3	98.1%	1.56	1.9	\$45,217
Nursing and Residential Care Facilities		30%	\$232	\$221	\$220,611	2.49	\$68,490	\$28,988	3	98.1%	1.56	1.9	\$45,217
Drugs	0.8%	100%	\$519	\$493	\$492,579	7.51	\$65,608	\$29,774	2	87.5%	1.56	1.2	\$46,442
Health and Personal Care Stores		100%	\$519	\$493	\$492,579	7.51	\$65,608	\$29,774	2	87.5%	1.56	1.2	\$46,442
Medical Supplies	0.2%	100%	\$106	\$101	\$100,914	7.51	\$13,441	\$29,774	0	87.5%	1.56	0.3	\$46,442
Health and Personal Care Stores		100%	\$106	\$101	\$100,914	7.51	\$13,441	\$29,774	0	87.5%	1.56	0.3	\$46,442
Entertainment Fees and Admissions	0.9%	100%	\$526	\$500	\$500	3.34	\$149,591	\$28,077	5	87.5%	1.56	3.0	\$43,796
Arts, Entertainment, & Recreation		100%	\$526	\$500	\$500	3.34	\$149,591	\$28,077	5	87.5%	1.56	3.0	\$43,796
Audio and Visual Equipment and Services	1.8%	100%	\$1,094	\$1,039	\$1,039,111	9.53	\$109,090	\$26,708	4	87.5%	1.56	2.3	\$41,650
Electronics and Appliance Stores		100%	\$1,094	\$1,039	\$1,039,111	9.53	\$109,090	\$26,708	4	87.5%	1.56	2.3	\$41,650
Pets, Toys, Hobbies, and Playground Equip.	1.0%	100%	\$636	\$604	\$604	7.66	\$31,564	\$16,640	2	87.5%	1.56	1.1	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		40%	\$255	\$242	\$241,793	6.46	\$37,449	\$20,030	2	87.5%	1.56	1.0	\$31,244
Miscellaneous Store Retailers		40%	\$255	\$242	\$241,793	6.46	\$37,449	\$20,030	2	87.5%	1.56	1.0	\$31,244
Veterinary Services [7]		20%	\$127	\$121	\$120,897	2.81	\$42,969	\$34,148	1	98.1%	1.56	0.8	\$63,265

Table B-2
Estimated Average Annual Household Expenditures and Associated Employment Generation - 1 Bedroom
Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures [3]	2007 Expenditures per 1000 Households [3]	2007 Expenditures per 1000 Households [3]	Gross Receipts to Wages [4]	2007 Total Wages [4]	2007 Avg. Wage [4]	# of Workers [4]	% Forming HH [5]	Workers/ HH [5]	Total Worker HH	2007 Avg. HH Income
	a	b	c = Income * a * b	d = c * (inflation adjustment)	e = d * 1000	f	g = e / f	h	i = g / h	j	k	l = j / k	m = h * j
Other Entertainment Supplies, Equipment, and Services	0.6%	100%	\$339	\$322	\$273,466	7.66	\$35,688	\$16,640	2	87.5%	1.56	1.2	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		85%	\$288	\$273	\$48,259	4.55	\$10,586	\$22,554	0	98.1%	1.56	0.3	\$35,181
Photographic Services [7]		15%	\$51	\$48									
Personal Care Products and Services	1.0%	100%	\$594	\$565	\$282,259	6.46	\$43,716	\$20,030	2	87.5%	1.56	1.2	\$31,244
Unspecified Retail		50%	\$297	\$282	\$282,259	2.99	\$94,273	\$16,484	6	98.1%	1.56	3.6	\$25,713
Personal Care Services [7]		50%	\$297	\$282									
Reading	0.2%	100%	\$99	\$94	\$93,920	7.66	\$12,260	\$16,640	1	98.1%	1.56	0.5	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		100%	\$99	\$94									
Education	1.1%	100%	\$675	\$641	\$641,451	4.34	\$147,839	\$24,412	6	87.5%	1.56	3.4	\$38,079
Educational Services		100%	\$675	\$641									
Miscellaneous	1.8%	100%	\$1,117	\$1,061	\$212,218	1.98	\$107,087	\$33,564	3	98.1%	1.56	2.0	\$2,355
Accounting [7]		20%	\$223	\$212	\$212,218	2.80	\$75,683	\$74,995	1	98.1%	1.56	0.6	\$116,980
Architectural, Engineering, and Related [7,8]		20%	\$223	\$212	\$212,218	3.72	\$57,119	\$53,888	1	98.1%	1.56	0.7	\$84,056
Specialized Design Services [7]		20%	\$223	\$212	\$212,218	3.47	\$61,076	\$36,983	2	98.1%	1.56	1.0	\$57,687
Death Care Services [7]		20%	\$223	\$212	\$212,218	2.76	\$76,849	\$85,734	1	98.1%	1.56	0.6	\$133,731
Legal Services [7]		20%	\$223	\$212									
Total per 1,000 Market Rate Households									185				107.5

Per Table 4, the rental of a 1 Bedroom apartment requires a household income of \$61,320

[1] Percent of income spent per category is based on the 2010 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimation of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2010 expenditures converted to 2007 dollars using the Consumer Price Index for the San Francisco Metropolitan Statistical Area from the Bureau of Labor Statistics.

[4] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that such young workers do not form their own households.

[5] Based on 2010 Census data for Sonoma County.

[6] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the 2007 Economic Census.

[7] Sonoma County data not available from 2007 Economic Census. Gross receipts to wages and 2007 average wage thus based on statewide data.

[8] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Sources: 2010 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2007 Economic Census, U.S. Census Bureau; Census 2010; Economic & Planning Systems, Inc.

Table B-3
 Estimated Average Annual Household Expenditures and Associated Employment Generation - 2 Bedroom
 Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	2010 Expenditures [3]	2007 Expenditures per 1000 Households $e = d \cdot 1000$	Gross Receipts to Wages f	2007 Total Wages $g = e \cdot f$	2007 Avg. Wage h	# of Workers $i = g/h$	% Forming HH [4] j	Workers/ HH [5] k	Total Worker HH $l = j/k$	2007 Avg. HH Income $m = h \cdot j$
<i>Calculation</i>												
Food at Home	5.3%	100%	\$3,746	\$3,558	6.07	\$441,092	\$26,541	17	87.5%	1.56	9.3	\$41,400
Food & Beverage Stores		100%	\$3,746	\$3,558								
Food Away From Home	4.3%	100%	\$3,015	\$2,863	3.49	\$821,113	\$14,455	57	87.5%	1.56	31.9	\$22,547
Food Services and Drinking Places		100%	\$3,015	\$2,863								
Alcoholic Beverages	0.6%	100%	\$430	\$408	8.07	\$26,661	\$26,541	1	87.5%	1.56	0.6	\$41,400
Food & Beverage Stores		50%	\$215	\$204								
Food Services and Drinking Places		50%	\$215	\$204	3.49	\$61,672	\$14,455	4	87.5%	1.56	2.7	\$22,547
Housing Maintenance, Repairs, Insurance, Other expenses	1.6%	100%	\$1,109	\$1,053	3.72	\$127,466	\$25,763	5	98.1%	1.56	3.0	\$41,777
Personal and Household Goods Repair and Maintenance [7]		45%	\$499	\$474								
Building Material and Garden Equipment and Supplies Dealer		45%	\$499	\$474	7.52	\$63,056	\$35,469	2	87.5%	1.56	1.0	\$55,325
Real Estate and Rental and Leasing		10%	\$111	\$105	5.29	\$19,917	\$35,283	1	98.1%	1.56	0.4	\$55,036
Fuel Oil and Other Fuels [6]	0.2%	100%	\$109	\$104	6.95	\$14,962	\$7,028	0	87.5%	1.56	0.2	\$67,758
Nonstore Retailers		100%	\$109	\$104								
Water and Other Public Services [6]	0.8%	100%	\$568	\$539	4.79	\$112,526	\$40,694	3	98.1%	1.56	1.7	\$63,476
Waste Management and Remediation Services		100%	\$568	\$539								
Household Operations Personal Services	0.5%	100%	\$378	\$359	2.49	\$67,571	\$28,968	2	98.1%	1.56	1.2	\$45,217
Nursing and Residential Care Facilities		40%	\$151	\$144								
Social Assistance [7]		60%	\$227	\$215	2.98	\$72,161	\$23,861	3	98.1%	1.56	1.9	\$37,219
Household Operations Other Household Expenses	1.0%	100%	\$732	\$696	2.64	\$263,040	\$25,071	10	98.1%	1.56	6.6	\$39,106
Services to Buildings and Dwellings [7]		100%	\$732	\$696								
Housekeeping Supplies	1.1%	100%	\$790	\$751	7.52	\$9,966	\$35,469	0	87.5%	1.56	0.2	\$55,325
Building Materials and Garden Equipment and Supplies Dealers		10%	\$79	\$75	8.07	\$32,577	\$26,541	1	87.5%	1.56	0.7	\$41,400
Food & Beverage Stores		35%	\$277	\$263	12.13	\$21,657	\$21,273	1	87.5%	1.56	0.6	\$33,183
General Merchandise		20%	\$158	\$150	6.46	\$23,255	\$20,030	1	87.5%	1.56	0.7	\$31,244
Miscellaneous Store Retailers		100%	\$1,802	\$1,711	6.15	\$111,255	\$29,550	4	87.5%	1.56	2.1	\$46,094
Household Furnishings and Equipment	2.6%	40%	\$721	\$685	9.53	\$71,863	\$26,708	3	87.5%	1.56	1.5	\$41,660
Furniture and Home Furnishings Stores		40%	\$721	\$685	12.13	\$14,105	\$21,273	1	87.5%	1.56	0.4	\$33,183
Electronics and Appliance Stores		10%	\$180	\$171	6.46	\$26,504	\$20,030	1	87.5%	1.56	0.7	\$31,244
General Merchandise Stores		10%	\$180	\$171								
Miscellaneous Store Retailers		10%	\$180	\$171								

Table B-3
Estimated Average Annual Household Expenditures and Associated Employment Generation - 2 Bedroom
Sonoma County Housing Impact Fee, EPS #19129

Expenditure Category/ Business Type	a	b	c = Income * a * d = c * (million adjustment)	2010 Expenditures [3]	2007 Expenditures per 1000 Households	f	2007 Total Wages	2007 Avg. Wage	i = g / h	j	k	Total Worker HH [5]	2007 Avg. HH Income
	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	b	e = d * 1000	g = e / f	h	l = g / h	m = h * j					
Calculation													
Apparel and Services	2.5%	100%	\$1,778	\$1,689	7.80	\$96,604	10	\$16,289	5	87.5%	1.56	3.0	\$25,409
Clothing and Clothing Accessories Stores		40%	\$711	\$676	12.13	\$55,660	3	\$21,273	3	87.5%	1.56	1.5	\$33,183
General Merchandise		40%	\$711	\$676	6.46	\$168,920	1	\$26,162	1	87.5%	1.56	0.7	\$31,244
Miscellaneous Store Retailers		10%	\$178	\$169	3.72	\$22,710	1	\$26,783	1	87.5%	1.56	0.5	\$41,777
Personal and Household Goods Repair and Maintenance [7]		5%	\$89	\$84	3.17	\$26,678	1	\$25,028	1	87.5%	1.56	0.6	\$39,039
Dry Cleaning and Laundry Services [7]		5%	\$89	\$84									
Vehicle Purchases (net outlay)	5.8%	100%	\$4,090	\$3,864	8.79	\$442,097	10	\$42,196	10	87.5%	1.56	5.9	\$65,619
Motor Vehicle and Parts Dealers		100%	\$4,090	\$3,864									
Gasoline and motor oil	3.7%	100%	\$2,602	\$2,471	38.48	\$64,219	3	\$18,946	3	87.5%	1.56	1.9	\$29,553
Gasoline Stations		100%	\$2,602	\$2,471									
Vehicle Maintenance and Repairs	1.4%	100%	\$976	\$927	3.55	\$261,477	9	\$29,204	9	98.1%	1.56	5.6	\$45,554
Repair and Maintenance [7]		100%	\$976	\$927									
Medical Services	1.2%	100%	\$852	\$810	2.55	\$126,930	2	\$54,753	2	98.1%	1.56	1.5	\$85,405
Ambulatory Health Care Services		40%	\$341	\$324	2.63	\$92,351	2	\$59,054	2	98.1%	1.56	1.0	\$90,555
General Medical and Surgical Hospitals [7]		30%	\$256	\$243	2.49	\$97,427	3	\$28,988	3	98.1%	1.56	2.1	\$45,217
Nursing and Residential Care Facilities		30%	\$256	\$243									
Drugs	0.8%	100%	\$542	\$515	7.51	\$68,624	2	\$29,774	2	87.5%	1.56	1.3	\$46,442
Health and Personal Care Stores		100%	\$542	\$515									
Medical Supplies	0.2%	100%	\$157	\$149	7.51	\$19,852	1	\$29,774	1	87.5%	1.56	0.4	\$46,442
Health and Personal Care Stores		100%	\$157	\$149									
Entertainment Fees and Admissions	0.8%	100%	\$591	\$561	3.34	\$188,053	6	\$28,077	6	87.5%	1.56	3.4	\$43,796
Arts, Entertainment, & Recreation		100%	\$591	\$561									
Audio and Visual Equipment and Services	1.6%	100%	\$1,099	\$1,044	9.53	\$109,630	4	\$26,708	4	87.5%	1.56	2.3	\$41,660
Electronics and Appliance Stores		100%	\$1,099	\$1,044									
Pets, Toys, Hobbies, and Playground Equip.	1.2%	100%	\$847	\$804	7.66	\$41,988	3	\$16,640	3	87.5%	1.56	1.4	\$25,955
Sporting Goods, Hobby, and Musical Instrument Stores		40%	\$339	\$322	6.46	\$49,817	2	\$20,030	2	87.5%	1.56	1.4	\$31,244
Miscellaneous Store Retailers		40%	\$339	\$322	2.81	\$57,160	2	\$34,148	2	98.1%	1.56	1.1	\$83,265
Veterinary Services [7]		20%	\$169	\$161									